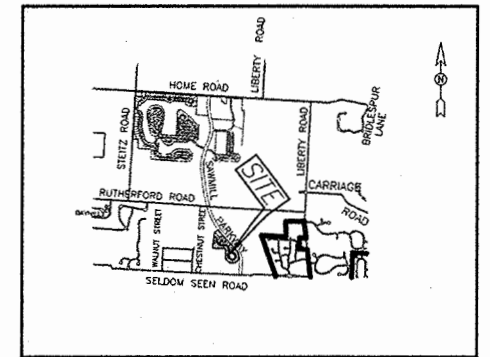


RPC #43-00.2.B

AMENDED FINAL PLAT

GOLF VILLAGE SECTION 2 PHASE B

CITY OF POWELL, DELAWARE COUNTY, OHIO
FARM LOT 1, SECT. 3, TWP. 3, RN 19, U.S.M.L.
SHEET 1 OF 3



LOCATION MAP
Scale: 1" = 5280'

Situated in the State of Ohio, County of Delaware, City of Powell, being in Farm Lot 1, Section 3, Township 3, Range 19, United States Military Lands, and containing 24.399 acres of land, more or less, 23.925 acres of said 24.399 acres being all of that 23.925 acre tract of land described in the deed to Powell/Golf Village Development, LLC, of record in Official Record Volume 0437, Page 1375, and 0.474 acre of said 24.399 acres being all of that 0.474 acre tract of land described in the deed to Powell/Golf Village Development, LLC, of record in Official Record Volume 514, Page 2074.

The undersigned, POWELL/GOLF VILLAGE DEVELOPMENT, LLC., by JOSEPH A. SILVESTRI, Member, owner of the lands platted herein, does hereby certify that this plat correctly represents its AMENDED FINAL PLAT GOLF VILLAGE SECTION 2 PHASE B, a subdivision of Lots numbered 2611 thru 2655, both numbers inclusive, and Reserve "A" (Lot Number 2653), Reserve "B" (Lot Number 2654) and Reserve "C" (Lot Number 2655) and does hereby accept this plat of same and dedicates to public use such Drives and Way, not heretofore dedicated.

The original Plat that is being amended by the recording of this Plat is entitled Final Plat, Golf Village Section 2 Phase B and is recorded in Plat Cabinet 3, Slides 275, 275A and 275B, Recorder's Office, Delaware County, Ohio. This Amended Plat deletes some of the property platted as Lot 2653, Reserve "A", by reducing the acreage of Reserve "A" from 3.108 acres to 1.941 acres. In all other respects, the original Plat remains unchanged.

Easements are reserved for construction, inspection, operation and maintenance of public and private utilities and storm water drainage, above and beneath the surface of the ground, and where necessary, are for construction, operation, and maintenance of service connections to all lots and lands.

Easements shown hereon outside of the platted area are within lands owned by the undersigned and those easements are hereby reserved for the uses and purposes expressed in the herein above "Easements" paragraph.

Easements are specifically granted unto Del-Co Water Co. Inc., its successors and 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 Co. 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.

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 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, crossing of said lines or conduits and said sanitary sewer lines are not restricted.

In Witness Whereof, JOSEPH A. SILVESTRI, Member of POWELL/GOLF VILLAGE DEVELOPMENT, LLC., has set his hand this 6th day of May, 2004.

Signed and Acknowledged
In the presence of:

Richard A. Enderle
Richard A. Enderle

POWELL/GOLF VILLAGE DEVELOPMENT, LLC
By Joseph A. Silvestri
Joseph A. Silvestri, Member

State of Ohio: SS

Before me, a notary public in and for said State, personally appeared JOSEPH A. SILVESTRI Member of POWELL/GOLF VILLAGE DEVELOPMENT, LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act of deed of Powell/Golf Village Development LLC, for the uses and purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 6th day of May, 2004.

My Commission Expires Dec 23, 2007

Notary Public, State of Ohio
LIVELL A. MANTINDALE
Notary Public
and for the State of Ohio
My Commission Expires
December 23, 2007

Approved this 3rd day of August, 2004.

Mayor, City of Powell, Ohio
Dan Weimer

Approved this 3rd day of August, 2004.

City Engineer, City of Powell, Ohio
Pat E. Pugh

Approved this 3rd day of August, 2004.

Planning and Zoning Commission, City of Powell, Ohio
David W. Pugh

Approved and accepted this day of August, 2004, by Ordinance No. , wherein all of the Drives and Way are hereby dedicated to public use and are accepted as such by the Council for the City of Powell, 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 by the City Engineer, City of Powell, Ohio.

