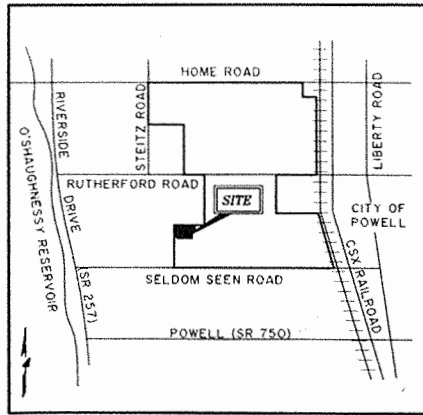


# REPLAT OF GOLF VILLAGE SECTION 1 PHASE D



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 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 39041C 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°37'11" 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.

BY: Jeffrey D. Hofius 11/26/03 DATE  
REGISTERED SURVEYOR NO. 7453



LEGEND

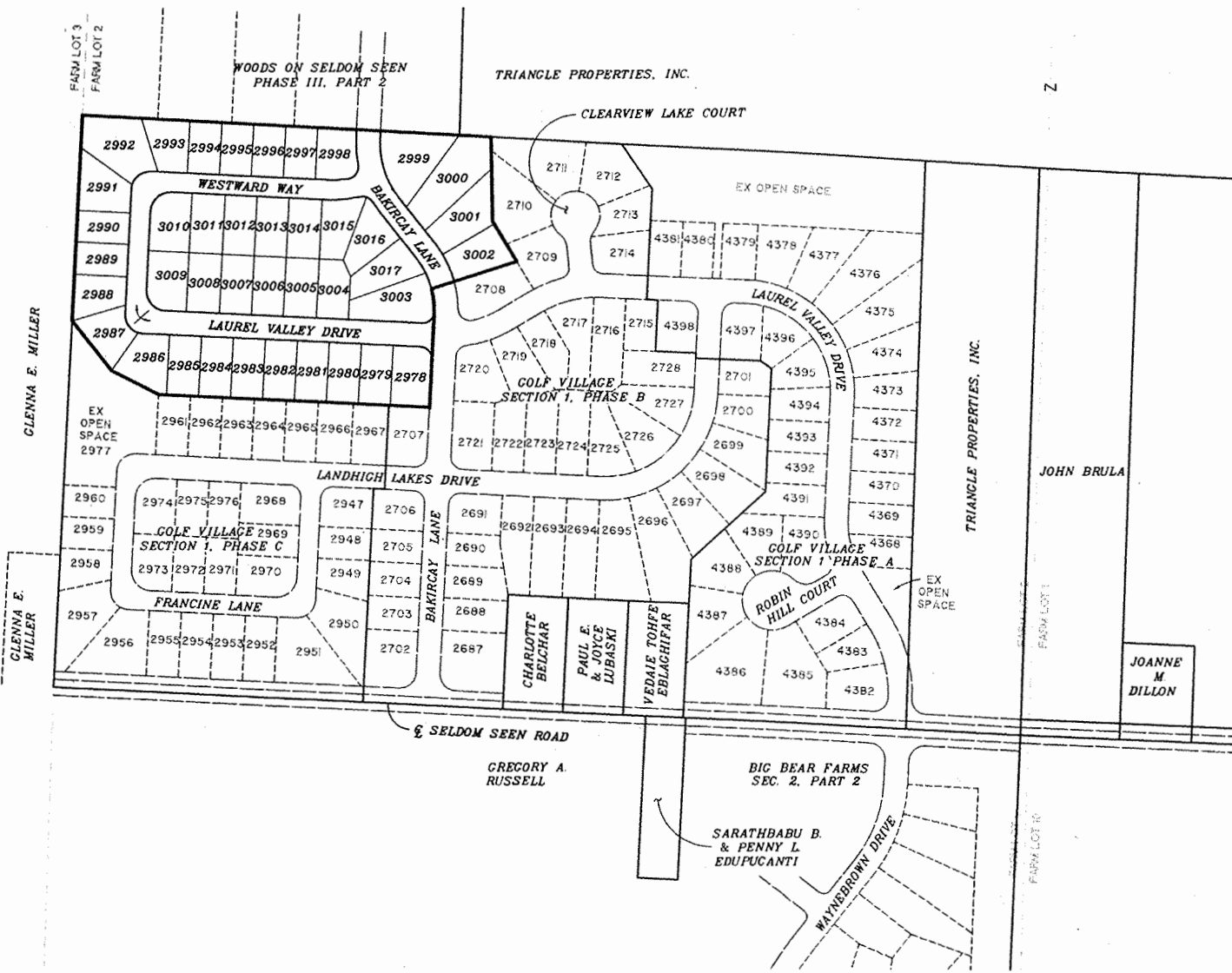
- NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
- NO VEHICULAR ACCESS
- IRON PIN SET
- IRON PIN FOUND
- RAILROAD SPIKE SET
- PERMANENT MONUMENT SET
- 1234' ADDRESSES
- 5678 LOT NUMBERS

