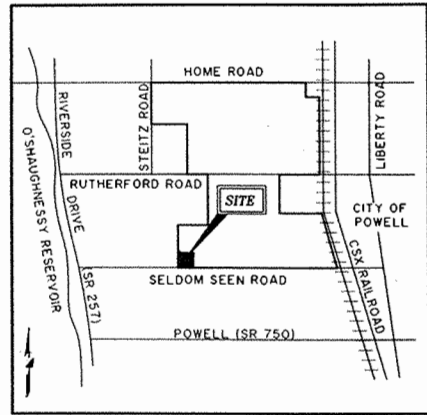


# REPLAT OF GOLF VILLAGE SECTION 1 PHASE C

SELDOM SEEN ROAD ASSOCIATES, LLC  
28.924 ACRES  
O.R. 438, P.G. 0477



VICINITY MAP  
NOT TO SCALE

GLENN E. MILLER  
ORIGINAL 27.85 ACRES  
D.B. 377, P. 664

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 CLOCKS 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°37'1" 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.

R. D. ZANDE & ASSOCIATES, INC

BY: *[Signature]*  
REGISTERED SURVEYOR NO. 7455



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

**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
- RAILROAD SPIKE FOUND
- PERMANENT MONUMENT SET
- 1234 ADDRESSES
- 5678 LOT NUMBERS

PREPARED BY:

**R.D. Zande & Associates**

1237 DUBLIN ROAD  
COLUMBUS, OHIO 43215  
(614) 486-4393 1-800-340-2743  
FAX (614) 486-4387

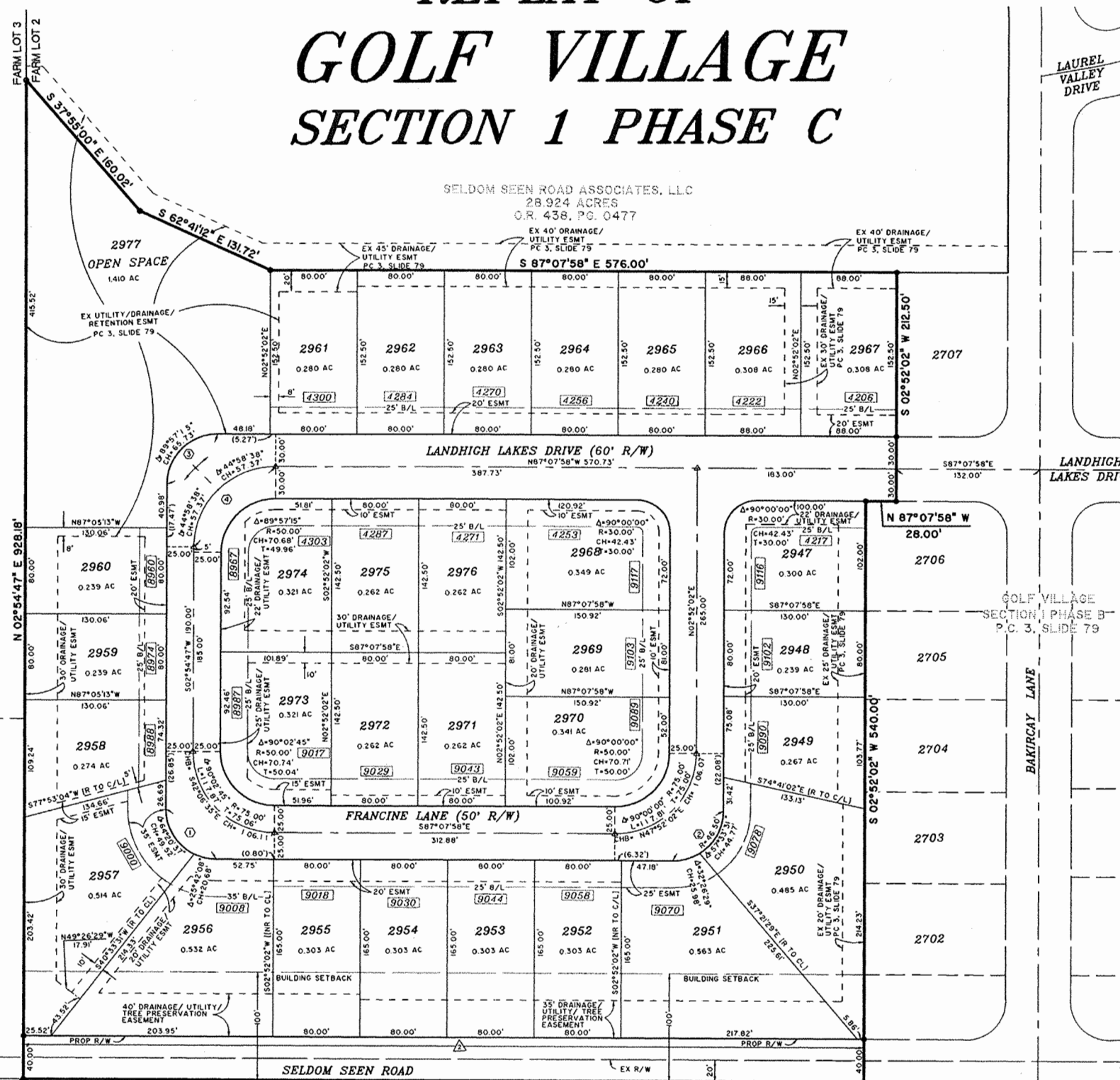
ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER ITEMS PREPARED BY R. D. ZANDE & ASSOCIATES, INC. ("ZANDE") ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF ZANDE & ASSOCIATES, INC. THE USE OF THESE ITEMS BY ZANDE'S CLIENT IS SUBJECT 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 = 13.840 ACRES

