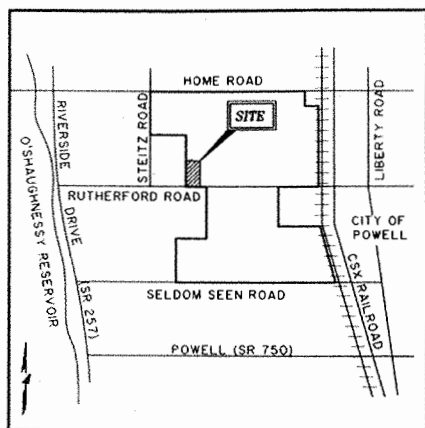


2004 GOLF VILLAGE SECTION 5 PHASE A



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", "SANITARY EASEMENTS", AND "DRAINAGE/UTILITY 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, "EASEMENTS", "SANITARY EASEMENTS", AND/OR "DRAINAGE/UTILITY 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.

WITHIN SAID AREAS DESIGNATED "EASEMENT", "DRAINAGE/UTILITY EASEMENT", AND "UTILITY 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/PERMANENT GREEN SPACE", LOT NUMBERS 2945 AND 2946, 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 5, PHASE A" AND ALL SUBSEQUENT SECTIONS OF THIS DEVELOPMENT. ALL "OPEN SPACE/PERMANENT GREEN SPACE" IS SPECIFICALLY CREATED, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, AND CONTINUED FUNCTION OF DRAINAGE SYSTEMS.

BASIS OF BEARINGS:

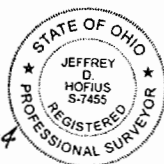
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S86°37'11"W FOR THE CENTERLINE OF HOME ROAD (COUNTY ROAD 124) AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN APRIL, 2000.

CERTIFICATION:

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. P.K. NAILS AND 3/4 INCH CAPPED IRON PINS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- = IRON PIN SET
- ⊙ = P.K. NAIL SET

R. D. ZANDE & ASSOCIATES, INC.



BY: *[Signature]* 7455 02/16/04
PROFESSIONAL SURVEYOR NUMBER DATE

PREPARED BY:
R.D. Zande & Associates

1237 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 486-4383 1-800-340-2743
FAX (614) 486-1351

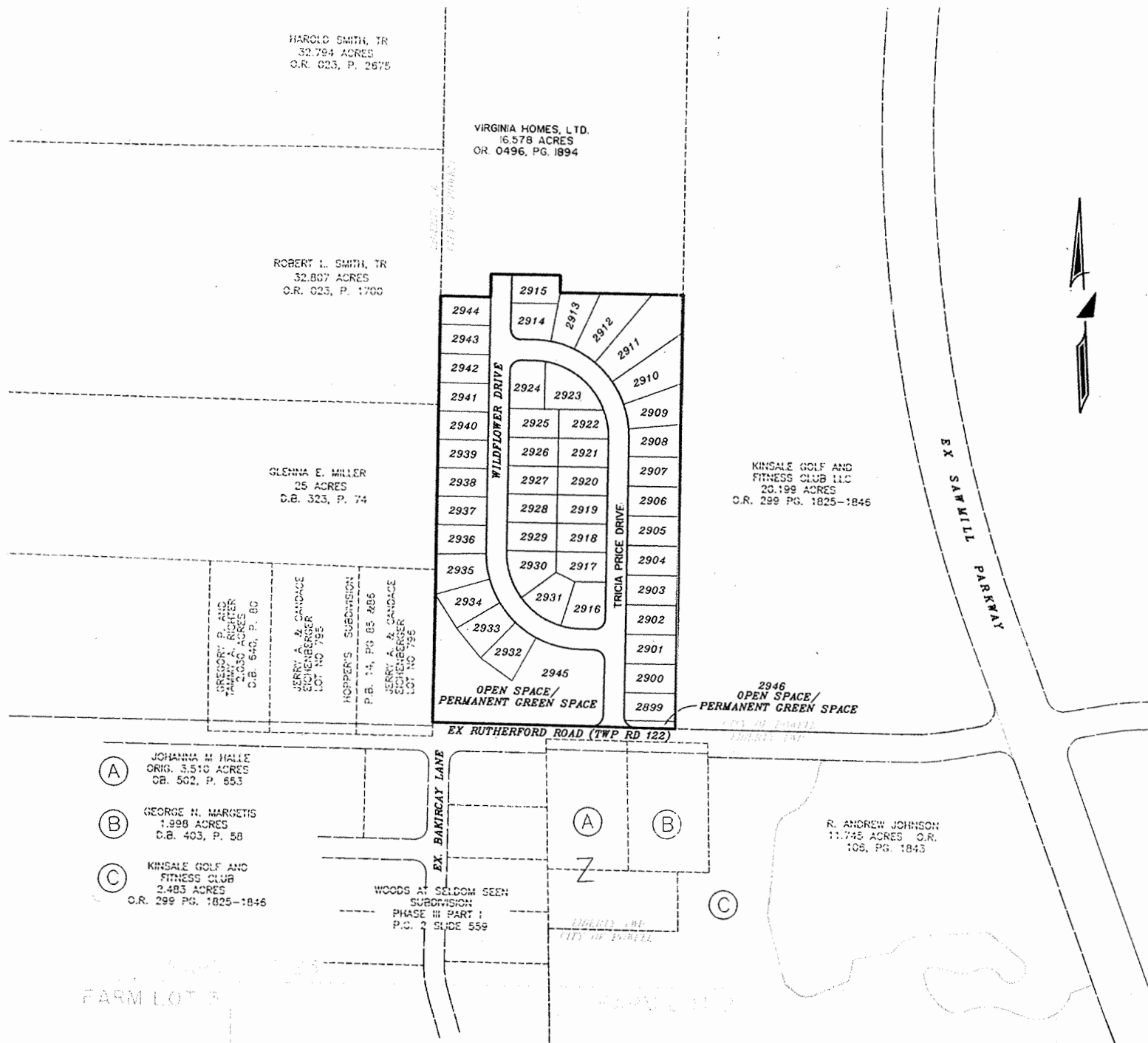
ZONING AND AREA CALCULATION:

