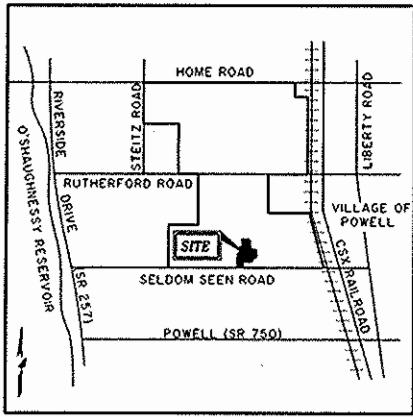


GOLF VILLAGE SECTION 1 PHASE B



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 THE CITY OF POWELL, 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 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 THE CITY OF POWELL FOR PUBLIC USE UNTIL CONSTRUCTION IS SATISFACTORILY COMPLETED.

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

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

THE SITE LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3904C 0215 (DELAWARE COUNTY), WITH AN EFFECTIVE DATE OF APRIL 21, 1999, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 86°31'1" 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. MONUMENTS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- IRON PIN SET
- IRON PIN FOUND
- ▲ RAILROAD SPIKE SET
- ⊗ PERMANENT MONUMENT SET

PREPARED BY:

R.D. Zande & Associates

1237 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 466-1283 1-800-310-7143
FAX (614) 466-1282



ZONING AND AREA CALCULATION:

TOTAL AREA = 20.191 ACRES

AREA PHASE B = 20.191 ACRES
LOT AREA = 15.991 ACRES
R.O.W. AREA = 4.200 ACRES
NUMBER OF LOTS = 42
DENSITY = 2.080 D.U. / AC

