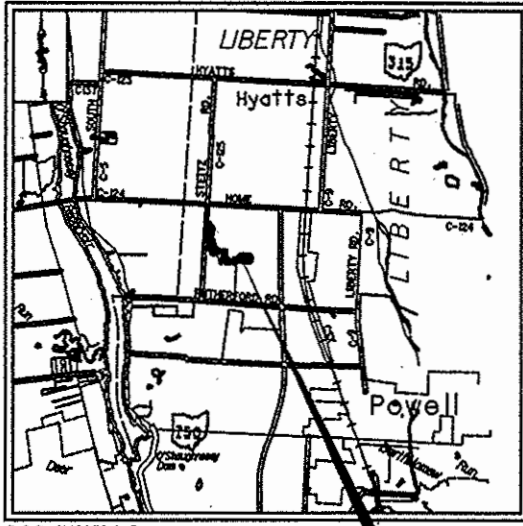


GOLF VILLAGE SUBDIVISION

SECTION 7 PHASE C

CITY OF POWELL, DELAWARE COUNTY, OHIO
FARM LOT 5, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY DISTRICT

RPC NUMBER: 43-00.7A



LOCATION MAP NOT TO SCALE

NOTES:

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAN 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 PLAT PLANS REQUIRED WITH THE BUILDING PERMIT.

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

WHERE INDICATED, SANITARY SEWER EASEMENTS ARE SOLELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND/OR PRIVATE SANITARY SEWERS AND SERVICE CONNECTIONS AND MAY BE CROSSED BY OTHER UTILITIES.

STREET IMPROVEMENTS WITHIN DESIGNATED RIGHTS-OF-WAY WILL NOT BE FORMALLY ACCEPTED BY THE CITY OF POWELL FOR PUBLIC USE UNTIL CONSTRUCTION IS SATISFACTORILY COMPLETED.

ROOF DRAIN SPOUT, BASEMENT SUMP PUMP, FOUNDATION DRAINS, STORM TILE, YARD INLET OR CATCH BASIN, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SERVICE SYSTEMS IS PROHIBITED.

FINISH FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT CITY OF POWELL ENGINEERING DEPARTMENT APPROVAL.

WITHIN 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 BOTH (1) IS PARALLEL WITH, OR APPROXIMATELY PARALLEL WITH, ANY EXISTING (EXISTING AT THE TIME OF SAID ACQUISITION OR PLACEMENT) SANITARY SEWER LINE IN A SAID AREA AND (2) HAS ANY POINT THEREON 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 SANITARY SEWER LINES ARE NOT RESTRICTED.

FLOOD INFORMATION:

THE SITE LIES IN FLOOD ZONE "C" (AREA DETERMINED TO BE CLOSER TO THE 500 YEAR FLOOD PLAIN) AS DETERMINED BY GRADING INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3004100205A AND/OR 3004100215A (EFFECTIVE DATE: APRIL 21, 1999) PER FEMA.

DIMENSIONS:

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL DISTANCES SHOWN ON CURVES ARE CHORD DISTANCES, UNLESS OTHERWISE SHOWN.

PLANNED RESIDENTIAL DISTRICT

- MINIMUM LOT AREA: 10400 SF
- MINIMUM LOT WIDTH: 80 FT (AT BUILDING SETBACK)
- FRONT YARD SETBACK: 25 FT
- SIDE YARD SETBACK: 10% OF LOT WIDTH (EACH SIDE) 12.5' FOR LOTS MORE THAN 100' WIDE (EACH SIDE)
- REAR YARD SETBACK: 25 FT

