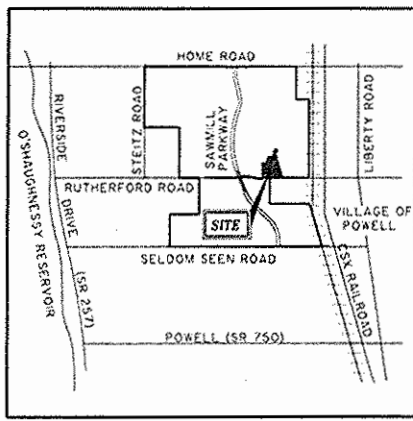


# GOLF VILLAGE SECTION 4 PHASE B



VICINITY MAP  
NOT TO SCALE

**NOTES:**  
NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE 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. SAID PLANS AS APPROVED BY THE GOVERNMENTAL AGENCIES ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLANS REQUIRED WITH THE BUILDING PERMIT.

EASEMENTS ARE RESERVED FOR THE CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND STORM WATER DRAINAGE, ABOVE AND BELOW THE SURFACE OF THE GROUND, AND WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTION TO LOTS AND LANDS.

EASEMENTS ARE SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC., ITS SUCCESSORS OR ASSIGNS FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN DEDICATED RIGHTS-OF-WAY AND DESIGNATED "EASEMENTS". ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR "EASEMENTS".

STREET IMPROVEMENTS WITHIN DEDICATED RIGHTS-OF-WAYS WILL NOT BE FORMALLY ACCEPTED BY DELAWARE COUNTY FOR PUBLIC USE UNTIL CONSTRUCTION IS SATISFACTORILY COMPLETED.

ROOF DRAIN SPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEM IS PROHIBITED.

ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS", ADOPTED BY THE COUNTY COMMISSIONERS.

FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT BUILDING DEPARTMENT APPROVAL.

THE SITE LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3004C 02D (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999. WITHIN SAID AREAS DESIGNATED "EASEMENTS" AND "DRAINAGE EASEMENTS" HEREON, NO GAS LINE, UNDERGROUND TELEPHONE, ELECTRIC OR TELEPHONE CABLE LINE OR CONDUIT OR ANY OTHER UTILITY LINE SHALL BE INSTALLED OR PLACED ON A COURSE OR ALIGNMENT THAT BOTH (1) IS PARALLEL WITH OR APPROXIMATELY PARALLEL WITH ANY EXISTING (EXISTING AT THE TIME OF SAID INSTALLMENT OR PLACEMENT) SANITARY SEWER LINE, IN A SAID EASEMENT AREA AND (2) HAS ANY POINT THEREIN CLOSER THAN TEN FEET TO SAID SANITARY SEWER LINE UNLESS SAID COURSE OR ALIGNMENT IS APPROVED, IN WRITING, BY THE DELAWARE COUNTY SANITARY ENGINEER. RIGHT ANGLE OR NEAR RIGHT ANGLE CROSSINGS OF SAID LINES OR CONDUITS AND SAID SEWER ARE NOT RESTRICTED.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 86°37'11" E FOR THE CENTERLINE OF HOME ROAD (COUNTY ROAD 124) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN APRIL, 2000.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 3/4 INCH CAPPED IRON PINS, PERMANENT MONUMENTS, ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOL:

Prepared By:  
**R. D. Zande & Associates, Inc.**  
1237 Dublin Road  
Columbus, Ohio 43215



