

FINAL PLAT
GOLF VILLAGE SECTION 9-2
PART B
LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 6 AND 3, SECT. 2, TWP. 3, RN 19, U.S.M.L.
SHEET 1 OF 3

Situated in the State of Ohio, County of Delaware, Township of Liberty, being in Farm Lot 6 and Farm Lot 3 in Section 2, Township 3, Range 19, United States Military Lands, containing 17.064 acres of land, more or less, said 17.064 acres being out of that 28.305 acre tract of land referred to as PARCEL II and as described in the deed to M/I Schottenstein Homes, Inc., of record in Official Record 150, Page 0001, Recorder's Office, Delaware County, Ohio.

0.279 acre of said 17.064 acres being in Farm Lot 3 and 16.785 acres of said 17.064 acres being in Farm Lot 6.

The undersigned, M/I Schottenstein Homes, Inc., by Paul S. Coppel, President-Land Operations/General Counsel, owner of the lands platted herein, does hereby certify that this plat correctly represents its Golf Village Section 9-2 Part B, a subdivision of Lots numbered 4135 thru 4173, both numbers inclusive, and does hereby accept this plot of same and dedicates to public use as such the Drives not heretofore dedicated and that the property within said plot is not subject to any lien.

Easements are reserved for construction, inspection, operation and maintenance of public and private utilities and storm water drainage, above and beneath the surface of the ground, and where necessary, are for construction, operation, and maintenance of service connections to all lots and lands. Where indicated, "sanitary sewer" easements are intended solely for the construction, operation and maintenance of public and/or private sanitary sewers and service connections and cannot be occupied by other utilities.

Easements shown hereon outside of the platted area are within lands owned by the undersigned and those easements are hereby reserved for the uses and purposes expressed in the hereinabove "Easements" paragraph.

Easements are specifically granted unto Del-Co Water Co., Inc., its successors and assigns for the location of water lines, valves, and appurtenances within dedicated rights-of-way, Easements, and Sanitary Easements. Also granted is the right of Del-Co Water Co., Inc. to install, service, and maintain water meter crocks and appurtenances outside of and adjacent to said dedicated right-of-way for public roads, Easements, or Sanitary Easements.

In Witness Whereof, Paul S. Coppel, President-Land Operations/General Counsel for M/I Schottenstein Homes, Inc. has set his hand this 22nd day of March, 2002.

Signed and Acknowledged in the presence of:

M/I SCHOTTENSTEIN HOMES, INC.
By Paul S. Coppel, President-Land Operations/General Counsel

Witness signatures: Gary D. Hossberger, GATIS ERENPREISS

State of Ohio: SS

Before me, a notary public in and for said State, personally appeared Paul S. Coppel, President-Land Operations/General Counsel for M/I Schottenstein Homes, Inc., who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of M/I Schottenstein Homes, Inc., for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 22nd day of March, 2002.

My Commission Expires June 20, 2003

Notary Public, State of Ohio seal and signature

Approved this 1st day of April, 2002.

Shelly P. Street, Planning Inspector, Liberty Township

Approved this 1st day of May, 2002.

Phil Lamm, Director, Delaware County Regional Planning Commission

Approved this 4th day of April, 2002.

Jack Smeller, Delaware County Sanitary Engineer

Approved this 19th day of APRIL, 2002.

Chris E. Bauserman, Delaware County Engineer

This 24th day of June, 2002, right-of-way for Drives herein dedicated to public use are hereby approved and accepted as such for the County of Delaware, State of Ohio.

Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted by Delaware County Commissioners.

DELAWARE COUNTY COMMISSIONERS

Signatures of Delaware County Commissioners

NOTE A - DRAINAGE EASEMENT: An easement is hereby reserved for the purpose of constructing, using and maintaining major storm drainage swales and underground public and private utilities and appurtenant works in any part of easement areas designated "Drainage Easement" hereon, including the right to clean, repair and care for said swales, utilities together with the right of access to said areas for said purpose.

NOTE B - Notice is hereby given to any buyer of lots delineated on this plat, that on file with the Building Department of Delaware County, are site improvement plans for the development of said lots showing proposed drainage, recommended finish floor elevations and/or lot grading plans.