PREPARED BY:

**R.D.Zande & Associates**

1237 DUBLIN ROAD  
COLUMBUS, OHIO 43215  
(614) 486-4342 1-800-240-2748  
FAX (614) 486-4387

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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 SAID CLIENT AND ZANDE. NO OTHER USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.



BACKGROUND MAP  
SCALE: 1"=200'

ZONING AND AREA CALCULATION:  
TOTAL AREA = 15.208 ACRES

AREA PHASE D = 15.208 ACRES  
LOT AREA = 12.498 ACRES  
R.O.W. AREA = 2.710 ACRES  
NUMBER OF LOTS = 40  
DENSITY = 2.630 D.U./AC.

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

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.

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 15.208 ACRES, MORE OR LESS, INCLUDING 2.710 ACRES OF RIGHT-OF-WAY AREA, SAID 15.208 ACRES BEING OUT OF THE ORIGINAL 28.924 ACRE TRACT CONVEYED TO SELDOM SEEN ROAD ASSOCIATES, L.L.C. BY DEED OF RECORD IN O.R. 436, PAGE 0477, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

SELDOM SEEN ROAD ASSOCIATES, L.L.C. BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 1, PHASE D", A SUBDIVISION OF LOT NUMBERS 2978 THROUGH 3017, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, THE DRIVE, LANE, AND WAY 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:

Deborah A. Sekerak  
PRINTED: Deborah A. Sekerak  
Sarah R. Runkhough  
PRINTED: Sarah Runkhough

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

BY: Robert A. Meyer, Jr.  
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 11-20-2007

Deborah A. Sekerak  
NOTARY PUBLIC, STATE OF OHIO  
Deborah A. Sekerak

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

John H. Bain  
PRINTED: John H. Bain  
Elizabeth S. Mesercher  
PRINTED: Elizabeth S. Mesercher

SELDOM SEEN ROAD ASSOCIATES, L.L.C. BY: HOMEWOOD CORPORATION, AN OHIO CORPORATION MEMBER

BY: John H. Bain  
JOHN H. BAIN  
PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 12<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 6-19-06

John H. Bain  
NOTARY PUBLIC, STATE OF OHIO

CITY OF POWELL

APPROVED BY:

Don Wierneck  
MAYOR, CITY OF POWELL, OHIO  
Steve C. Zick  
CITY ENGINEER, CITY OF POWELL, OHIO  
Dennis M. DeB  
CHAIRMAN, PLANNING COMMISSION, CITY OF POWELL, OHIO

01/27/04 DATE

01/26/04 DATE

01/22/04 DATE

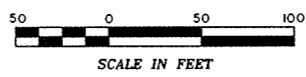
THIS 31<sup>st</sup> DAY OF January, 2003, ALL RIGHTS-OF-WAY FOR PUBLIC DRIVE, LANE AND WAY HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE CITY OF POWELL, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED AS SUCH BY THE CITY OF POWELL.

Paul Nauman  
CLERK, CITY OF POWELL, OHIO

1/31/04 DATE

TRANSFERRED THIS 3 DAY OF Feb 2003 BY John H. Bain AUDITOR, DELAWARE COUNTY, OHIO  
FILED FOR RECORD THIS 4 DAY OF Feb 2003 AT 8:25A  
FEE \$80.00 FILE NO. 4911 RECORDER, DELAWARE COUNTY, OHIO  
RECORDED THIS 3 DAY OF Feb 2003 PLAT CABINET 3 SLIDE 297E297A