AREA PHASE C = 13.840 ACRES  
LOT AREA = 9.541 ACRES  
R.O.W. AREA = 2.889 ACRES  
NUMBER OF LOTS = 30 RESIDENTIAL  
DENSITY = 2.168 D.U./AC  
OPEN SPACE AREA = 1.410 ACRES  
X OPEN SPACE AREA = 10.10%

YARD SETBACKS  
FRONT YARD SETBACK: 25'  
REAR YARD SETBACK: 25'  
SIDE YARD SETBACKS:  
LOTS LESS THAN 100' WIDE: 20% OF LOT FRONTAGE/ 10% MIN. ONE SIDE  
100' WIDE LOTS OR GREATER: 12' 5" EACH SIDE/ 25' TOTAL

- ① Δ-90°02'45"  
R=46.50'  
CH=65.79'  
T=46.54'
- ② Δ-90°00'00"  
R=46.50'  
CH=65.76'  
T=46.50'
- ③ Δ-89°57'15"  
R=46.50'  
CH=65.73'  
T=46.46'
- ④ Δ-89°57'15"  
R=75.00'  
CH=106.02'  
T=74.94'



**NOTES:**

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 DELAWARE COUNTY SANITARY ENGINEER, RIGHT ANGLE OR NEAR RIGHT ANGLE CROSSINGS OF SAID LINES OR CONDUITS AND SAID SEWER ARE NOT RESTRICTED.

"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 1, PHASE C" 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.

EXISTING TREES WITHIN PRESERVATION EASEMENTS SHALL NOT BE REMOVED UNLESS DISEASED OR FOR SAFETY REASONS OR UNLESS REMOVAL IS NECESSARY FOR DRAINAGE.

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 13.840 ACRES, MORE OR LESS, INCLUDING 2.889 ACRES OF RIGHT-OF-WAY AREA, AND BEING 0.124 ACRE 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, AND 13.716 ACRES OUT OF THE 28.924 ACRE TRACT CONVEYED TO SELDOM SEEN ROAD ASSOCIATES, LLC BY DEED OF RECORD IN O.R. 438, P.G. 0477, 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 C", A SUBDIVISION OF LOT NUMBERS 2947 THROUGH 2976, INCLUSIVE, AND OPEN SPACE (2977), AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, THE DRIVE, LANE, 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.

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 12<sup>th</sup> DAY OF December, 2003.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*[Signatures]*  
PRINTED: Sarah Radabaugh

SELDOM SEEN ROAD ASSOCIATES, LLC  
BY: DOMINION HOMES, INC., AN OHIO CORPORATION  
MANAGING MEMBER

BY: *[Signature]*  
ROBERT A. MEYER, JR.  
SENIOR VICE-PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 12<sup>th</sup> DAY OF December, 2003 BY ROBERT A. MEYER, JR., SENIOR VICE-PRESIDENT OF DOMINION HOMES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 11-26-2007

*[Signature]*  
NOTARY PUBLIC, STATE OF OHIO  
Deborah A. Sekerak

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

*[Signatures]*  
PRINTED: Elizabeth S. Mescher

SELDOM SEEN ROAD ASSOCIATES, LLC  
BY: HOMEWOOD CORPORATION, AN OHIO CORPORATION  
MEMBER

BY: *[Signature]*  
JOHN H. BAIN  
PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF December, 2003 BY JOHN H. BAIN, PRESIDENT OF HOMEWOOD CORPORATION, AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 10-19-06

*[Signature]*  
NOTARY PUBLIC, STATE OF OHIO

CITY OF POWELL

APPROVED BY:

*[Signatures]*  
MAYOR - CITY OF POWELL, OHIO  
CITY ENGINEER, CITY OF POWELL, OHIO  
CHAIRMAN, PLANNING COMMISSION, CITY OF POWELL, OHIO

DATE  
01/27/04  
01/26/04  
01/22/04

THIS 31<sup>st</sup> DAY OF December, 2003, ALL RIGHTS-OF-WAY FOR PUBLIC DRIVES, LANES AND ROADS HEREBY 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 THE CITY OF POWELL.

*[Signature]*  
CLERK, CITY OF POWELL, OHIO

DATE  
1/31/04

TRANSFERRED THIS 3 DAY OF Feb 2004

FILED FOR RECORD THIS 3<sup>rd</sup> DAY OF Feb 2004 AT 8:02A

FEE 40.00 FILE NO. 4910

RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS DAY OF 2003 PLAT CABINET 3 SLIDES 296