NOTE C - For finish floor elevations see the "Grading Plan" as part of the construction drawings or submitted and approved by the County of Delaware.

NOTE D - First floor elevations shall not be altered without Building Department permission.

NOTE E - Roof drains, basement sump pump, foundation drains, storm tile, yard inlet, catch basin or other clean water connections to the sanitary sewers and sewage systems are prohibited.

NOTE F - FRONT, SIDE AND REAR YARD REQUIREMENTS: Front yard setbacks shall be minimum of 25 feet from the interior street right-of-way. The minimum side yard distance on lots with 100' frontage, setback is 12.5 feet per side. On lots with less than 100 foot frontage, minimum side yard setback, measured at minimum building setback line, would be a minimum of 20% of entire lot width, equally divided on both sides. The minimum rear yard distance shall be 25 feet.

ACCESSORY USE SETBACKS: Front Yard: No accessory use shall be located in required front yard. Side Yard 10'. Rear Yard 20'.

NOTE G - Golf Village Section 9-2 Part B is located in Zone X, (areas determined to be outside the 500-year floodplain) as said Zone is designated and delineated on FEMA Flood Insurance Rate Map, Community Panel 3904C0205 J, for Delaware County, Ohio and Incorporated Areas with effective date of April 21, 1999.

NOTE H - All contractors shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations", adopted by the County Commissioners.

NOTE I - No perimeter fencing shall be allowed on Single Family residential lots.

NOTE J - Driveways can not be constructed closer than 30 feet from any public street intersection as measured from the edge of the intersection to the center of the driveway.

NOTE K - PERMANENT GREEN SPACE as designated and delineated hereon shall be owned and maintained by an association comprised of owners of the fee simple titles to the lots in Golf Village Section 9-2 Part B and all subsequent sections of this development. ALL PERMANENT GREEN SPACE is specifically created in part, for the construction, maintenance and continued function of drainage systems.

946.2 Indicates Minimum first Floor Elevation.

Transferred this 24 day of Sept, 2002.

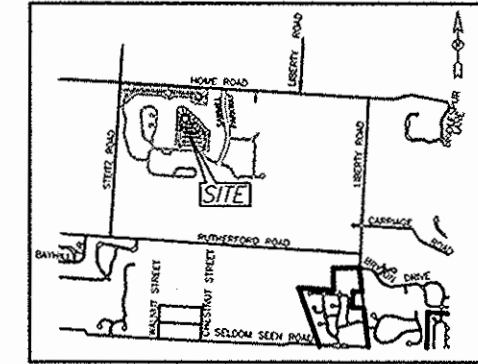
David A. Yost, Delaware County Auditor

Filed for record this 24 day of Sept, 2002 at 4:22 P.M.

Fee \$ 60.00 File No. 44473

Cabinet 3 Slides 22-22A-22B

Kay J. Conklin, Delaware County Recorder



LOCATION MAP Not to Scale

0.241 Ac. Indicates Lot Acreage
4153 Indicates Lot Number
7698 Indicates Address Number

Owner/Developer: Homewood Corporation, 750 Northlawn Drive, Columbus, Ohio 43220, Phone: (614) 451-9999

PROJECT DATA

Table with 2 columns: PROJECT DATA and values. Includes: EXISTING ZONING (PR), TOTAL ACREAGE (17.064 AC.), STREET DEDICATION (R/W) (3.177 AC.), NUMBER OF LOTS (38), NET AREA IN LOTS (13.092 AC.), OPEN SPACE AREA (0.795 AC.), % OPEN SPACE AREA (4.7 %), DENSITY OF LOTS (2.76 D.U./AC.), AVERAGE LOT SIZE (15,788 SF.)