TERRAIN CLASSIFICATION: LEVEL

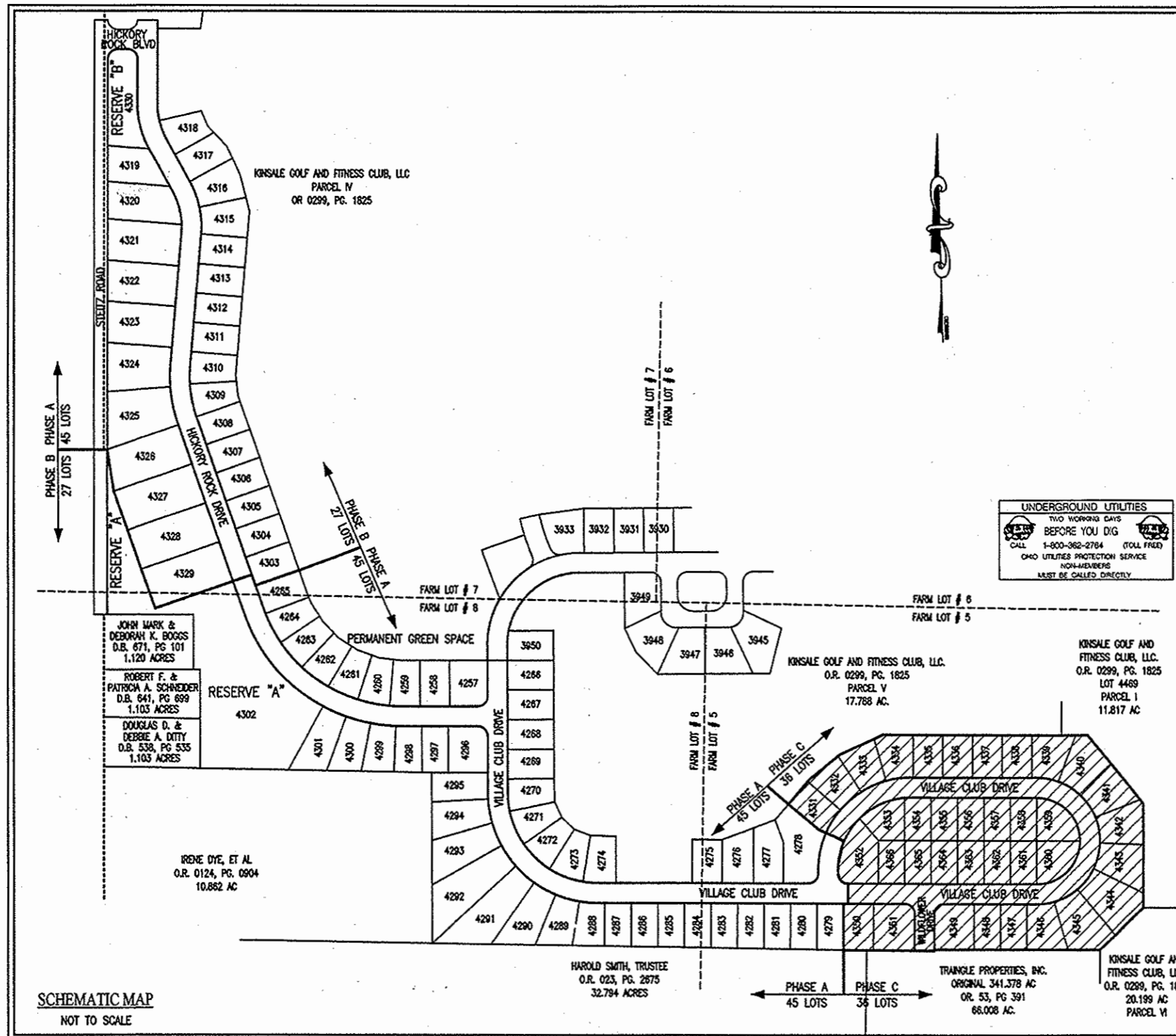
STREET CLASSIFICATION: LOCAL STREET
DESIGN SPEED: 30 M.P.H.
ZONING CLASSIFICATION: PLANNED RESIDENT DISTRICT

SITE INFORMATION

- TOTAL SITE ACREAGE: 13.401 ACRES (100%)
- TOTAL LOT ACREAGE: 10.799 ACRES (81%)
- TOTAL R/W ACREAGE: 2.602 ACRES (19%)
- TOTAL RESERVE ACREAGE: 0.0 ACRES (0%)
- TOTAL NUMBER OF LOTS: 36

DELAWARE COUNTY VARIANCES

DATE OF REQUEST	DESCRIPTION OF VARIANCE	SHT NO.	DATE OF APPROV.
04/24/01	RADIUS ON VILLAGE CLUB DRIVE TO 160' INSTEAD OF 250'	2	05/04/01



SCHEMATIC MAP NOT TO SCALE

PLAT PREPARED BY:

ADR & ASSOCIATES, LTD.
NEWARK OFFICE: 88 WEST CHURCH STREET, NEWARK, OH 43055-4403 (740)345-1921
WESTERVILLE OFFICE: 100 BUCKINGHAM SQUARE, WESTERVILLE, OH 43081 (614)891-8643

TRANSFER

TRANSFERRED THIS 11 DAY OF Sept, 2003

FILED FOR RECORD THIS 12 DAY OF Sept, 2003 AT 2:33 PM - 740

FEES \$0.00 FILE NO. 63416

RECORDED THIS DAY OF Sept, 2003

PLAT CABINET 3 SLIDE 213 213A

Todd A. Hanks
AUDITOR, DELAWARE COUNTY, OHIO

Kay Clavin
RECORDER, DELAWARE COUNTY, OHIO



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND PLAT ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Sands
ROBERT J. SANDS, REG. SURVEYOR NO. S-8053