In Witness Whereof I have hereunto set my hand and affixed my seal this 4th day of August, 2004.

Dawn Nauman
Clerk, City of Powell, Ohio

NOTE A - Within those areas designated as "DRAINAGE EASEMENT" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm drainage swales and/or other storm drainage facilities in any part of easement areas designated "Drainage Easement" hereon, including the right to clean, repair and care for said swales, utilities together with the right of access to said areas for said purpose. Except as provided for in the developers overall scheme for the development of Golf Village Section 2 Phase B, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat.

NOTE B - Notice is hereby given to any buyer of lots delineated on this plat, that on file with the Building Department of Delaware County, 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 government agencies, are considered part of the approval of this subdivision and are to be incorporated in the final plat plans required with the building permit.

NOTE C - For finish floor elevations see the "Grading Plan" as part of the construction drawings as submitted and approved by the County of Delaware.

NOTE D - First floor elevations shall not be altered without Building Department permission.

NOTE E - Roof drains, basement sump pump, foundation drains, storm tile, yard inlet, catch basin or other clean water connections to the sanitary sewers and sewage systems are prohibited.

NOTE F - All contractors shall comply with the "Delaware County Urban Sediment Pollution and Water Run-off Control Regulations", adopted by the County Commissioners.

NOTE G - Driveways shall not be constructed closer than 30 feet from any public street intersection, as measured from the edge of the intersection to the center of driveway.

NOTE H - FRONT, SIDE AND REAR YARD SETBACK REQUIREMENTS:
Front yard setbacks for lots fronting on interior streets shall be minimum of 25 feet from the interior street right-of-way, except if there is a utility easement >= 25', then minimum building setback shall be the dimension of such easement.

The minimum side yard setback for lots less than 100 feet wide shall be 20% of lot width (10% min. one side) measured at minimum building setback line of the entire lot width. Lots 100 feet wide or greater - 12.5 feet each side; 25 feet total.

Rear yard setbacks for lots abutting Sawmill Parkway shall be 175 feet, as measured from centerline of Sawmill Parkway.

In all other cases the minimum rear yard setback shall be 25 feet.

ACCESSORY USE SETBACKS:
Front Yard: No accessory use shall be located in required front yard.
Side Yard 10'
Rear Yard 20'

NOTE I - Amended Final Plat Golf Village Section 2 Phase B is located in Zone X, (areas determined to be outside the 500-year flood plain) as said Zone is designated and delineated on FEMA Flood Insurance Rate Map, Community Panel 3904C0212 J, for Delaware County, Ohio and Incorporated Areas with effective date of April 21, 1999.

NOTE J - PERMANENT GREEN 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 Amended Final Plat Golf Village Section 2 Phase B and all previous and subsequent sections of this development. All Permanent Green Space is specifically created, in part, for the construction, maintenance and continued function of drainage system.

NOTE K - Sight obstruction such as trees, shrubs, fences, transformers, etc. shall be restricted to a maximum height of 2.0 feet within the "Sight Distance Easement" location shown hereon.

Indicates sight distance easement.

Transferred this 9th day of August, 2004.
Todd A. Hanks by TLR
Delaware County Auditor

Fee \$ 120.00 File No. 36488-04

Recorded this 10th day of August, 2004, in Cabinet 3, Slides 409, 409A + 409B
Kay E. Conklin
Delaware County Recorder

Owner/Developer
Powell/Golf Village Development, LLC
7040 Africa Road
Galena, Ohio 43021
Phone: (614) 890-3616

0.241 Ac. Indicates Lot Acreage
2620 Indicates Lot Number
8575 Indicates Address Number

PROJECT DATA table with columns for EXISTING ZONING, TOTAL ACREAGE, STREET DEDICATION, PERMANENT GREEN SPACE, etc.

SURVEYOR'S CERTIFICATE
We do hereby state that we have surveyed the above premises and prepared the attached plat. The field survey on which this plat is based was conducted in November of 2001. All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements. The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe survey marker with a plastic plug set in the top end bearing the initials BD&M to be set. Permanent survey markers, to be set upon completion of construction necessary to the improvement of the subject premises, are indicated by the following symbol: Permanent survey markers are to be solid iron pins, one inch in diameter and approximately thirty inches long. The bearings shown on this plat correspond to the bearing of S43°41'49"E as given for the southwesterly right-of-way line of Sawmill Parkway, as shown on SAWMILL PARKWAY DEDICATION OF RIGHT-OF-WAY, of record in Plat Cabinet 2, Slide 636, Recorder's Office, Delaware County, Ohio.