BY: *Jeffrey D. Hofius* DATE: *07/01/02*

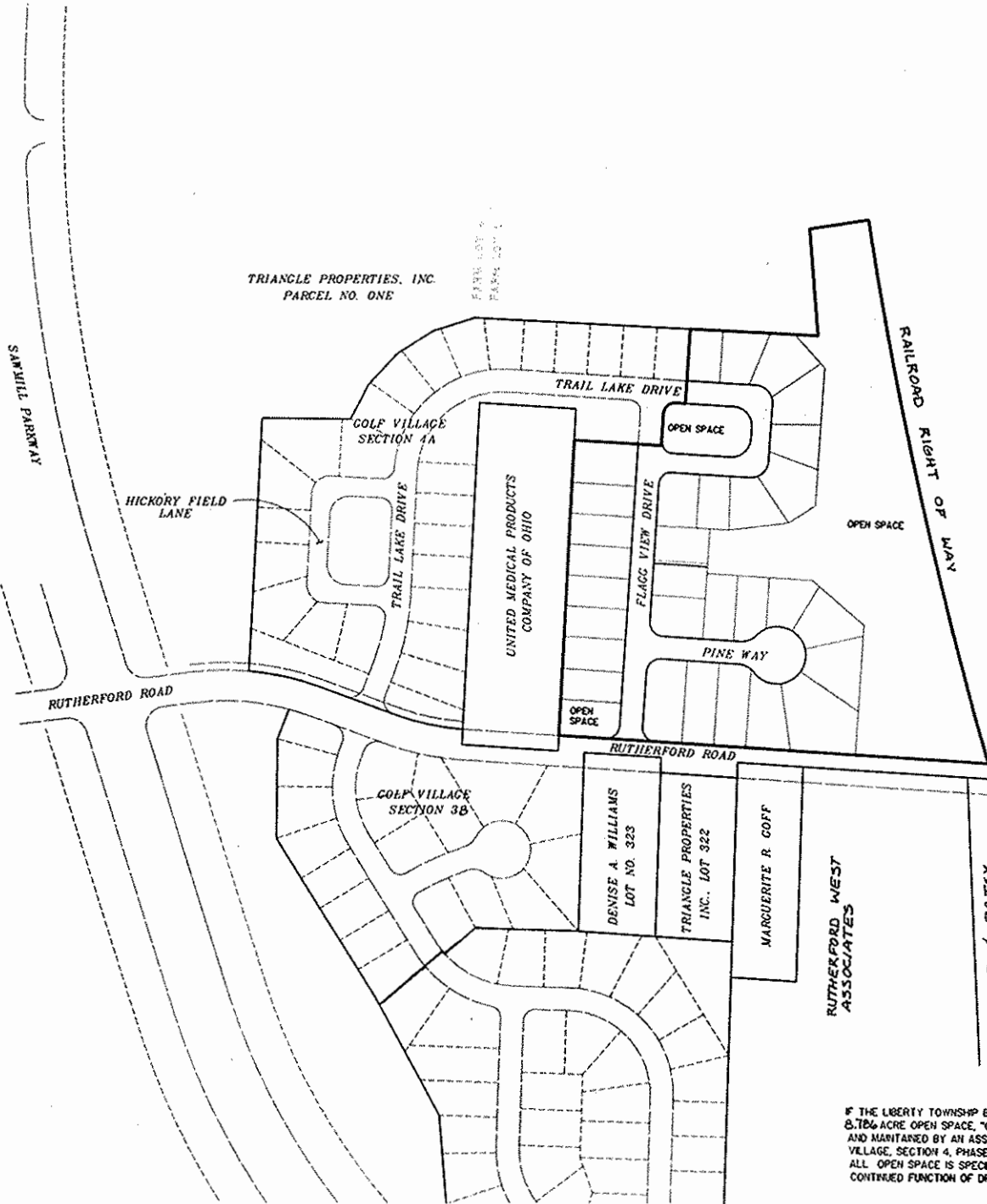
**ZONING AND AREA CALCULATION:**

TOTAL AREA = 22.864 ACRES

AREA PHASE B = 22.864 ACRES  
LOT AREA = 10.415 ACRES  
R.O.W. AREA = 2.656 ACRES  
NUMBER OF LOTS = 30  
DENSITY = 1.312 DU / AC  
OPEN SPACE AREA = 9.793 ACRES  
% OPEN SPACE AREA = 42.83%

**YARD SETBACKS**

FRONT YARD SETBACK: 25'  
REAR YARD SETBACK: 25'  
SIDE YARD SETBACKS:  
LOTS LESS THAN 100' 20% LOT FRONTAGE/ 10% MIN ONE SIDE  
100' WIDE LOTS OR GREATER: 12.5' EACH SIDE/ 25' TOTAL



IF THE LIBERTY TOWNSHIP BOARD OF TRUSTEES EXERCISES THEIR RIGHT OF FIRST REFUSAL ON THE 8.126 ACRE OPEN SPACE, "OPEN SPACE" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE FEE SIMPLE TITLES TO THE LOTS IN "GOLF VILLAGE, SECTION 4, PHASE B" AND ALL PREVIOUS AND SUBSEQUENT SECTIONS OF THIS DEVELOPMENT. ALL OPEN SPACE IS SPECIFICALLY CREATED, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, AND CONTROLLED FUNCTION OF DRAINAGE SYSTEMS.

ALL OPEN SPACE IS PERMANENT GREEN SPACE.

SIDEWALKS SHALL BE CONSTRUCTED PER DELAWARE COUNTY STANDARDS ON BOTH SIDES OF ALL STREETS UNLESS OTHERWISE APPROVED BY THE TOWNSHIP.

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF LIBERTY, BEING IN FARM LOT 1, UNITED STATES MILITARY DISTRICT, BEING 22.864 ACRES, MORE OR LESS, INCLUDING 2.637 ACRES OF RIGHT-OF-WAY, OUT OF THE 34.924 ACRE TRACT CONVEYED TO CENTEX HOMES, BY DEED OF RECORD IN O.R. 219, PG. 1356. RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

CENTEX HOMES, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 4, PHASE B" A SUBDIVISION OF LOT NUMBERS 4453 THROUGH 4466 INCLUSIVE AND DEDICATES TO PUBLIC USE THE DRIVES AND WAY NOT HERETOFORE DEDICATED.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY CENTEX HOMES AND TRIANGLE PROPERTIES, INC. AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, JOSEPH H. MATHIAS, DIVISION PRESIDENT HAS SET HIS HAND THIS 27<sup>TH</sup> DAY OF JUNE, 2002.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

*Mary C. Dalby*  
PRINTED: **MARY C. DALBY**  
*Shawn A. Mason*  
PRINTED: **SHAWN A. MASON**

CENTEX HOMES  
CENTEX REAL ESTATE CORPORATION  
MANAGING GENERAL PARTNER  
BY: *[Signature]*  
JOSEPH H. MATHIAS  
DIVISION PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>TH</sup> DAY OF JUNE, 2002 BY JOSEPH H. MATHIAS, DIVISION PRESIDENT OF CENTEX HOMES, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27<sup>TH</sup> DAY OF JUNE, 2002.