7/31/03
DATE

SITUATED

SITUATED IN THE CITY OF POWELL, COUNTY OF DELAWARE, STATE OF OHIO, AND BEING PART OF FARM LOT 5, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY DISTRICT AND BEING 13.401 ACRES OF THAT 51.841 ACRES AS CONVEYED TO DAD REAL ESTATE, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS DESCRIBED IN DEED VOLUME 106, PAGE 119A, COUNTY RECORDS' OFFICE, DELAWARE, OHIO

LENDER

THE UNDERSIGNED, SUBORDINATES THE LIEN OF ITS MORTGAGES, OF THE AREA WITHIN THE PLAN OF GOLF VILLAGE SECTION 7, PHASE C, FOR THE 2.602 ACRES WITHIN THE DESIGNATED RIGHTS-OF-WAY, TOGETHER WITH ALL ON-SITE EASEMENTS LOCATED OUTSIDE OF SAID RIGHTS-OF-WAY AND TO THOSE EASEMENTS DEPICTED AND DELINEATED HEREON WHICH LIE OUTSIDE OF THE PLATTED AREA.

[Signature]
HARRINGTON NATIONAL BANK

[Signature]
WITNESS
Cynthia Underwood
WITNESS

BEFORE ME, A NOTARY PUBLIC IN THE STATE OF OHIO, COUNTY OF Franklin, PERSONALLY APPEARED *[Signature]* AND *[Signature]* FOR HARRINGTON NATIONAL BANK, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

THIS 6th DAY OF August, 2003.

BY: *[Signature]*

MY COMMISSION EXPIRES

OWNERS

THE UNDERSIGNED, DAD REAL ESTATE, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY STEVE NEWCOMB, MANAGING MEMBER, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE SUBDIVISION, SECTION 7, PHASE C", A SUBDIVISION OF LOT NUMBER 4331 EXHIBIT 4366, INCLUSIVE, AND THE DRIVES NOT HERETOFORE DEDICATED.

EASEMENTS ARE DESIGNATED WHERE INDICATED ON THE PLAN FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BELOW 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 TRIANGLE PROPERTIES, INC. AND KINSALE GOLF AND FITNESS CLUB, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE FOREGOING PARAGRAPH.

IN WITNESS WHEREOF, STEVE NEWCOMB, MANAGING MEMBER OF DAD REAL ESTATE, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS SET HIS HAND THIS 5th DAY OF August, 2003.

[Signature]
STEVE NEWCOMB
MANAGING MEMBER
DAD REAL ESTATE, LLC
AN OHIO LIMITED LIABILITY COMPANY

[Signature]
WITNESS
Robert M. Shaddock
WITNESS

BEFORE ME, A NOTARY PUBLIC IN THE STATE OF OHIO, COUNTY OF Franklin, PERSONALLY APPEARED STEVE NEWCOMB, MANAGING MEMBER FOR DAD REAL ESTATE, LLC, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

THIS 5th DAY OF August, 2003.

BY: *[Signature]*

MY COMMISSION EXPIRES 2-5-2004

[Signature]
Notary Public
State of Ohio
My Commission Expires 02-05-2004

IN WITNESS WHEREOF, DONALD R. KENEY, MANAGING MEMBER OF KINSALE GOLF AND FITNESS CLUB, LLC, HAS SET HIS HAND THIS 5th DAY OF August, 2003.

[Signature]
DONALD R. KENEY
MANAGING MEMBER
KINSALE GOLF AND FITNESS CLUB, LLC

[Signature]
WITNESS
Phyllis Ceras
WITNESS

BEFORE ME, A NOTARY PUBLIC IN THE STATE OF OHIO, COUNTY OF Franklin, PERSONALLY APPEARED DONALD R. KENEY, MANAGING MEMBER FOR KINSALE GOLF AND FITNESS CLUB, LLC, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

THIS 7th DAY OF August, 2003.

BY: *[Signature]*

MY COMMISSION EXPIRES 6-2-2007

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

IN WITNESS WHEREOF, DONALD R. KENEY, MANAGING MEMBER OF TRIANGLE PROPERTIES, INC. HAS SET HIS HAND THIS 7th DAY OF August, 2003.

[Signature]
DONALD R. KENEY
MANAGING MEMBER
TRIANGLE PROPERTIES, INC.