TOTAL AREA = 20,508 ACRES
AREA PHASE A = 20,508 ACRES
LOT AREA = 14,320 ACRES
R.O.W. AREA = 3,567 ACRES
NUMBER OF LOTS = 46
DENSITY = 2.243 D.U./AC
OPEN SPACE AREA = 2,621 ACRES
% OPEN SPACE AREA = 12.780%

YARD SETBACKS

FRONT YARD SETBACK: 25'-35'
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

BACKGROUND MAP
SCALE: 1" = 200'



SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, AND LYING IN FARM LOT 5, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 20,508 ACRES, MORE OR LESS, INCLUDING 3,567 ACRES OF RIGHT-OF-WAY AREA, SAID 20,508 ACRES BEING ALL OF THE ORIGINAL 19,765 ACRE TRACT CONVEYED TO CENTEX HOMES BY DEED OF RECORD IN O.R. 0496 PAGE 189, AND BEING 0.743 ACRES OUT OF THE 16,578 ACRE TRACT CONVEYED TO VIRGINIA HOMES, LTD. BY DEED OF RECORD IN O.R. 0496 PAGE 2894, RECORDS OF THE REGISTRY OFFICE DELAWARE COUNTY, OHIO.

CENTEX HOMES AND VIRGINIA HOMES, LTD. BEING THE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE "GOLF VILLAGE, SECTION 5, PHASE A", A SUBDIVISION OF LOT NUMBERS 2899 THROUGH 2944, INCLUSIVE, AND OPEN SPACES 2945 AND 2946, AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, THE DRIVES 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.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY CENTEX HOMES, AND VIRGINIA HOMES, LTD. AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, WAYNE ZILL, DIVISION PRESIDENT HAS SET HIS HAND THIS 17 DAY OF FEBRUARY, 2004.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

[Signature]
PRINTED: SHAWN A. MASON
[Signature]
PRINTED: MARY C. DALBEY

CENTEX HOMES
CENTEX REAL ESTATE CORPORATION
MANAGING GENERAL PARTNER
BY: *[Signature]*
WAYNE ZILL
DIVISION PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF FEBRUARY 2004 BY WAYNE ZILL, DIVISION PRESIDENT OF CENTEX HOMES, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 10-27-04 *[Signature]*
MARY C. DALBEY
NOTARY PUBLIC, STATE OF OHIO

CITY OF POWELL

APPROVED BY:
[Signature] 02/02/04
MAYOR, CITY OF POWELL, OHIO
[Signature] 03/08/04
CITY ENGINEER, CITY OF POWELL, OHIO
[Signature] 02/24/04
CHAIRMAN, PLANNING COMMISSION,
CITY OF POWELL, OHIO

THIS 04 DAY OF March, 2004, 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 THE CITY OF POWELL. ORDINANCE NO.

