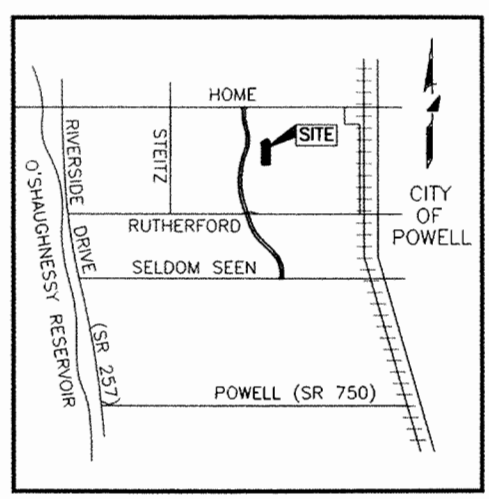


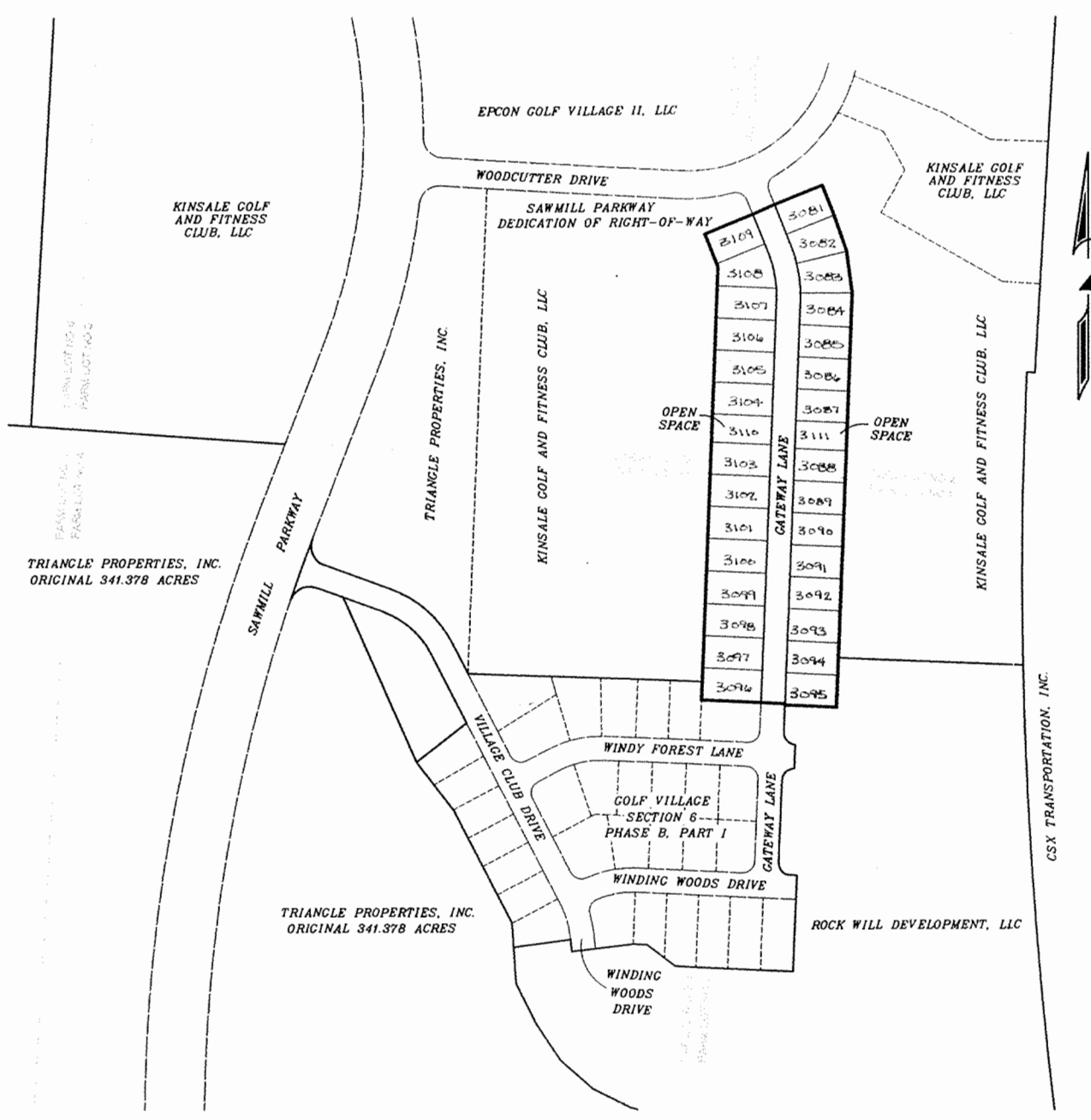
# GOLF VILLAGE

## SECTION 6 PHASE B PART II

RPC#43-00.6.B.II



**VICINITY MAP**  
NOT TO SCALE



**BACKGROUND MAP**  
SCALE: 1"=200'

**NOTES:**  
NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF 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", "DRAINAGE/UTILITY EASEMENTS", AND "SANITARY 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", "DRAINAGE/UTILITY EASEMENTS" AND "SANITARY EASEMENTS".

STREET IMPROVEMENTS WITHIN DEDICATED RIGHTS-OF-WAY 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 AND ENGINEERING DEPARTMENT APPROVAL.

THE SITE LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAINS), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3904IC 0205J (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:

- PERMANENT MONUMENT
- IRON PIN SET
- ⊙ IRON PIN FOUND
- ▲ RAILROAD SPIKE SET

PREPARED BY:  
**R.D.Zande & Associates**  
1500 LAKE SHORE DRIVE SUITE 100  
COLUMBUS, OHIO 43204  
(614) 486-4323 1-800-340-3743  
FAX (614) 486-4327

BY: *[Signature]* 02/13/04  
REGISTERED SURVEYOR NO. 7455 DATE

STATE OF OHIO  
JEFFREY D. MOFUS  
S-7455  
PROFESSIONAL SURVEYOR

**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 6, PHASE B PART II" 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.

**ZONING AND AREA CALCULATION:**  
TOTAL AREA = 9.618 ACRES

AREA PART II = 9.618 ACRES  
LOT AREA = 7.449 ACRES  
R.O.W. AREA = 1.716 ACRES  
NUMBER OF BUILDABLE LOTS = 29  
DENSITY = 3.015 D.U./AC.  
OPEN SPACE AREA = 0.453 ACRES  
% OPEN SPACE AREA = 4.710 %

