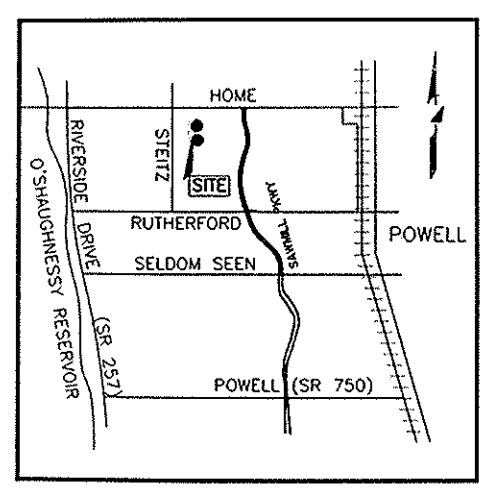


# GOLF VILLAGE SECTION 8 PHASE B



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 THE SANITARY SYSTEM IS PROHIBITED.

FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT CITY OF POWELL ENGINEERING AND 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 3003C 02001 (DELAWARE COUNTY), WITH AN EFFECTIVE DATE OF APRIL 21, 1999, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

WHEN SAID AREAS DESIGNATED "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 IS EITHER PARALLEL WITH OR APPROXIMATELY PARALLEL WITH ANY EXISTING EXPOSURE AT THE TIME OF SAID ALIGNMENT OR PLACEMENTS SANITARY SERVICE LINE IN A SAID EXPOSURE AREA AND HAS ANY POINT THEREON CLOSER THAN TEN FEET TO SAID SANITARY 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 SANITARY SERVICE LINES ARE NOT RESTRICTED.

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:

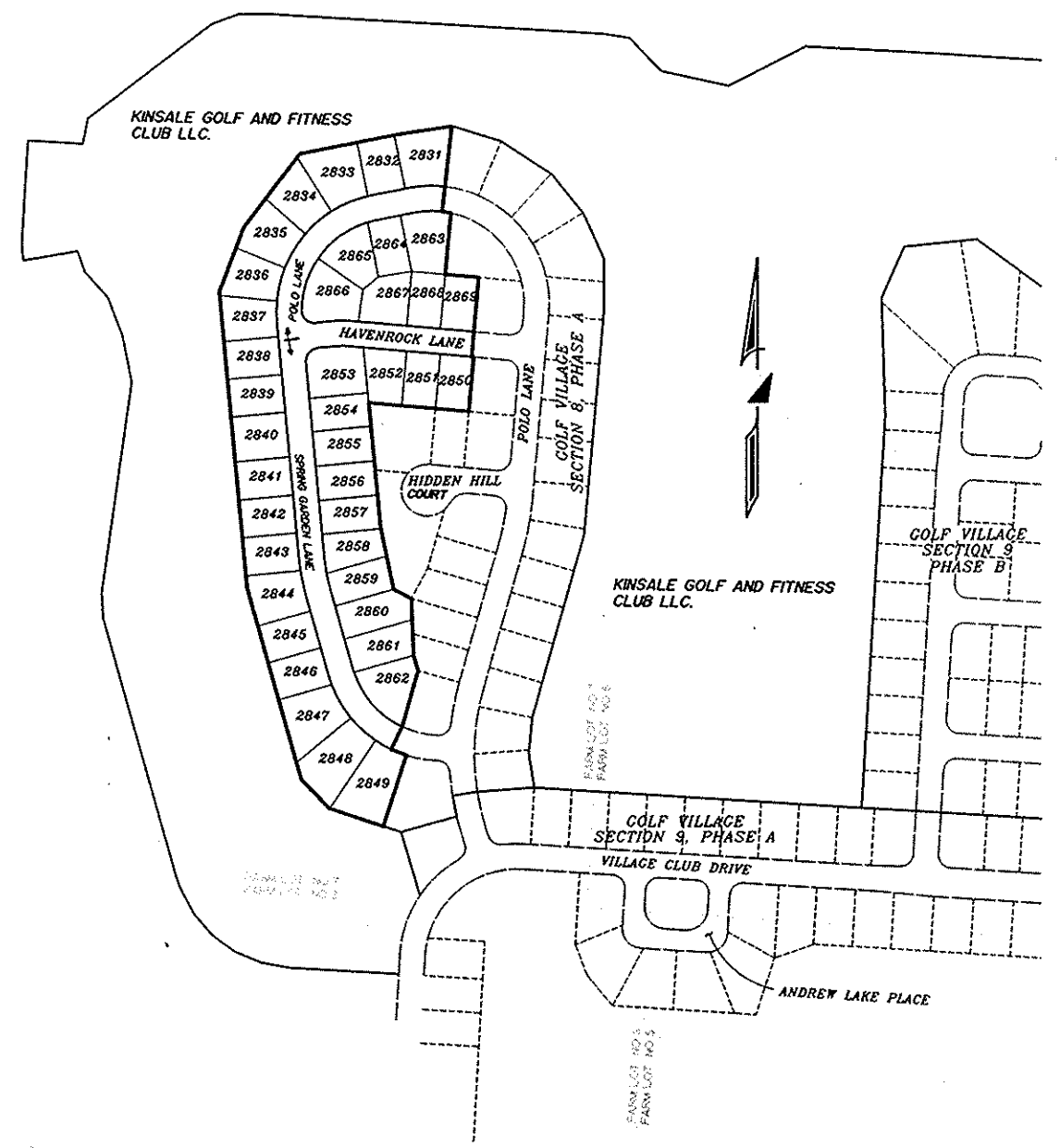
- PERMANENT MONUMENT
- IRON PIN SET
- IRON PIN FOUND
- RAILROAD SPIKE SET

PREPARED BY: **R.D. Zande & Associates**  
1237 DUBLIN ROAD  
COLUMBUS, OHIO 43215  
(614) 486-4382 1-800-330-8743  
FAX (614) 486-4387



BY: \_\_\_\_\_ REGISTERED SURVEYOR NO. \_\_\_\_\_ DATE \_\_\_\_\_

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ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER ITEMS PREPARED BY R. D. ZANDE & ASSOCIATES, INC. ("ZANDE") ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE FILES BY ZANDE'S CLIENT IS SUBJECT TO ALL OF THE TERMS, CONDITIONS AND LIMITATIONS SET FORTH IN THE AGREEMENT BETWEEN SUCH CLIENT AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.



BACKGROUND MAP SCALE: 1"=200'

ZONING AND AREA CALCULATION:

TOTAL AREA = 14.524 ACRES  
AREA PHASE B = 14.524 ACRES  
LOT AREA = 11756 ACRES  
R.O.W. AREA = 2.758 ACRES  
NUMBER OF LOTS = 39  
DENSITY = 2.685 D.U./AC.

YARD SETBACKS:

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

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, LYING IN FARM LOT 7, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY DISTRICT, CONTAINING 14.524 ACRES, MORE OR LESS, INCLUDING 2.758 ACRES OF RIGHT-OF-WAY AREA, SAID 14.524 ACRES BEING OUT OF THE 27.675 ACRE TRACT CONVEYED TO M/I SCHOTTENSTEIN HOMES, INC. BY DEED OF RECORD IN OFFICIAL RECORD 150, PAGE 01, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, M/I SCHOTTENSTEIN HOMES, INC. BY STEPHEN M. CAPLINGER, PRESIDENT-LAND OPERATIONS, AND TRIANGLE PROPERTIES, INC. BY DONALD R. KENNEY, MANAGING MEMBER DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 8, PHASE B", A SUBDIVISION OF LOT NUMBERS 2839 THROUGH 2849, INCLUSIVE AND DEDICATES TO PUBLIC USE THE LANES 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 M/I SCHOTTENSTEIN HOMES, INC. AND TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, STEPHEN M. CAPLINGER, PRESIDENT-LAND OPERATIONS, HAS SET HIS HAND THIS 14<sup>th</sup> DAY OF MAY, 2003.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
*Steph M. Caplinger*  
PRINTED: Steph M. Caplinger  
*Kimberly L. McCoy*  
PRINTED: Kimberly L. McCoy  
STATE OF OHIO SS  
M/I SCHOTTENSTEIN HOMES, INC.  
AN OHIO CORPORATION  
BY: *Stephen M. Caplinger*  
PRINTED: Stephen M. Caplinger  
PRESIDENT-LAND OPERATIONS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF MAY, 2003 BY STEPHEN M. CAPLINGER, PRESIDENT-LAND OPERATIONS OF M/I SCHOTTENSTEIN HOMES, INC., ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF MAY, 2003.  
MY COMMISSION EXPIRES 9-16-03  
*Steph M. Caplinger*  
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 16<sup>th</sup> DAY OF APRIL, 2003.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
*Donald R. Kenney*  
PRINTED: Donald R. Kenney  
*Daniel Greenling*  
PRINTED: Daniel Greenling  
STATE OF OHIO SS  
TRIANGLE PROPERTIES, INC.  
AN OHIO CORPORATION  
BY: *Donald R. Kenney*  
PRINTED: Donald R. Kenney  
MANAGING MEMBER

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF APRIL, 2003 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 16<sup>th</sup> DAY OF APRIL, 2003.  
MY COMMISSION EXPIRES 12-14-07  
*James G. Smith*  
NOTARY PUBLIC, STATE OF OHIO

CITY OF POWELL  
APPROVED BY:  
*David V. P. [Signature]*  
MAYOR, CITY OF POWELL, OHIO  
*David V. P. [Signature]*  
CITY ENGINEER, CITY OF POWELL, OHIO  
DATE: 08/20/03  
DATE: 08/20/03  
CHAIRMAN, PLANNING AND ZONING COMMISSION  
CITY OF POWELL, OHIO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003, 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.