[Signature]
WITNESS
Shelley Court
WITNESS

BEFORE ME, A NOTARY PUBLIC IN THE STATE OF OHIO, COUNTY OF Franklin, PERSONALLY APPEARED DONALD R. KENEY, MANAGING MEMBER FOR TRIANGLE PROPERTIES, INC. WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER FREE ACT AND DEED IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL.

THIS 7th DAY OF August, 2003.

BY: *[Signature]*

MY COMMISSION EXPIRES 6-2-2007

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

APPROVALS

[Signature]
MAYOR, CITY OF POWELL, OHIO
[Signature]
DEPUTY MAYOR, CITY OF POWELL, OHIO
[Signature]
CITY ENGINEER, PLANNING & ZONING COMMISSION, CITY OF POWELL, OHIO

THIS DAY OF August, 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 DESIGNATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND FOR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED AS SUCH BY CITY OF POWELL.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS 29th DAY OF August, 2003.

[Signature]
CLERK, CITY OF POWELL, OHIO

[Signature]
DATE

1
2

Tab 3 sl. 213

GOLF VILLAGE SUBDIVISION SECTION 7 PHASE C DELAWARE COUNTY, OHIO

RPC NUMBER: 43-00.7.A



HORIZONTAL
SCALE INFEET

DATE
DRAWN
CHECKED
R/S

FINAL PLAT

GOLF VILLAGE
SECTION 7 PHASE C

2
2

KINSALE GOLF AND FITNESS CLUB, LLC.
O.R. 0299, PG. 1825
PARCEL V
17.788 AC.

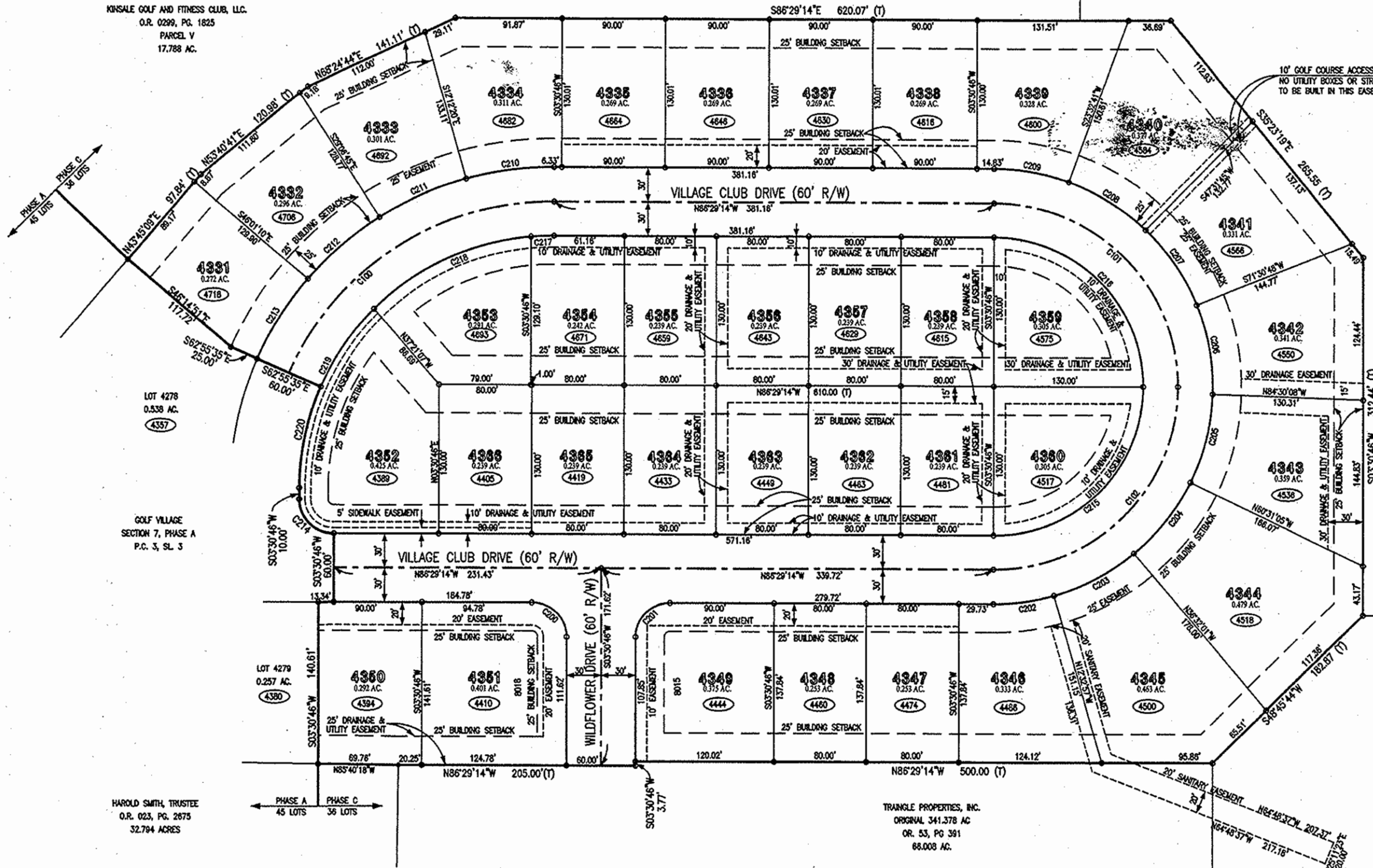
KINSALE GOLF AND FITNESS CLUB, LLC.
O.R. 0299, PG. 1825
LOT 4469
PARCEL I
11.817 AC

