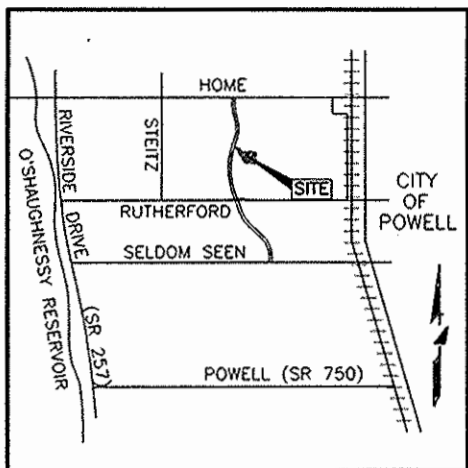


GOLF VILLAGE

SECTION 6 PHASE B PART I



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, "SANITARY EASEMENT" 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 IS 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 39041C 0205J (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°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. MONUMENTS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

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

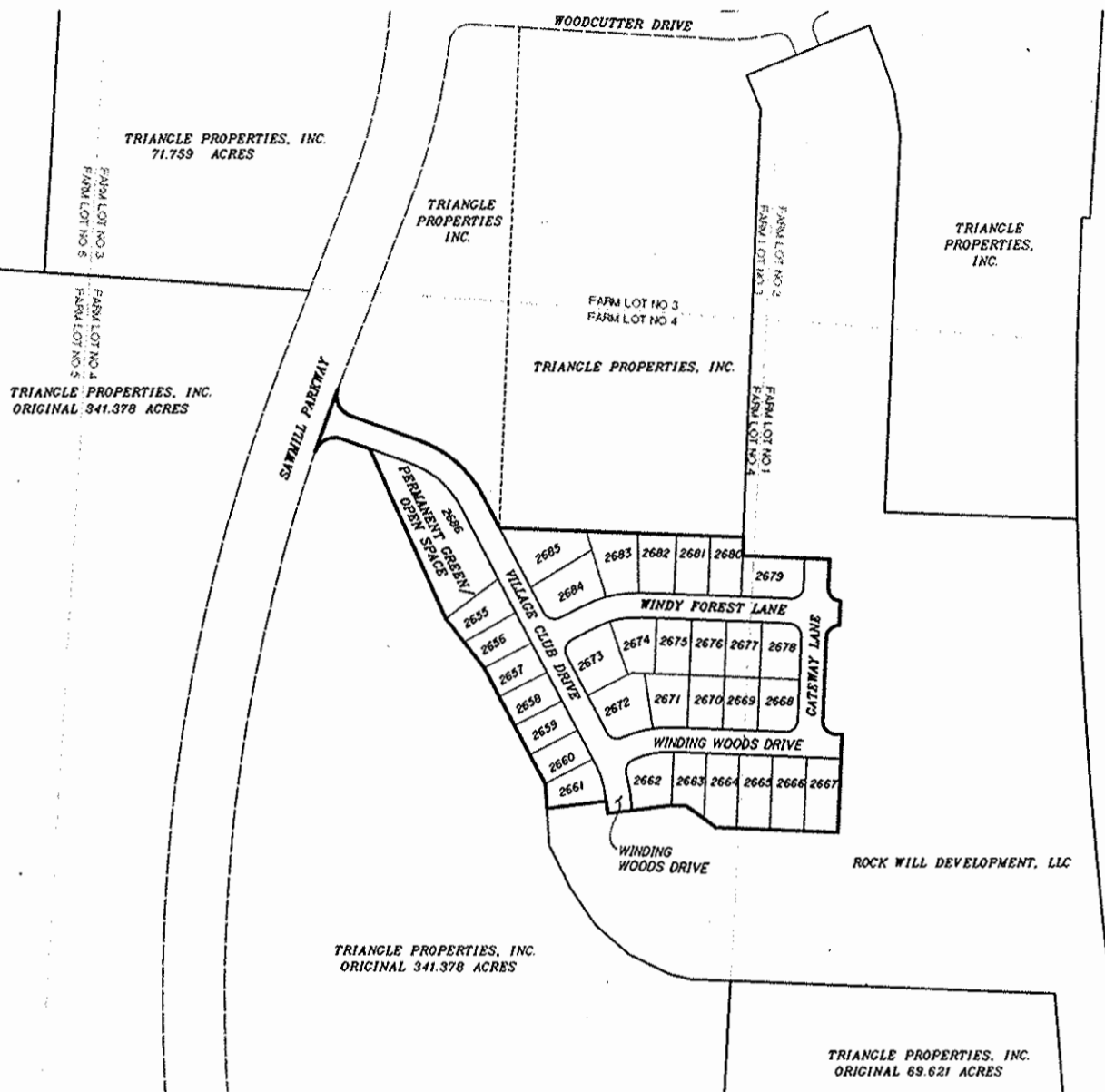
PREPARED BY:

R.D.Zande & Associates

1237 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 486-4383 1-800-340-2743
FAX (614) 486-4387