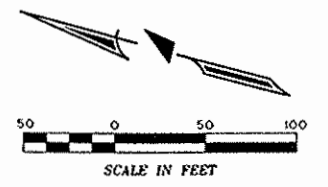
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF August, 2003.  
*Dawn Nauman*  
CLERK, CITY OF POWELL  
DATE: 8/20/03

TRANSFERRED THIS 5 DAY OF Sept, 2003  
*John A. Hanko*  
AUDITOR, DELAWARE COUNTY, OHIO

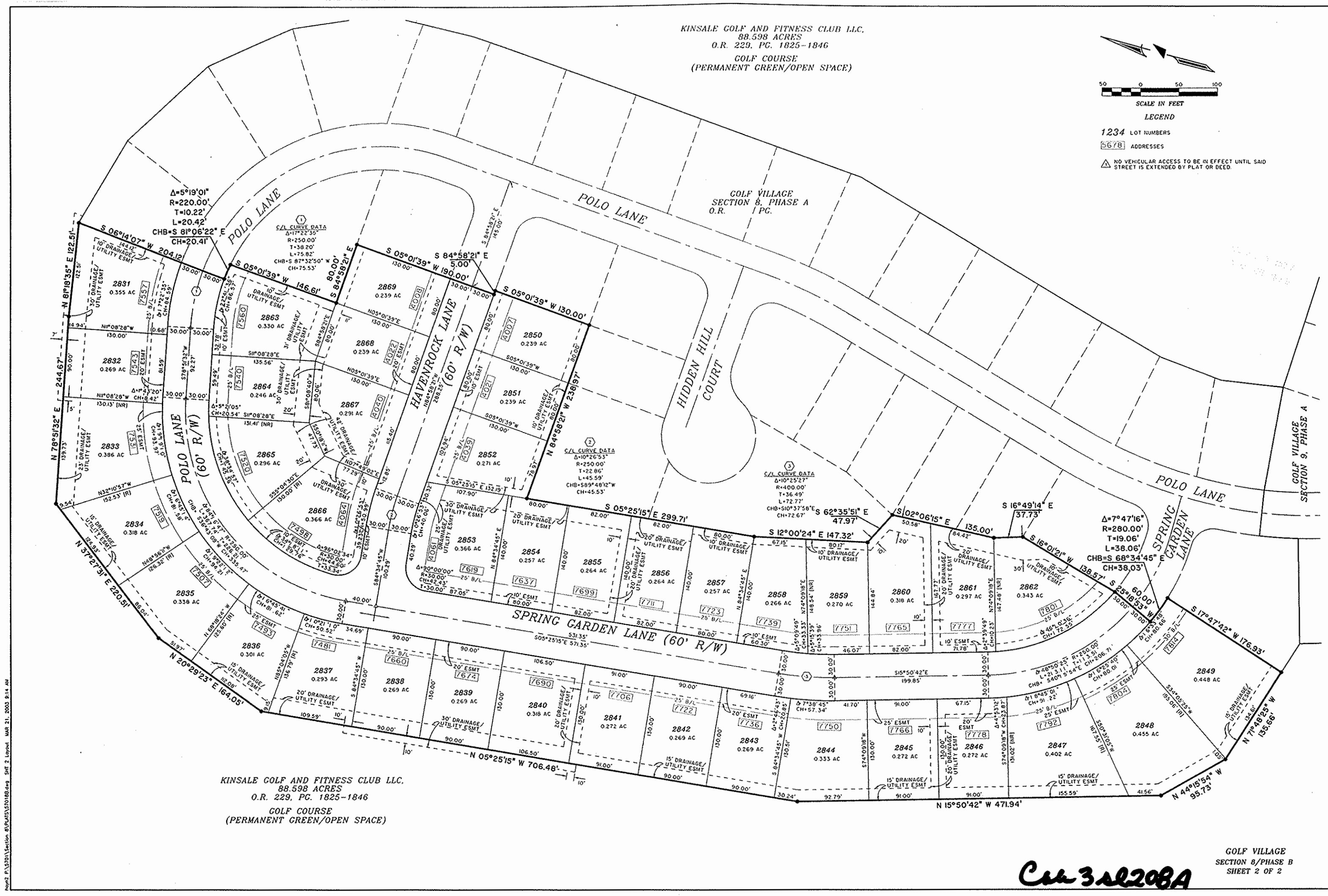
FILED FOR RECORD THIS 8 DAY OF Sept, 2003 AT 1:33 AM  
*Ray E. Conlin*  
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2003 PLAT CABINET 3 SLIDE 208-208A  
*Cal 3 rd 208*

KINSALE GOLF AND FITNESS CLUB LLC.  
88.598 ACRES  
O.R. 229, P.C. 1825-1846  
GOLF COURSE  
(PERMANENT GREEN/OPEN SPACE)



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



KINSALE GOLF AND FITNESS CLUB LLC.  
88.598 ACRES  
O.R. 229, P.C. 1825-1846  
GOLF COURSE  
(PERMANENT GREEN/OPEN SPACE)

GOLF VILLAGE  
SECTION 8/PHASE B  
SHEET 2 OF 2

*Ch 312208A*

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