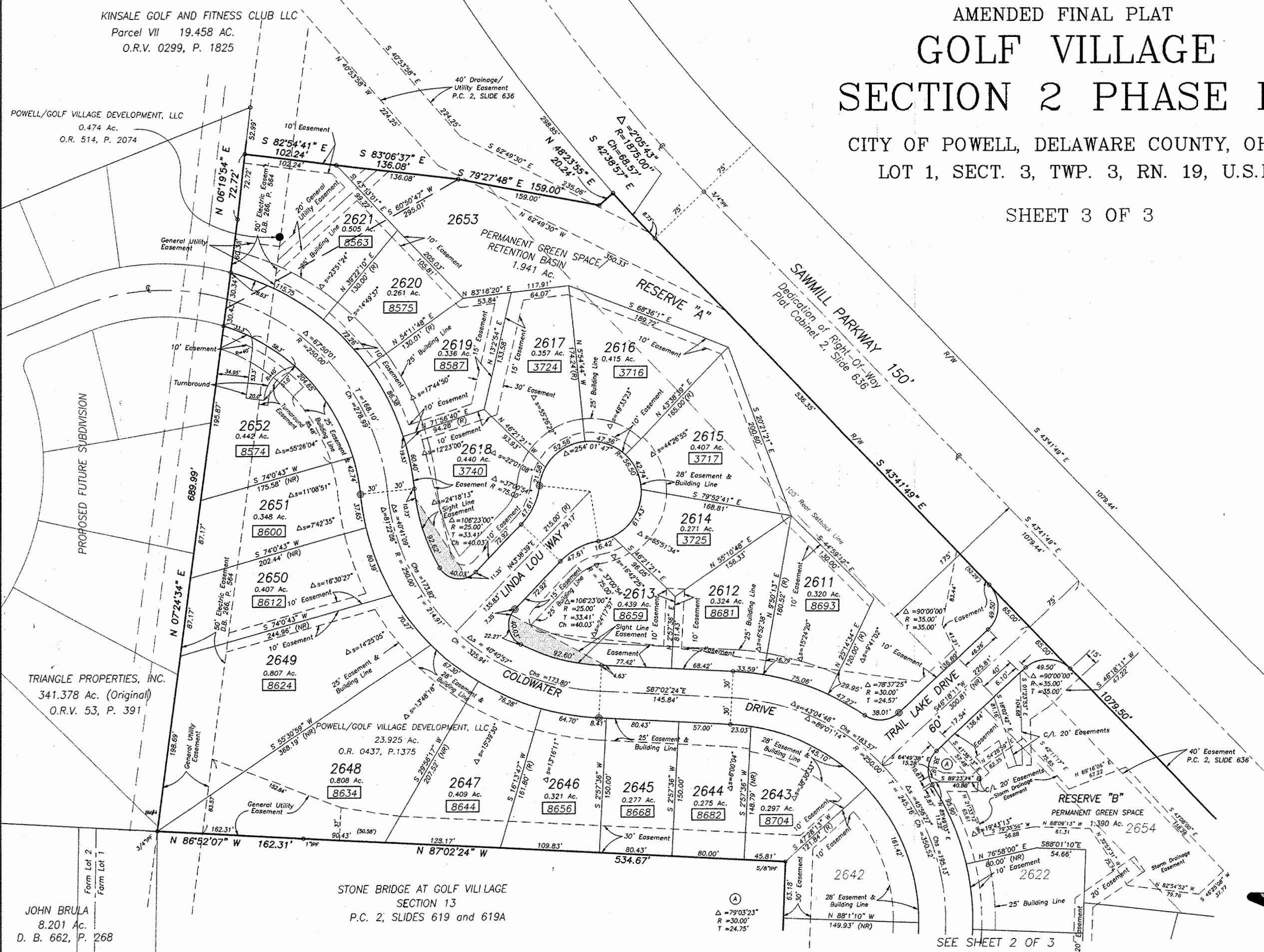
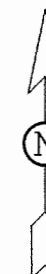
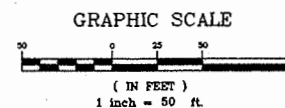
BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
By Gatis Erenpreiss
Professional Surveyor No. 5572
255 Green Meadows Drive S.
Westerville, Ohio 43081
(614) 848-3393

Cab 3 Slide 409

AMENDED FINAL PLAT GOLF VILLAGE SECTION 2 PHASE B

CITY OF POWELL, DELAWARE COUNTY, OHIO
LOT 1, SECT. 3, TWP. 3, RN. 19, U.S.M.L.