Calc 3 sl 297



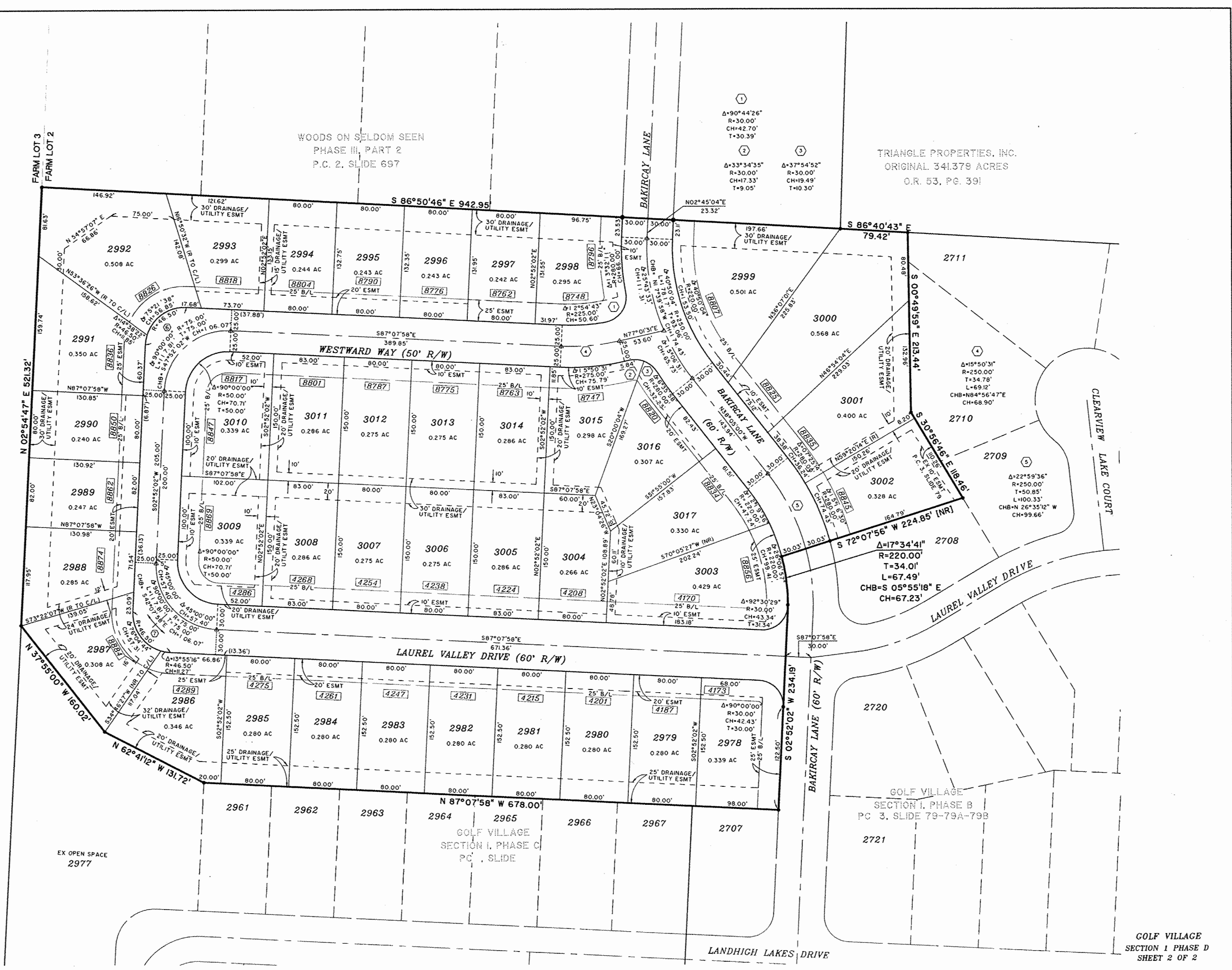
**LEGEND**

- ▲ 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
- PERMANENT MONUMENT SET
- 1234 ADDRESSES
- 5678 LOT NUMBERS

⑥  
 $\Delta=90^{\circ}00'00''$   
 $R=46.50'$   
 $CH=65.76'$   
 $T=46.50'$

⑦  
 $\Delta=90^{\circ}00'00''$   
 $R=46.50'$   
 $CH=65.76'$   
 $T=46.50'$

GLENN E. MILLER  
 ORIGINAL 27.15 ACRES  
 D.B. 377, P. 664



Tab 3 of 397A