BY: [Signature] DATE: 12/23/02



BACKGROUND MAP
SCALE: 1"=200'

ZONING AND AREA CALCULATION:

TOTAL AREA = 14.461 ACRES

AREA PART I = 14.461 ACRES
LOT AREA = 9.234 ACRES
R.O.W. AREA = 4.022 ACRES
NUMBER OF BUILDABLE LOTS = 31
DENSITY = 2.144 D.U./AC.
OPEN SPACE AREA = 1.205 ACRES
% OPEN SPACE AREA = 8.346 %

YARD SETBACKS

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

"OPEN 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 6, PHASE B, PART I" AND ALL SUBSEQUENT SECTIONS OF THIS DEVELOPMENT. ALL "OPEN SPACE" IS SPECIFICALLY CREATED, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, AND CONTINUED FUNCTION OF DRAINAGE SYSTEMS.

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, AND LYING IN FARM LOTS 1, AND 4, OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 14.461 ACRES, MORE OR LESS, INCLUDING 4.022 ACRES OF RIGHT-OF-WAY AREA, 3.181 ACRES ARE IN FARM LOT 1, AND 11.280 ACRES ARE IN FARM LOT 4, AND BEING ALL OF THE 14.461 ACRE TRACT CONVEYED TO ROCKFORD HOMES, INC., BY DEED OF RECORD IN DEED VOLUME 228, PAGE 2859, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED ROCKFORD HOMES, INC., BY ROBERT E. YOAKAM, JR., PRESIDENT, ROCK WILL DEVELOPMENT LLC, BY JAMES K. WILLIAMS, III, MANAGER, AND TRIANGLE PROPERTIES, INC., BY DONALD R. KENNEY, MANAGING MEMBER, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 6, PHASE B, PART I", A SUBDIVISION OF LOT NUMBERS 2655 THROUGH 2686 INCLUSIVE, AND DEDICATES TO PUBLIC USE THE LANES AND DRIVES, 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 ROCK WILL DEVELOPMENT LLC., AND TRIANGLE PROPERTIES, INC., AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, ROBERT E. YOAKAM, JR., PRESIDENT OF ROCKFORD HOMES, INC., HAS SET HIS HAND THIS 27th DAY OF August, 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: ROCKFORD HOMES, INC.

PRINTED: Kevin Keenan

PRINTED: Robert E. Yoakam, Jr.

PRINTED: Michael Wawrzyniak

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, 2002 BY ROBERT E. YOAKAM, JR., PRESIDENT OF ROCKFORD HOMES, INC., ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF August, 2002.

MY COMMISSION EXPIRES 11/16/03
NOTARY PUBLIC, STATE OF OHIO



IN WITNESS WHEREOF, JAMES K. WILLIAMS, III, MANAGER OF ROCK WILL DEVELOPMENT, LLC, HAS SET HIS HAND THIS 27th DAY OF August, 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: ROCK WILL DEVELOPMENT, LLC

PRINTED: Mike O'Connell

PRINTED: Lisa M. Long

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF August, 2002 BY JAMES K. WILLIAMS, III, MANAGER OF ROCK WILL DEVELOPMENT, LLC, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF August, 2002.

MY COMMISSION EXPIRES 09/30/2006
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DONALD R. KENNEY, MANAGING MEMBER OF TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, HAS SET HIS HAND THIS 28th DAY OF August, 2002.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: TRIANGLE PROPERTIES, INC. AN OHIO CORPORATION

PRINTED: Amv L Finn

PRINTED: Lisa M. Long

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF August, 2002 BY DONALD R. KENNEY, MANAGING MEMBER OF TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF August, 2002.

MY COMMISSION EXPIRES 6-2-2007
NOTARY PUBLIC, STATE OF OHIO



CITY OF POWELL

APPROVED BY:
MAYOR, CITY OF POWELL, OHIO
CITY ENGINEER, CITY OF POWELL, OHIO
CHAIRMAN, PLANNING COMMISSION, CITY OF POWELL, OHIO

THIS _____ DAY OF _____, 2002, ALL RIGHTS-OF-WAY SHOWN HEREIN AND 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.

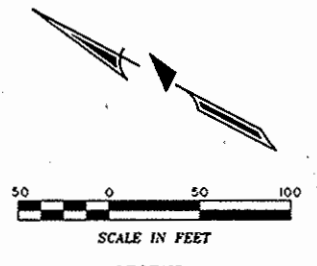
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 2002.