SHEET 3 OF 3



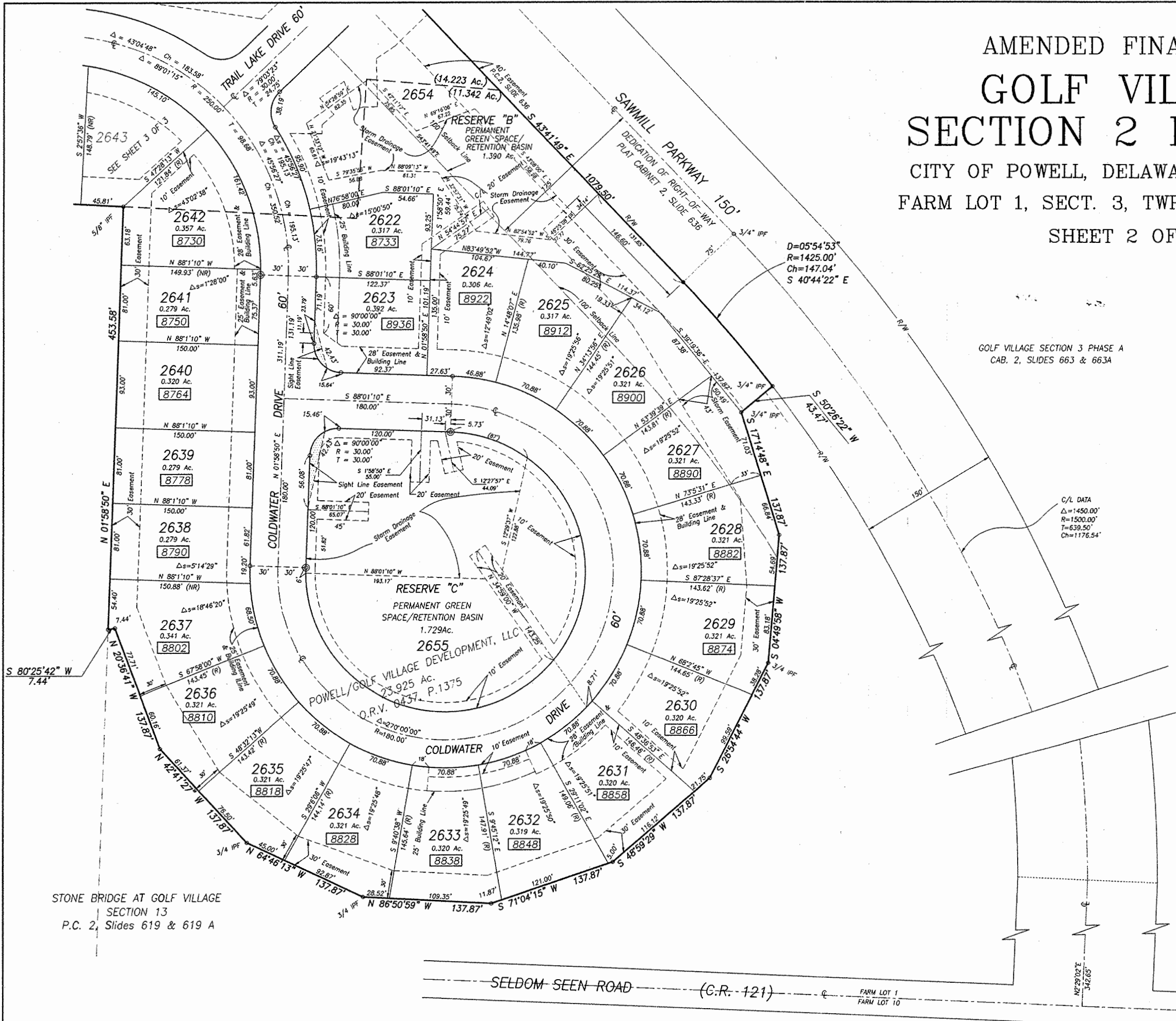
GOLF VILLAGE SECTION 3 PHASE A
CAB. 2, SLIDES 663 & 663A

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
255 Green Meadows Drive S.
Westerville, Ohio 43081
(614) 846-3393

Cab 3 Slide 409A

AMENDED FINAL PLAT GOLF VILLAGE SECTION 2 PHASE B

CITY OF POWELL, DELAWARE COUNTY, OHIO
FARM LOT 1, SECT. 3, TWP. 3, RN. 19, U.S.M.L.
SHEET 2 OF 3



STONE BRIDGE AT GOLF VILLAGE
SECTION 13
P.C. 2, Slides 619 & 619 A

**BAUER,
DAVIDSON &
MERCHANT, INC.**
Consulting Engineers
255 Green Meadows Drive S.
Westerville, Ohio 43081
(614) 848-3393

Cab 3 Slide 409B