BENCH MARKS (1988 Datum)

- SOURCE BENCH MARK: USGS BP in Concrete Monument #TT20TWC, 27' E of C/L of Liberty Road and 9' N of C/L of Field Drive @ C/L of Seldom Seen Road extended East. Elev. = 929.76
MASTER BENCH MARK: North bolt of fire hydrant @ NW corner intersection of Home Road and Steitz Road. Elev. = 945.14
B.M.#3: NE bolt at base of first steel power pole N of Rutherford Road. Elev. = 941.78
B.M.#4: NE bolt at base of fifth steel power pole N of Rutherford Road. Elev. = 938.20

SURVEYOR'S CERTIFICATE

We do hereby state that we have surveyed the above premises and prepared the attached plat. The field survey on which this plat is based was conducted in March of 2001. All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements. The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe survey marker with a plastic plug set in the top end bearing the initials BD&M to be set: Permanent survey markers, to be set upon completion of construction necessary to the improvement of the subject premises, are indicated by the following symbol: Permanent survey markers are to be solid iron pins, one inch in diameter and approximately thirty inches long. The bearings shown on this plat correspond to the bearing S 86°37'11"E for the centerline of Home Road as shown in the deed to Triangle Properties, Inc., of record in Official Record 55, Page 2629, Recorder's Office, Delaware County, Ohio.

BAUER, DAVIDSON & MERCHANT, INC. Consulting Engineers
By GATIS ERENPREISS, Professional Surveyor

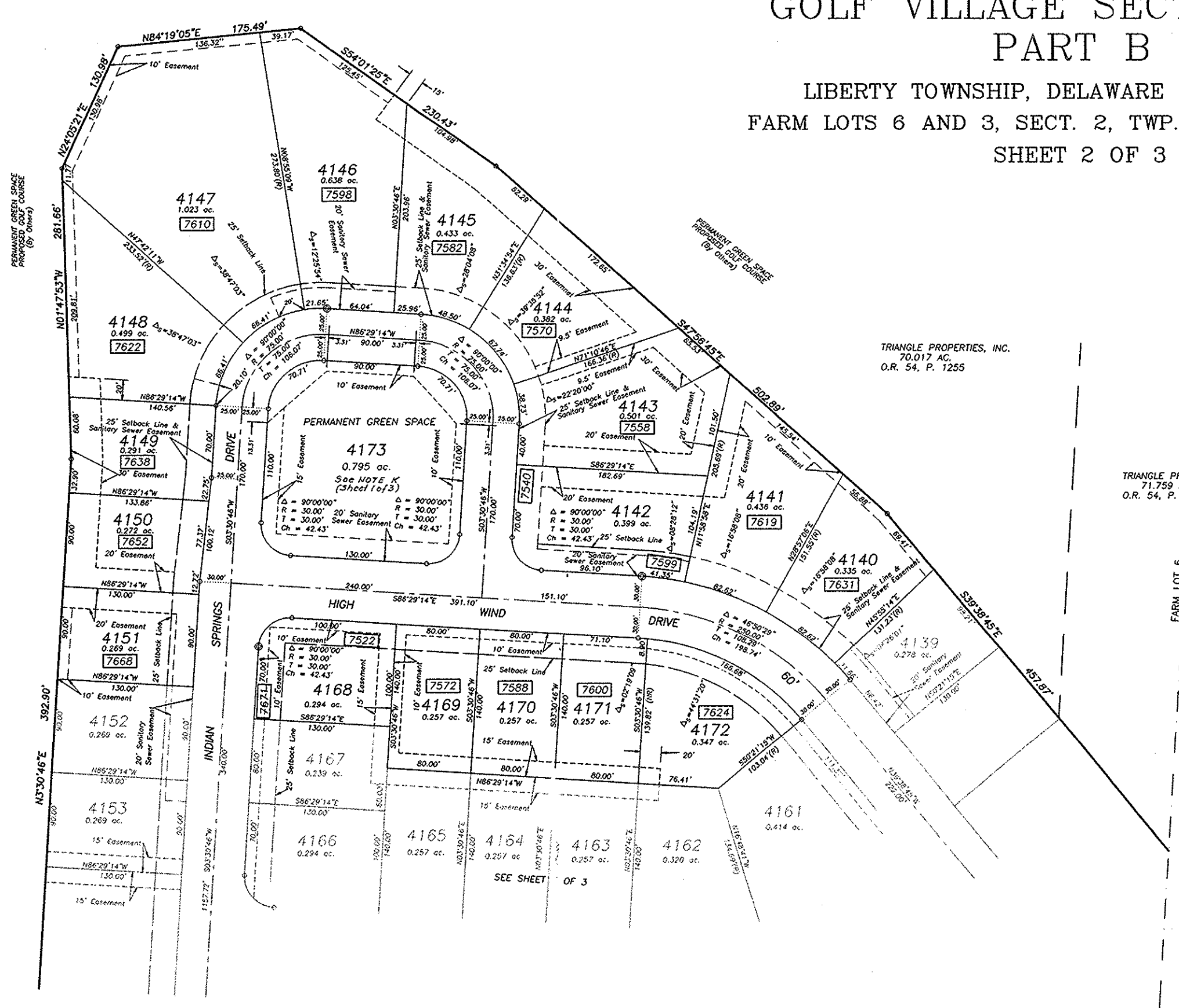
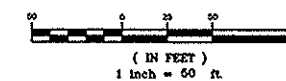
BAUER, DAVIDSON & MERCHANT, INC. Consulting Engineers
255 Green Meadows Drive S. Westerville, Ohio 43081 (614) 846-3393