MY COMMISSION EXPIRES 10-27-04 *Mary C. Dalby*  
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DONALD R. KENNEY, PRESIDENT HAS SET HIS HAND THIS 10 DAY OF JUNE, 2002.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

*Amy L. Finn*  
PRINTED: **AMY L. FINN**  
*Betty L. Dyke*  
PRINTED: **BETTY L. DYKE**

TRIANGLE PROPERTIES, INC.  
BY: *[Signature]*  
DONALD R. KENNEY  
PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF JUNE, 2002 BY DONALD R. KENNEY, PRESIDENT OF TRIANGLE PROPERTIES, INC. ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 10 DAY OF JUNE, 2002.

MY COMMISSION EXPIRES 6-2-07 *Amy L. Finn*  
NOTARY PUBLIC, STATE OF OHIO

**DELAWARE COUNTY**

APPROVED BY:

*Jeffrey C. Stout* *Noted 4-22-140*  
ZONING INSPECTOR, LIBERTY TOWNSHIP  
*Jack Smelker* *July 1, 2002*  
SEWTER ENGINEER, DELAWARE COUNTY  
*Chris E. Bennerman* *7-22-02*  
COUNTY ENGINEER, DELAWARE COUNTY  
*Phil Savin* *9/26/02*  
DIRECTOR DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS 30<sup>TH</sup> DAY OF September, 2002, RIGHTS-OF-WAY FOR PUBLIC DRIVES AND WAY HERIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED 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 AS SUCH BY DELAWARE COUNTY.

*Donna B. Meier* *James D. Wheel*  
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 9 DAY OF Oct, 2002 *David J. Post*  
AUDITOR, DELAWARE COUNTY, OHIO  
FILED FOR RECORD THIS 9 DAY OF Oct, 2002 AT 4:23 PM  
FILED 4000 FILED ON 47519 *Kay C. Conklin*  
RECORDER, DELAWARE COUNTY, OHIO  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002 PLAT CABINET 3 SLIDE 29-29A

CABINET 3 SLIDE 29

HAROLD D. AND PATSY COLEMAN  
15.75 ACRES  
D.B. 596, P. 299

RUTHERFORD WEST ASSOCIATES  
28.544 ACRES  
D.B. 652, P. 126

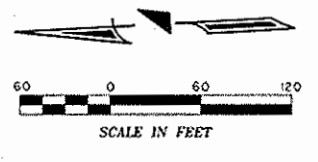
MARGUERITE R. COFF  
ORIG. 31.5 ACRES  
D.B. 479 PC. 174

TRIANGLE PROPERTIES  
INC., LOT 322  
O.R. 53 PC. 391

DENISE A. WILLIAMS  
LOT NO. 323  
D.B. 494 PC. 207

GOLF VILLAGE  
SECTION 3B  
P.C. SLIDE

GOLF VILLAGE  
SECTION 4/PHASE B  
SHEET 2 OF 2



LOT NUMBERS 0000  
ADDRESSES [REDACTED]

• INDICATES IRON PIN (FOUND)

$\Delta=7^{\circ}19'27''$   
 $R=11366.76'$   
 $T=727.51'$   
 $L=1453.03'$   
 $CH=512^{\circ}19'20''E$   
 $CH=1452.05'$

(PASSIVE)  
OPEN SPACE/  
PERMANENT GREEN SPACE  
8.786 AC.  
4465

4464  
0.671 AC  
(PASSIVE)  
OPEN SPACE/  
P.G.S.

UNITED MEDICAL PRODUCTS  
COMPANY OF OHIO  
5.125 ACRES (DEED)  
D.B. 667 P. 309

TRIANGLE PROPERTIES, INC.  
ORIGINAL 341.378 ACRES  
PARCEL NO. ONE  
O.R. 54 PC. 1242

RAILROAD RIGHT OF WAY  
CSX TRANSPORTATION, INC.

RUTHERFORD ROAD  
(80' R/W)

PINE WAY (60' R/W)

FLACC VIEW DRIVE (60' R/W)

TRAIL LAKE DRIVE

TRAIL LAKE DRIVE

P:\15701\Section 4\Plat15701-4-B.dwg, SHT 2, 05/06/02 01:51:35 PM, wrlk

07/10/02

CABINET 3 SLIDE 29A