**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

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, AND LYING IN FARM LOTS 1, 2, 3, AND 4, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 9.618 ACRES, MORE OR LESS, INCLUDING 1.716 ACRES OF RIGHT-OF-WAY AREA, 4.072 ACRES IN FARM LOT 1, 4.559 ACRES IN FARM LOT 2, 0.583 ACRE IN FARM LOT 3, AND 0.404 ACRE IN FARM LOT 4, AND BEING ALL OF THE 9.618 ACRE TRACT CONVEYED TO ROCKFORD HOMES, INC., AN OHIO CORPORATION, BY DEED OF RECORD IN DEED BOOK 516, PAGE 141, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED ROCKFORD HOMES, INC., BY ROBERT E. YOAKAM, JR., PRESIDENT, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 6, PHASE B, PART II", A SUBDIVISION OF LOT NUMBERS 3081 THROUGH 3109, INCLUSIVE, AND "OPEN SPACE" LOTS 3110 AND 3111, AND DEDICATES TO PUBLIC USE THE LANE 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, ROBERT E. YOAKAM, JR., PRESIDENT OF ROCKFORD HOMES, INC., HAS SET HIS HAND THIS 16<sup>th</sup> DAY OF February, 2004.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  
*[Signatures]*  
PRINTED: *[Names]*  
STATE OF OHIO SS  
ROBERT E. YOAKAM, JR. PRESIDENT

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 16<sup>th</sup> DAY OF February, 2004 BY ROBERT E. YOAKAM, JR., PRESIDENT OF ROCKFORD HOMES, INC., ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF February, 2004.  
MY COMMISSION EXPIRES 12-6-07  
NOTARY PUBLIC, STATE OF OHIO

CITY OF POWELL  
APPROVED BY:  
*[Signatures]* 04/30/04  
MAYOR, CITY OF POWELL, OHIO  
*[Signatures]* 04/30/04  
CITY ENGINEER, CITY OF POWELL, OHIO  
*[Signatures]* 04/30/04  
CHAIRMAN, PLANNING COMMISSION  
CITY OF POWELL, OHIO

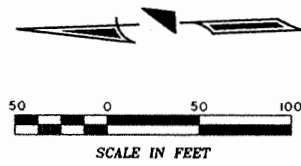
THIS 30<sup>th</sup> DAY OF April, 2004, ALL RIGHTS-OF-WAY SHOWN HEREIN AND DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE CITY OF POWELL, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED AS SUCH BY CITY OF POWELL.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 30<sup>th</sup> DAY OF April, 2004.  
*[Signature]* 4/30/04  
CLERK, CITY OF POWELL

