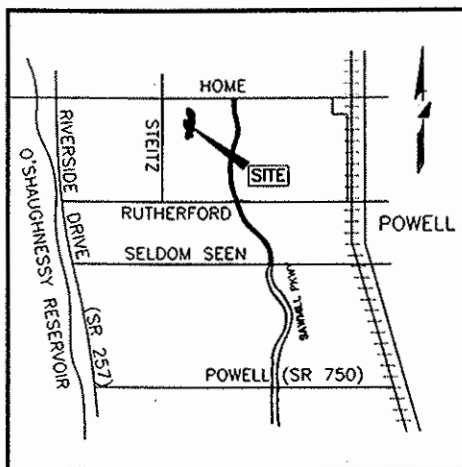


GOLF VILLAGE SECTION 8 PHASE A



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 39040C 0209J (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 A" 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 WITHIN SAID AREAS DESIGNATED "EASEMENTS". THEREIN IS 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 IS PARALLEL WITH OR APPROXIMATELY PARALLEL WITH AND DISTANT FROM THE LINE OF SAID ALIGNMENT OR PARALLEL SANITARY SEWER LINE IN A SAID EASEMENT AREA AND IS 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 CROSSING OF SAID LINES OR CONDUITS AND SAID SANITARY SEWER LINES ARE NOT RESTRICTED.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 86°37'W 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) 486-0265 (614) 486-0262
FAX (614) 486-4287



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 ITEMS 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.

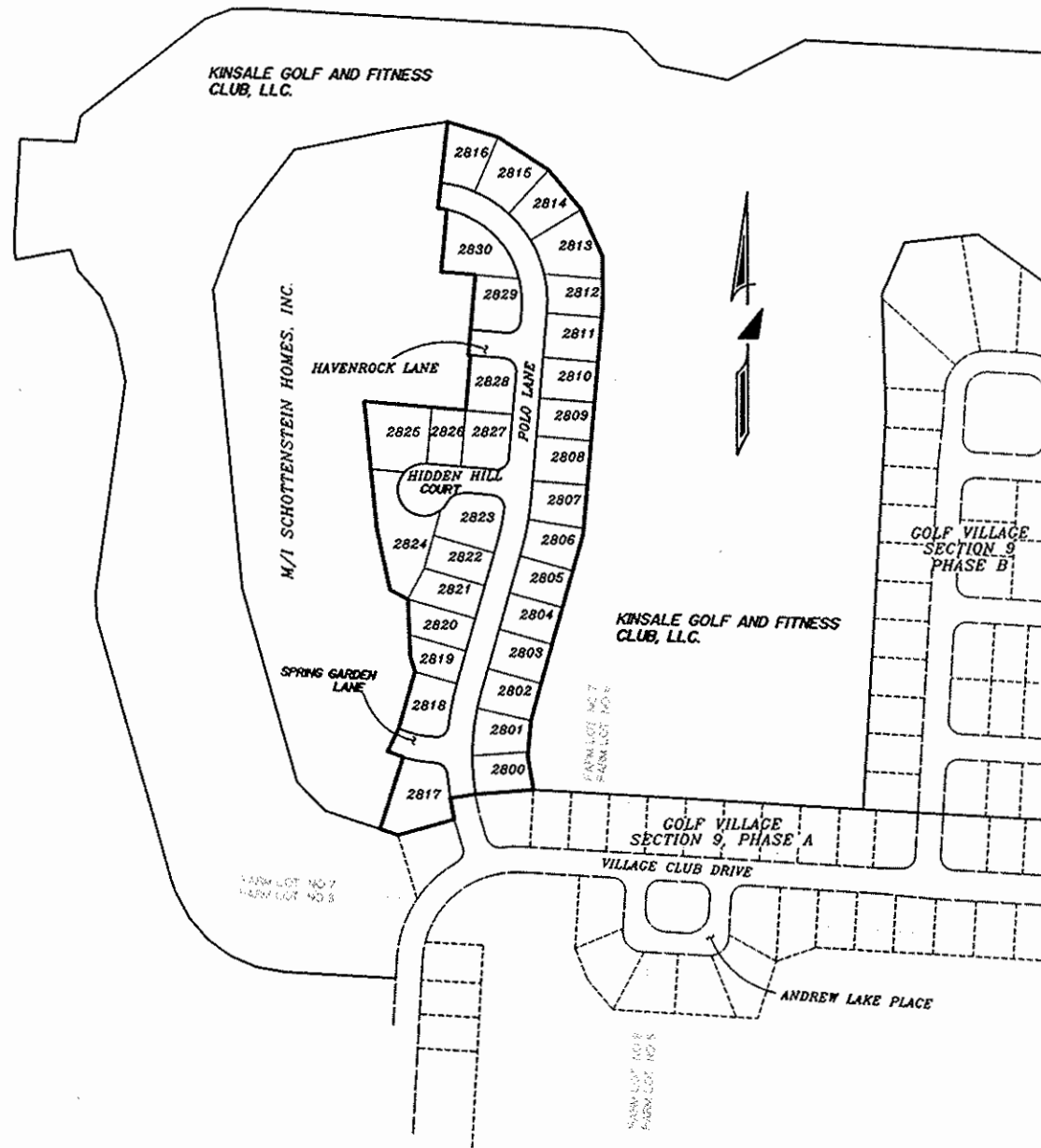
ZONING AND AREA CALCULATION:

TOTAL AREA = 13.152 ACRES

AREA PHASE A = 13.152 ACRES
LOT AREA = 10.182 ACRES
R.O.W. AREA = 2.970 ACRES
NUMBER OF LOTS = 31
DENSITY = 2.357 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



BACKGROUND MAP
SCALE: 1"=200'

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 13.152 ACRES, MORE OR LESS, INCLUDING 2.970 ACRES OF RIGHT-OF-WAY AREA, SAID 13.152 ACRES BEING OUT OF THE 27.675 ACRE TRACT CONVEYED TO M/1 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/1 SCHOTTENSTEIN HOMES, INC. BY STEPHEN M. CAPLINGER, PRESIDENT-LAND OPERATIONS, AND TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, BY DONALD R. KENNEY, MANAGING MEMBER, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 8, PHASE A," A SUBDIVISION OF LOT NUMBERS 2800 THROUGH 2830, INCLUSIVE AND DEDICATES TO PUBLIC USE THE LANES AND COURT 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/1 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 14th DAY OF May, 2003.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

James A. Exstein
PRINTED: James A. Exstein
Kimberly L. McCoy
PRINTED: Kimberly L. McCoy

M/1 SCHOTTENSTEIN HOMES, INC.
AN OHIO CORPORATION

BY: Stephen M. Caplinger
STEPHEN M. CAPLINGER
PRESIDENT-LAND OPERATIONS

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF MAY, 2003 BY STEPHEN M. CAPLINGER, PRESIDENT-LAND OPERATIONS OF M/1 SCHOTTENSTEIN HOMES, INC., ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14th DAY OF MAY, 2003.

MY COMMISSION EXPIRES 9-16-03

Kimberly L. McCoy
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 16th DAY OF April, 2003.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

Donald R. Kenney
PRINTED: Donald R. Kenney
Daniel Gremling
PRINTED: Daniel Gremling

TRIANGLE PROPERTIES, INC.
AN OHIO CORPORATION

BY: Donald R. Kenney
DONALD R. KENNEY
MANAGING MEMBER

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 16th 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 16th DAY OF April, 2003.

MY COMMISSION EXPIRES 12-11-07

Walter E. Sauer
NOTARY PUBLIC, STATE OF OHIO

CITY OF POWELL

APPROVED BY: Mark C. Sif 8/27/03
MAYOR, CITY OF POWELL, OHIO DATE
John E. Paul 08/20/03
CITY ENGINEER, CITY OF POWELL, OHIO DATE
David W. Papp 08/20/03
CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF POWELL, OHIO DATE



THIS 14th DAY OF MAY, 2003, ALL RIGHTS-OF-WAY SHOWN HEREON 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 14th DAY OF May, 2003.

Deann Newman
CLERK, CITY OF POWELL



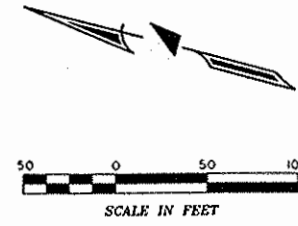
TRANSFERRED THIS 5 DAY OF Sept, 2003 John A. Hanks
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 8 DAY OF Sept, 2003 AT 9:02 A

FEE \$60.00 FILE NO. 62254 Ray E. Conklin
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS 8 DAY OF Sept, 2003 PLAT CABINET 3 SLIDE 209-209-A

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



LEGEND

1234 LOT NUMBERS

5678 ADDRESSES

- NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
- TEMPORARY TURNAROUND EASEMENT SHALL BE VACATED AT THE TIME SPRING GARDEN LANE IS EXTENDED TO THE WEST.