[Signature] 3/8/04
CLERK, CITY OF POWELL, OHIO

IN WITNESS WHEREOF, CHARLES E. RUMA, VICE PRESIDENT OF VIRGINIA HOMES, LTD. HAS SET HIS HAND THIS 21 DAY OF JUNE, 2004.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
[Signature]
PRINTED: ANNA M. DIXON
[Signature]
PRINTED: RICHARD H. LOUHE

VIRGINIA HOMES, LTD.
BY: *[Signature]*
CHARLES E. RUMA
VICE PRESIDENT

STATE OF OHIO SS
THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF JUNE 2004 BY CHARLES E. RUMA, VICE PRESIDENT OF VIRGINIA HOMES, LTD. ON BEHALF OF THE CORPORATION.
MY COMMISSION EXPIRES 10-08-00

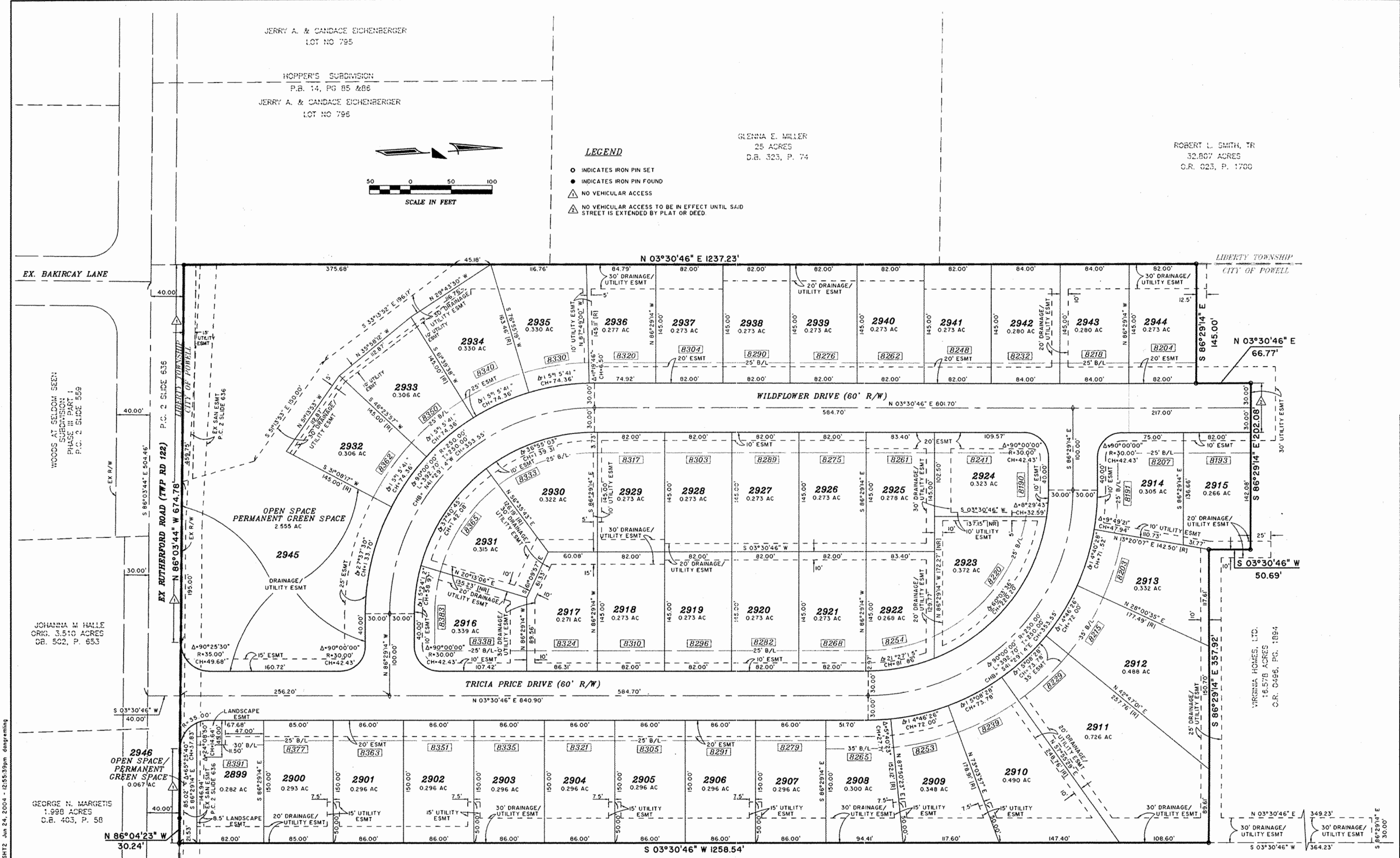
[Signature]
NOTARY PUBLIC, STATE OF OHIO



ANN M. DIXON
Notary Public, State of Ohio
My Commission Expires 10/08/00

TRANSFERRED THIS 12 DAY OF July, 2004. *[Signature]*
AUDITOR, DELAWARE COUNTY, OHIO
FILED FOR RECORD THIS 12 DAY OF July, 2004 AT 11:33A
80.00 FILE NO. 31938 *[Signature]*
RECORDER, DELAWARE COUNTY, OHIO
RECORDED THIS DAY OF 2004 PLAT CABINET 3 SLIDE 387-387A

Cur 3 slide 387



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Tab 3 slide 387A

GOLF VILLAGE
SECTION 5 PHASE A
SHEET 2 OF 2