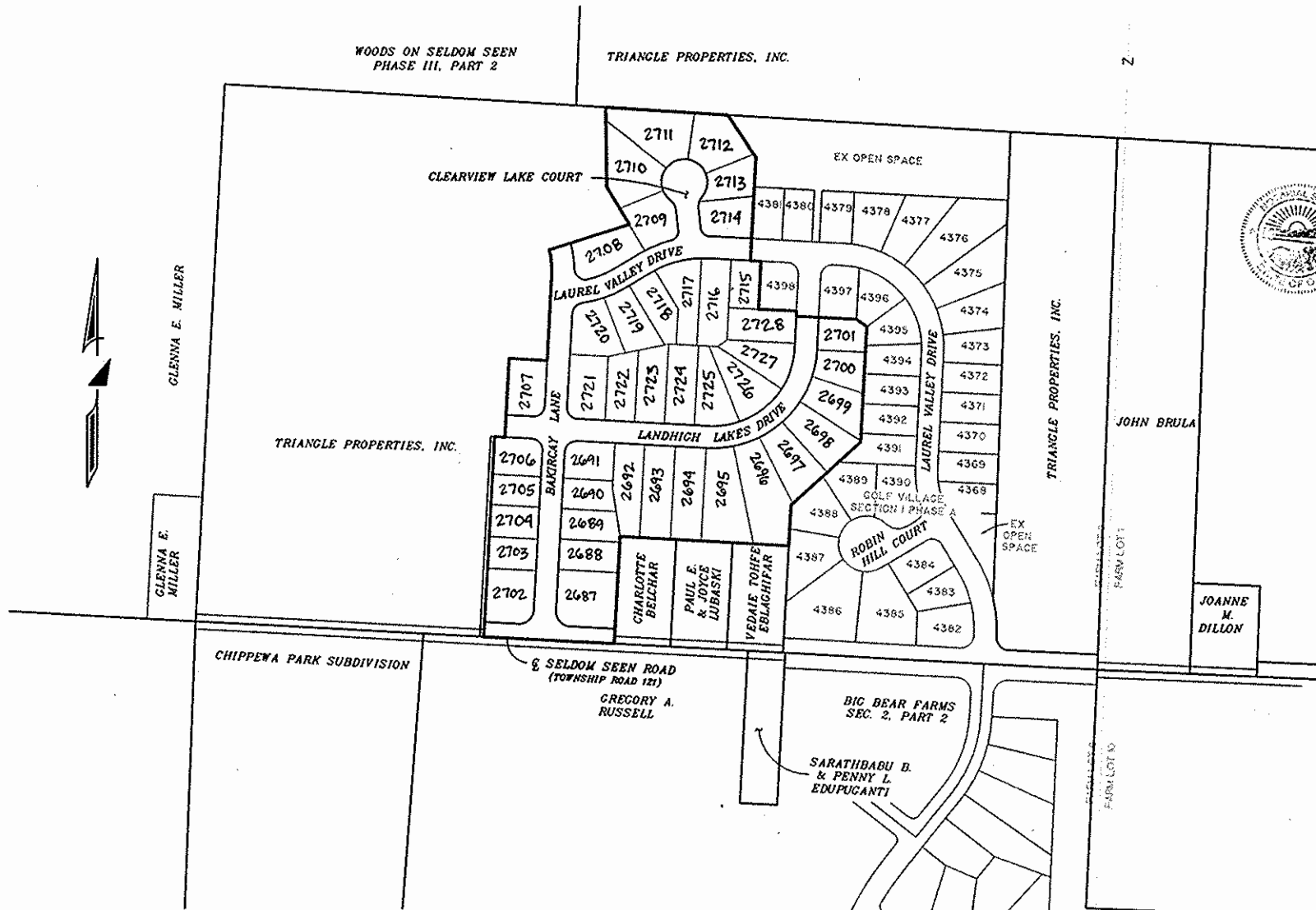
YARD SETBACKS

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

WITHIN SAID AREAS DESIGNATED "EASEMENT" AND "DRAINAGE EASEMENT" 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 ALIGNMENT 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 CITY ENGINEER. RIGHT ANGLE OR NEAR RIGHT ANGLE CROSSINGS OF SAID LINES OR CONDUITS AND SAID SEWER ARE NOT RESTRICTED.

BACKGROUND MAP

SCALE: 1"=200'



SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LYING IN FARM LOT 2, SECTION 3, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 20.191 ACRES, WITH 4.200 ACRES OF RIGHT-OF-WAY AREA, AND BEING OUT OF THE ORIGINAL 38.356 ACRE TRACT CONVEYED TO SELDOM SEEN ROAD ASSOCIATES, LLC BY DEED OF RECORD IN O.R. 196, PAGE 439, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

SELDOM SEEN ROAD ASSOCIATES, LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 1, PHASE B", A SUBDIVISION OF LOT NUMBERS 2702 THROUGH 2728 INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, THE DRIVES, LANE, COURT, AND ROAD SHOWN HEREON AND 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 SELDOM SEEN ROAD ASSOCIATES, LLC, AND TRIANGLE PROPERTIES INC., AN OHIO CORPORATION, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, MANAGING MEMBER, ROBERT A. MEYER, JR., SENIOR VICE-PRESIDENT OF DOMINION HOMES, INC., AN OHIO CORPORATION, AND MEMBER, JOHN H. BAIN, PRESIDENT OF HOMEWOOD CORPORATION, AN OHIO CORPORATION, FOR SELDOM SEEN ROAD ASSOCIATES, A LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICERS THIS 14th DAY OF September, 2002.

SIGNED AND ACKNOWLEDGED,
IN THE PRESENCE OF:
Mary E. Sierpka
PRINTED: MARY E. SIERPKA
Robert A. Meyer Jr.
PRINTED: Robert A. Meyer Jr.
STATE OF OHIO SS

SELDOM SEEN ROAD ASSOCIATES, LLC
BY: Robert A. Meyer Jr.
ROBERT A. MEYER, JR.
SENIOR VICE-PRESIDENT
STATE OF OHIO

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, 2002 BY ROBERT A. MEYER, JR., SENIOR VICE-PRESIDENT OF DOMINION HOMES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.
MY COMMISSION EXPIRES 12-16-06
Rayne Ballinger
NOTARY PUBLIC, STATE OF OHIO

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
Sandra Staten
PRINTED: SANDRA STATEN
John H. Bain
PRINTED: John H. Bain
STATE OF OHIO SS

SELDOM SEEN ROAD ASSOCIATES, LLC
BY: John H. Bain
JOHN H. BAIN
PRESIDENT
STATE OF OHIO

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF September, 2002 BY JOHN H. BAIN, PRESIDENT OF HOMEWOOD CORPORATION, AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 01-20-07
Donald R. Kenney
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 17th DAY OF SEPTEMBER, 2002.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:
Amy L. Finn
PRINTED: AMY L. FINN
Donald R. Kenney
PRINTED: Donald R. Kenney
STATE OF OHIO SS

TRIANGLE PROPERTIES, INC.
BY: Donald R. Kenney
DONALD R. KENNEY
PRESIDENT
STATE OF OHIO

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF SEPT., 2002 BY DONALD R. KENNEY, PRESIDENT OF TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 6-2-2007
Amy L. Finn
NOTARY PUBLIC, STATE OF OHIO

