

VICINITY MAP
NOT TO SCALE

GOLF VILLAGE SECTION 4 PHASE C (INCLUDING THE RESUBDIVISION OF 4429, (OPEN SPACE), GOLF VILLAGE SECTION 4, PHASE A)

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".

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 0212 (DELAWARE COUNTY), WITH AN EFFECTIVE DATE OF APRIL 21, 1999, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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 CROSSINGS OF SAID LINES OR CONDUITS AND SAID SEWER ARE NOT RESTRICTED.

"OPEN SPACE/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 "GOLF VILLAGE SECTION 4, PHASE C" AND ALL PREVIOUS 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:

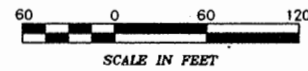
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 03°00'41" E FOR THE WESTERLY LINE OF GOLF VILLAGE SECTION 4 PHASE C, OF RECORD IN PLAT CABINET 3, SLIDES 29 AND 29A, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

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. PERMANENT MARKERS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

R. D. ZANDE & ASSOCIATES, INC

BY: *Carl F. Purtz III* 6-29-04
CARL F. PURTZ III
REGISTERED SURVEYOR NO. S-6598 DATE

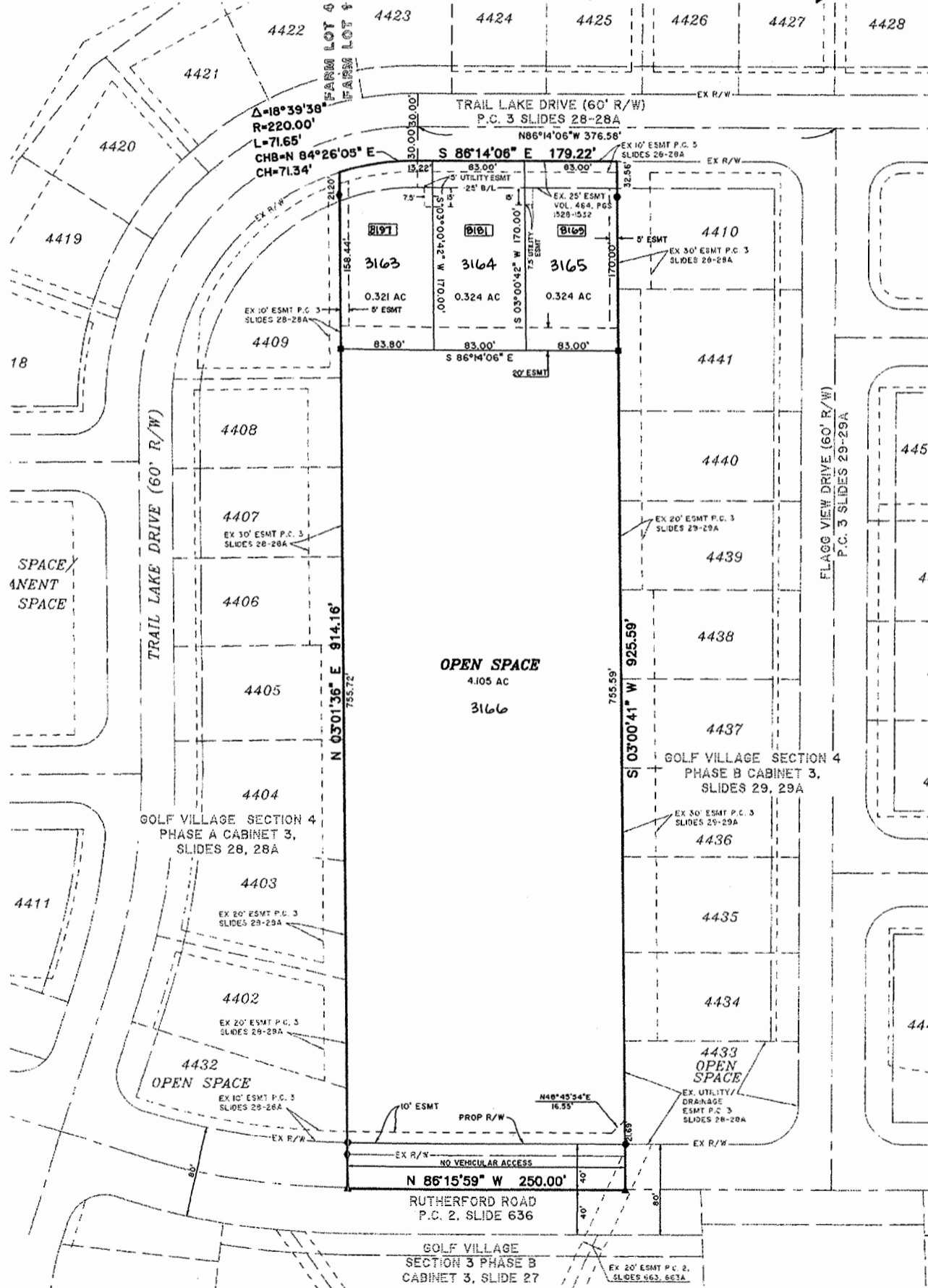


SCALE IN FEET

PREPARED BY:

R.D. Zande & Associates

1500 LAKE SHORE DRIVE, SUITE 100
COLUMBUS, OHIO 43204
(614) 466-4000 1-800-340-8748
FAX (614) 466-4007



SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, AND LYING IN FARM LOT 1, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 5.303 ACRES, INCLUDING 0.230 ACRE OF RIGHT-OF-WAY, MORE OR LESS, AND BEING ALL OF THE 0.81 ACRE OPEN SPACE OF GOLF VILLAGE SECTION 4 PHASE A, AND ALL OF THE 5.125 ACRES CONVEYED TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, BY DEED OF RECORD IN VOLUME 0401, PAGE 1268-1269, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED CENTEX HOMES, BY WAYNE ZILL, DIVISION PRESIDENT, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 4, PHASE C", A SUBDIVISION OF LOT NUMBERS 3162 THROUGH 3165, INCLUSIVE AND OPEN SPACE (3166), TOGETHER WITH THE (RESUBDIVISION OF 4429 (OPEN SPACE), GOLF VILLAGE SECTION 4 PHASE A), PLAT CABINET 3, SLIDES 28-28A) AND DEDICATES TO PUBLIC USE THE ROAD RIGHT-OF-WAY 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, WAYNE ZILL, DIVISION PRESIDENT OF SAID CENTEX REAL ESTATE CORPORATION, MANAGING PARTNER OF SAID CENTEX HOMES, HAS SET HIS HAND THIS 29 DAY OF JULY 2004.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PRINTED: *James E. Thompson*
SA Mason
PRINTED: *Shawn A. Mason*

CENTEX HOMES,
CENTEX REAL ESTATE CORPORATION
MANAGING PARTNER
BY: *Wayne Zill*
WAYNE ZILL
DIVISION PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF JULY 2004 BY WAYNE ZILL, DIVISION PRESIDENT OF SAID CENTEX REAL ESTATE CORPORATION, MANAGING PARTNER OF SAID CENTEX HOMES, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF SAID CENTEX REAL ESTATE CORPORATION AND SAID CENTEX HOMES FOR THE USES AND PURPOSES EXPRESSED THEREIN.

MY COMMISSION EXPIRES 10-27-04

Maureen D. Dalby
NOTARY PUBLIC, STATE OF OHIO

CITY OF POWELL

APPROVED BY:

Don Winesick (SAC) 09/07/04
MAYOR, CITY OF POWELL, OHIO DATE
John J. O'Neil 09/07/04
CITY ENGINEER, CITY OF POWELL, OHIO DATE
David W. P. P. 09/07/04
DIRECTOR OF DEVELOPMENT
CITY OF POWELL, OHIO DATE

THIS 7th DAY OF September 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.

Dharm Nauman
CLERK, CITY OF POWELL, OHIO DATE

TRANSFERRED THIS 15 DAY OF Sept 2004 *Todd A. Hanks by SAH*
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 15 DAY OF Sept 2004 AT 11:04 AM

FEE \$40.00 FILE NO. 41872-04 *Kay E. Conklin*
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS 15 DAY OF Sept 2004 PLAT CABINET 3 SLIDES 431

LEGEND
— INDICATES PERMANENT MARKER SET
+ INDICATES REBAR FOUND
— INDICATES RAILROAD SPIKE FOUND
— INDICATES IRON PIN FOUND (UNLESS OTHERWISE NOTED)
1234 LOT NUMBERS
1234 ADDRESSES

ZONING AND AREA CALCULATION:
TOTAL AREA = 5.303 ACRES
LOT AREA = 0.968 ACRE
R.O.W. AREA = 0.230 ACRE
NUMBER OF BUILDABLE LOTS = 3
DENSITY = 0.565 D.U./AC.
OPEN SPACE AREA = 4.109 ACRES
% OPEN SPACE AREA = 77.4%

YARD SETBACKS
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 25'
SIDE YARD SETBACK: 20% LOT WIDTH TOTAL/10% MIN. ONE SIDE

SHEET 1 OF 1

Cab 3 Slide 431