GOLF VILLAGE SECTION 9-2 PART B

LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 6 AND 3, SECT. 2, TWP. 3, RN 19, U.S.M.L.
SHEET 2 OF 3

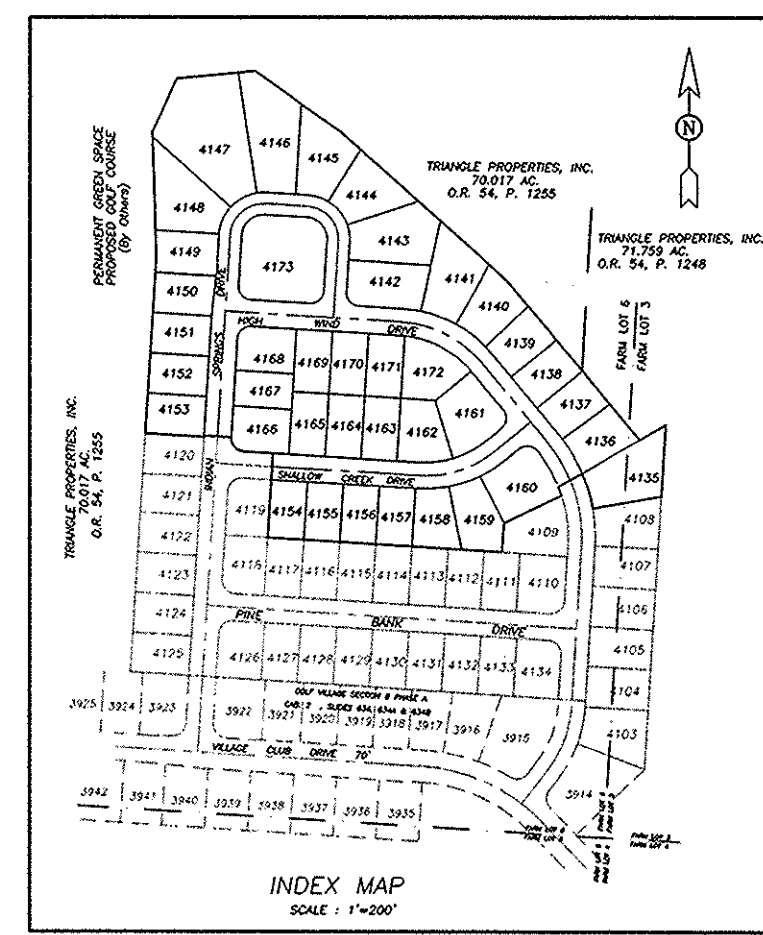


GRAPHIC SCALE



TRIANGLE PROPERTIES, INC.
70.017 AC.
O.R. 54, P. 1255

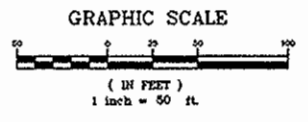
TRIANGLE PROPERTIES, INC.
71.759 AC.
O.R. 54, P. 1248



BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
Westerville, Ohio 43081
(614) 646-3393