CITY OF POWELL
APPROVED BY:
Jeffrey D. Hofius 12/17/02
MAYOR-CITY OF POWELL, OHIO DATE
Carl E. Galt 12/04/02
CITY ENGINEER, CITY OF POWELL, OHIO DATE
David M. Papp 12/04/02
CHAIRMAN, PLANNING COMMISSION, CITY OF POWELL, OHIO DATE

AMY L. FINN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06-02-07

THIS 15th DAY OF October, 2002, ALL RIGHTS-OF-WAY FOR PUBLIC DRIVES, LANE AND ROAD HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE CITY OF POWELL, 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 CITY OF POWELL, OHIO. Oct. 2002-52

Don Nauman 12/14/02
CLERK, CITY OF POWELL, OHIO DATE

TRANSFERRED THIS 20 DAY OF Dec., 2002, David A. Yost
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 20 DAY OF Dec., 2002 AT 4:23 PM

FEE 6000 FILE NO. 62310 Kay E. Conklin
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____, 2002 PLAT CABINET 3 SLIDES 79-79A-79B

SELDON SEEN ROAD
ASSOCIATES, LLC
ORIG. 38.356 ACRES
O.R. 196, PC. 439

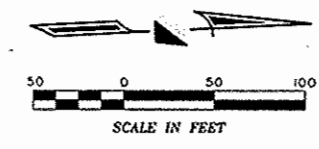
TRIANGLE PROPERTIES, INC.
AN OHIO CORPORATION
O.R. 54, PC 911

TRIANGLE PROPERTIES, INC.
AN OHIO CORPORATION
O.R. 54, PC 911

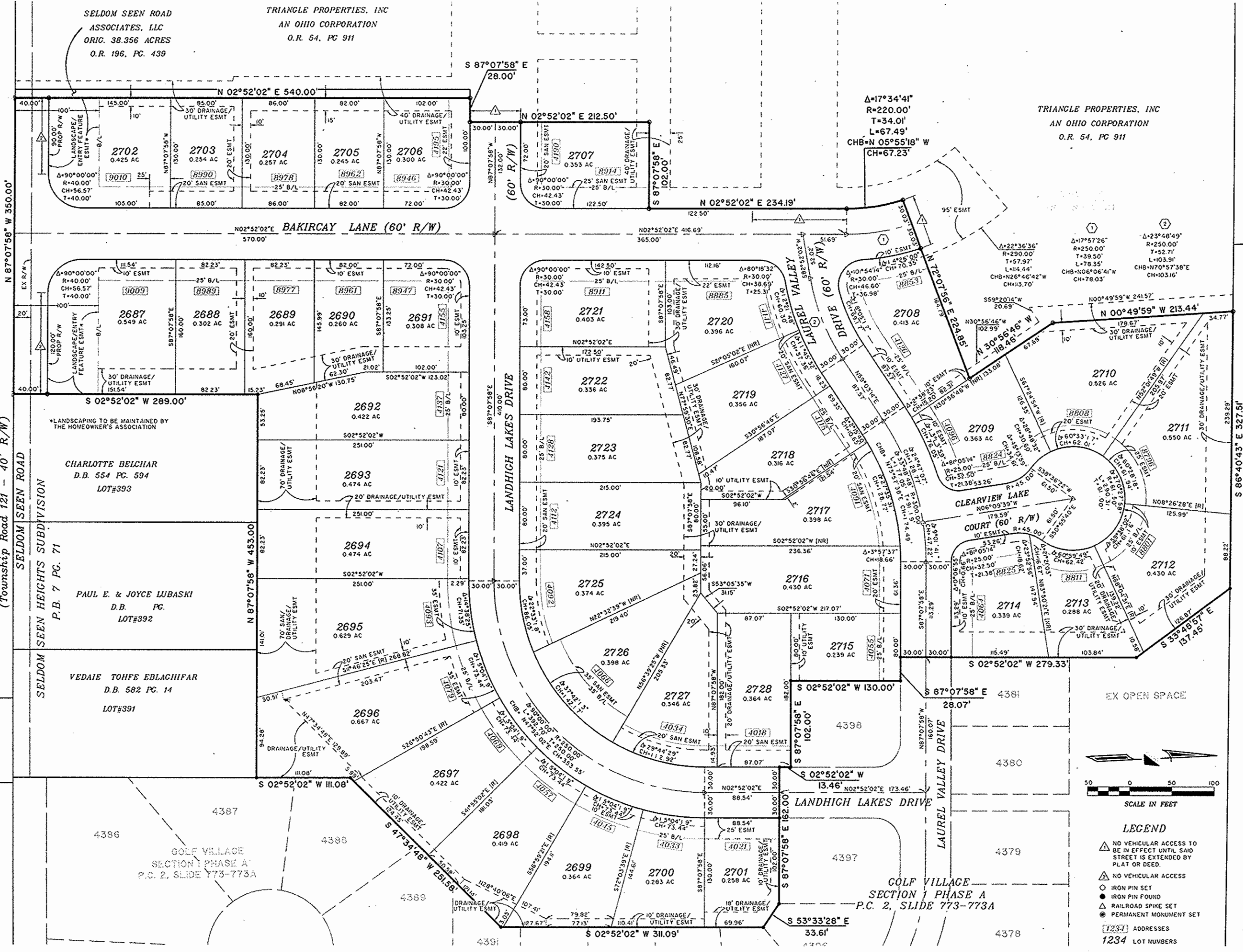
WOODS ON SELDON SEEN
PHASE III, PART 2
P.C. 2, SLIDE 697