Not Applicable
CLERK, CITY OF POWELL

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF August, 2002.
MY COMMISSION EXPIRES 6-2-2007
NOTARY PUBLIC, STATE OF OHIO

TRANSFERRED THIS 30th DAY OF Dec., 2002. David A. Vost Jr.
AUDITOR, DELAWARE COUNTY, OHIO
FILED FOR RECORD THIS 30th DAY OF Dec., 2002 AT 4:07 PM
FEE 4000 FILE NO 63786 Kay L Corbin
RECORDER, DELAWARE COUNTY, OHIO
RECORDED THIS _____ DAY OF _____, 2002 PLAT CABINET 3 SLIDE 83-83A

CABINET 3 SLIDE 83



LEGEND
 ▲ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
 1234 LOT NUMBERS
 5678 ADDRESSES

ROCK WILL DEVELOPMENT, LLC
 46.771 ACRES (ORIGINAL)
 O.R. 200, PG. 1213

SAWMILL PARKWAY
 DEDICATION OF RIGHT-OF-WAY
 P.C. 2, SLIDE 636

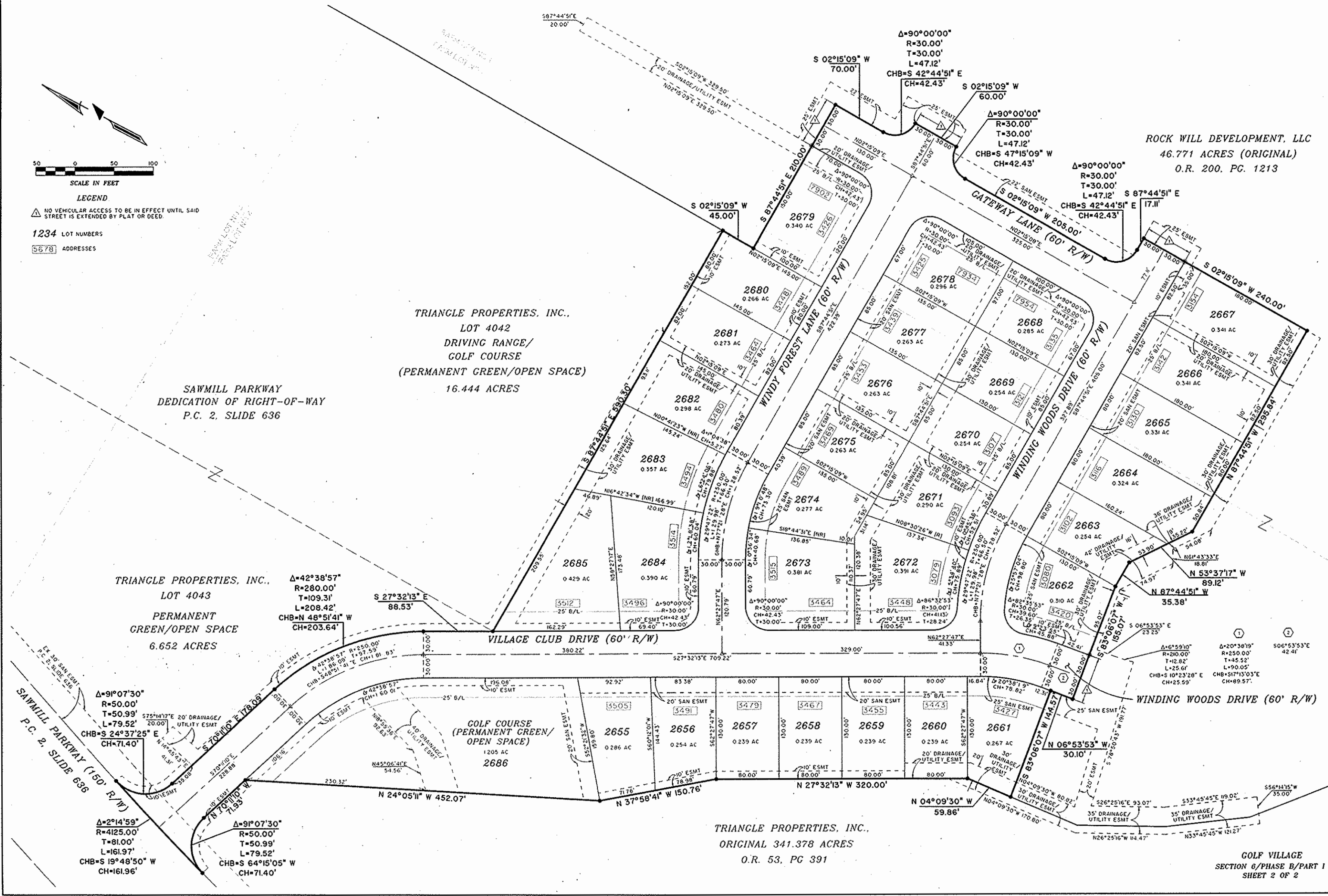
TRIANGLE PROPERTIES, INC.,
 LOT 4042
 DRIVING RANGE/
 GOLF COURSE
 (PERMANENT GREEN/OPEN SPACE)
 16.444 ACRES

TRIANGLE PROPERTIES, INC.,
 LOT 4043
 PERMANENT
 GREEN/OPEN SPACE
 6.652 ACRES

VILLAGE CLUB DRIVE (60' R/W)

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

GOLF VILLAGE
 SECTION 6/PHASE B/PART 1
 SHEET 2 OF 2



CABINET 3 SLIDE 83A