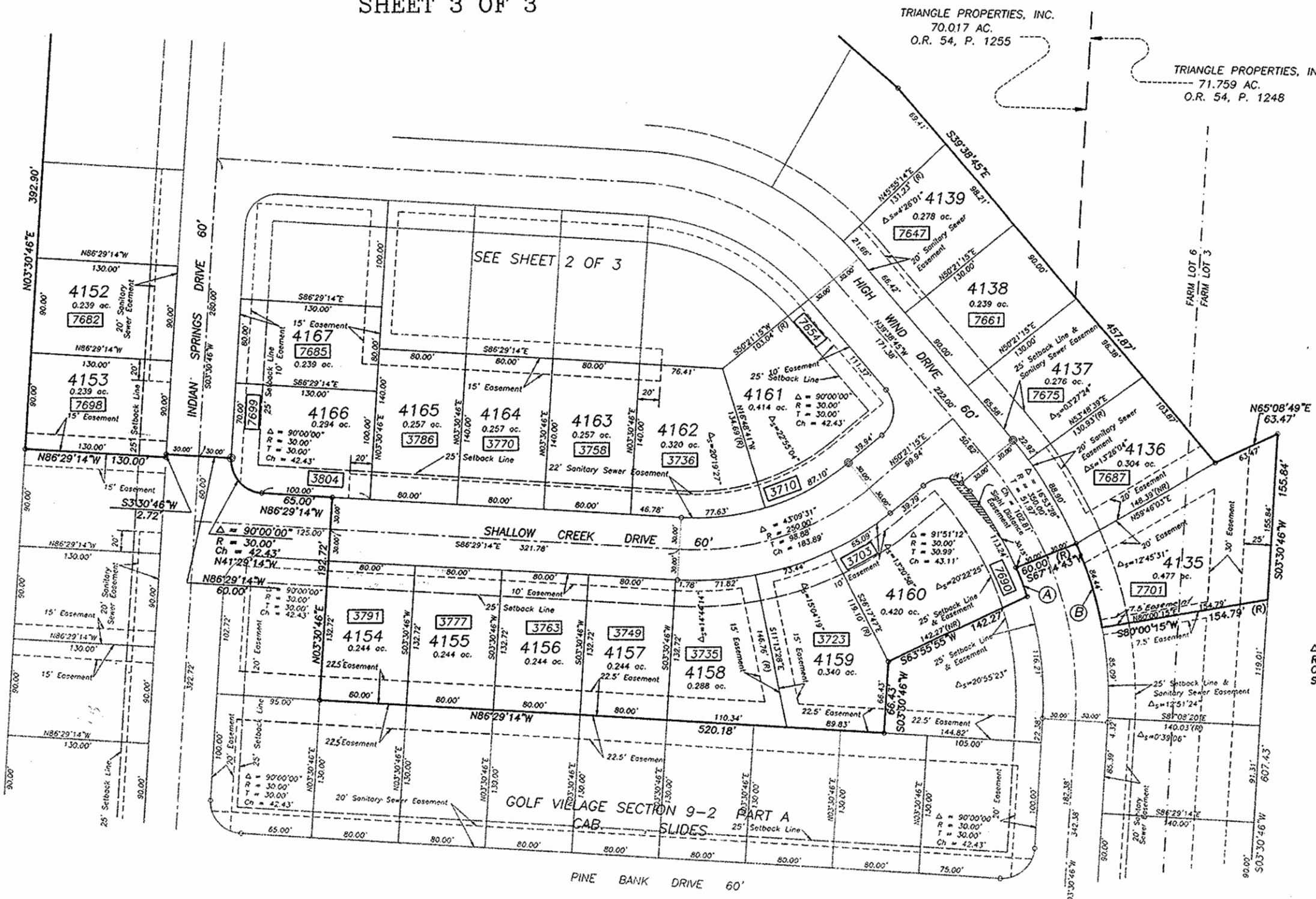
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LIBERTY TOWNSHIP, DELAWARE COUNTY, OHIO
FARM LOTS 6 AND 3, SECT. 2, TWP. 3, RN 19, U.S.M.L.
SHEET 3 OF 3



TRIANGLE PROPERTIES, INC.
70.017 AC.
O.R. 54, P. 1255

TRIANGLE PROPERTIES, INC.
71.759 AC.
O.R. 54, P. 1248



(A) $\Delta = 5'20'40''$
 $R = 320.00'$
 $Ch = 29.84'$
 $S20'04'57''E$

(B) $\Delta = 12'45'31''$
 $R = 380.00'$
 $Ch = 84.44'$
 $N16'22'32''W$

16-04-01-02