GOLF VILLAGE PRIVATE CLUBHOUSE
LOT 4489
P.C. 3, SL. 40

KINSALE GOLF AND FITNESS CLUB, LLC.
O.R. 0299, PG. 1825
20.199 AC
PARCEL VI

HAROLD SMITH, TRUSTEE
O.R. 023, PG. 2875
32.794 ACRES

TRANGLE PROPERTIES, INC.
ORIGINAL 341.378 AC.
OR. 53, PG. 381
66.008 AC.



LEGEND
 ○ IRON PIN SET
 ● IRON PIN FOUND
 4384 LOT NUMBER
 1.23 AC. ACREAGE
 (443) LOT ADDRESS

BUILDING SETBACKS
 FRONT = 25'
 REAR = 25'
 SIDE = 10% OF LOT WIDTH (EACH SIDE)
 = 12.5' FOR LOTS MORE THAN 100' WIDE

RIGHT OF WAY CURVE DATA

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C200	90°00'00"	30.00	47.12	S 41°29'14" E	42.43
C201	90°00'00"	30.00	47.12	N 48°30'46" E	42.43
C202	160°03'42"	190.00	53.28	S 85°28'54" W	53.09
C203	23°59'04"	190.00	79.54	N 65°27'51" E	78.96
C204	23°59'04"	190.00	79.54	N 41°28'27" E	78.96
C205	23°59'04"	190.00	79.54	S 17°29'23" W	78.96
C206	23°59'04"	190.00	79.54	S 08°28'40" E	78.96
C207	23°59'04"	190.00	79.54	S 30°28'44" E	78.96
C208	23°59'04"	190.00	79.54	S 54°27'47" E	78.96
C209	20°01'54"	190.00	68.43	S 76°28'17" E	68.43
C210	15°43'08"	280.00	78.81	N 65°39'13" E	78.81

RIGHT OF WAY CURVE DATA

CURVE NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA
C211	280.00	82.62	N 68°20'28" E	82.32	16°54'25"
C212	280.00	82.62	N 52°28'02" E	82.32	16°54'25"
C213	280.00	82.62	S 35°31'57" W	82.32	16°54'25"
C214	30.00	47.12	S 41°29'14" E	42.43	90°00'00"
C215	130.00	204.20	S 45°30'46" W	183.85	90°00'00"
C216	130.00	204.20	S 41°29'14" E	183.85	90°00'00"
C217	220.00	19.87	N 89°04'28" W	19.85	05°10'28"
C218	220.00	152.92	N 68°25'32" E	149.88	39°49'32"
C219	220.00	82.32	N 37°47'33" E	81.84	21°28'21"
C220	220.00	90.47	N 15°17'55" E	89.83	23°33'39"

CENTERLINE CURVE DATA

CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C100	68°26'21"	250.00	288.00	N 60°17'35" E	273.82
C101	90°00'00"	180.00	251.33	N 41°39'14" E	228.27
C102	90°00'00"	180.00	251.33	N 48°30'46" E	228.27

NOTE: ALL LOTS ARE SUBJECT TO TEMPORARY AND/OR PERMANENT EASEMENTS TO ALLOW THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM SEWER, STORM WATER DRAINAGE, DETENTION, SANITARY SEWER, WATER LINE, UNDERGROUND ELECTRIC, AND TELEPHONE CABLES. ALL AS ARE OR MAY BE REQUIRED FOR THE DEVELOPMENT OF "GOLF VILLAGE SECTION 7, PHASE C".

Tab 3 of 213A FINAL PLAT