TRANSFERRED THIS 20<sup>th</sup> DAY OF July, 2004  
AUDITOR, DELAWARE COUNTY, OHIO  
FILED FOR RECORD THIS 21 DAY OF July, 2004 AT 8:03 AM  
FEE 80.00 FILE NO. 33429  
RECORDER, DELAWARE COUNTY, OHIO  
RECORDED THIS 21 DAY OF July, 2004 PLAT CABINET 3 SLIDE 397+  
397-A  
SHEET 1 OF 2

Todd A Hanks by JTB  
Ray E Coulter

Car 3 Pl 397



**LEGEND**

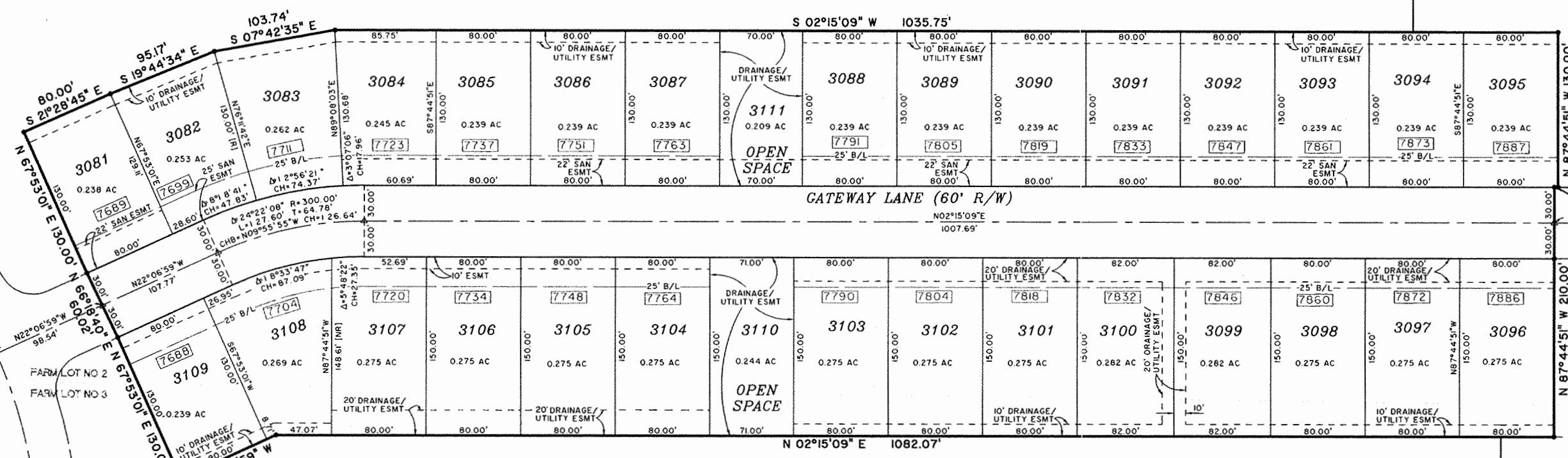
- 1234 LOT NUMBERS
- 5678 ADDRESSES
- PERMANENT MONUMENT
- IRON PIN SET
- IRON PIN FOUND
- RAILROAD SPIKE SET

KINSALE GOLF AND FITNESS CLUB, LLC  
LOT 4040  
3.253 ACRES

SAWMILL PARKWAY  
DEDICATION OF RIGHT-OF-WAY  
P.C. 2, SLIDE 636

KINSALE GOLF AND FITNESS CLUB, LLC  
LOT 4041  
(PERMANENT OPEN/GREEN SPACE)  
12.072 ACRES

ROCK WILL DEVELOPMENT, LLC  
46.771 ACRES (ORIGINAL)  
O.R. 200, PG. 1213



SAWMILL PARKWAY  
DEDICATION OF RIGHT-OF-WAY  
P.C. 2, SLIDE 636

KINSALE GOLF AND FITNESS CLUB, LLC  
LOT 4042  
DRIVING RANGE/  
GOLF COURSE  
(PERMANENT GREEN/OPEN SPACE)  
16.444 ACRES

GOLF VILLAGE  
SECTION 6  
PHASE B PART I  
P.C. 3, SLIDE 83

Car 3 PL 397-A