TRIANGLE PROPERTIES, INC.
ORIGINAL 341.378 ACRES
O.R. 53, PC. 391

GOLF VILLAGE
SECTION 1 PHASE B
SHEET 2 OF 3



- LEGEND**
- ▲ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
 - ▲ NO VEHICULAR ACCESS
 - IRON PIN SET
 - IRON PIN FOUND
 - ▲ RAILROAD SPIKE SET
 - PERMANENT MONUMENT SET
 - [1234] ADDRESSES
 - 1234 LOT NUMBERS



GREGORY A. RUSSELL

SARATHBABU B. & PENNY L. EDUPUCANTI

BIG BEAR FARMS SEC. 2, PART 2 CAB. 2, SLIDES 175, 175A & 175B

CABINET 3 SLIDE 79A

FARM LOT 8
FARM LOT 9

GLENN E. MILLER
1.000 ACRE
D.B. 645, P. 731

GLENN E. MILLER
ORIGINAL 27.115 ACRES
D.B. 377, P. 664

N73°22'07"E
32.71'

N02°54'47"E 415.52'

N87°05'15"W 131.84'

DRAINAGE/UTILITY
ESMT

S02°54'47"W
40.98'

Δ=89°57'15"
R=46.50'
T=46.46'
L=73.00'
CHB=547°53'25"W
CH=65.73'

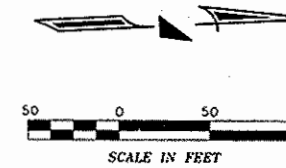
S87°07'58"E
48.18'

S02°52'02"W 133.64'

S87°07'38"E
80.00'

S02°52'02"W
5.00'

S82°41'12"E 110.51'



TRIANGLE PROPERTIES, INC
AN OHIO CORPORATION
O.R. 54, PG 911

SELDON SEEN ROAD
ASSOCIATES, LLC
ORIG. 38.356 ACRES
O.R. 196, PG. 439

TRIANGLE PROPERTIES, INC
AN OHIO CORPORATION
O.R. 54, PG 911

N87°07'58"W
20.00'

N02°52'02"E 258.64'

N74°41'02"W
5.12'

N02°52'02"E 258.26'

N87°07'58"W 123.00'

N02°52'02"E 102.00'

S87°07'58"E
73.00'

N02°52'02"E 117.50'

N02°52'02"E 117.50'

S 87°07'58" E
28.00'

N02°52'02"E 117.50'

N02°52'02"E 90.00'

90° ESMT

N02°52'02"E 107.50'

30' DRAINAGE/UTILITY ESMT

N02°52'02"E 117.50'

N02°52'02"E 107.50'

Δ=17°34'41"
R=220.00'
T=34.01'
L=67.49'
CHB=N 05°55'18" W
CH=67.23'

Δ=44°23'10"
R=195.00'
T=79.55'
L=151.06'
CHB=N15°53'25"W
CH=147.31'

TRIANGLE PROPERTIES, INC
AN OHIO CORPORATION
O.R. 54, PG 911

N02°52'02"E 540.00'

N 02°52'02" E 540.00'

N 02°52'02" E 212.50'

(60' R/W)

S 87°07'58" E
102.00'

N02°52'02"E 107.50'

N 02°52'02" E 234.19'

BAKIRCAY LANE (60' R/W)

LAUREL VALLEY
DRIVE (60' R/W)

(60' R/W)

N 72°07'58" E 224.85'

N 30°56'46" W
118.46'

N 00°49'59" W 213.44'

WOODS ON SELDON SEEN
PHASE III, PART 2
P.C. 2, SLIDE 697

GOLF VILLAGE
SECTION 1 PHASE B
SHEET 3 OF 3

CABINET 3 SLIDE 799