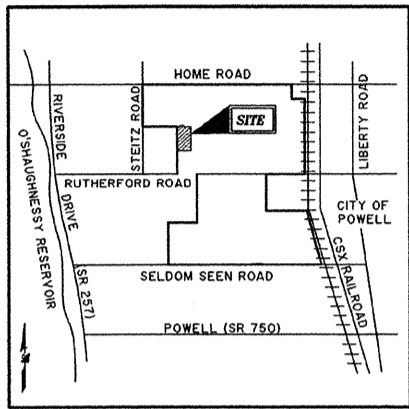


2005 GOLF VILLAGE SECTION 5 PHASE B



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-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 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", 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 B" 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 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.

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 AND MAG NAILS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

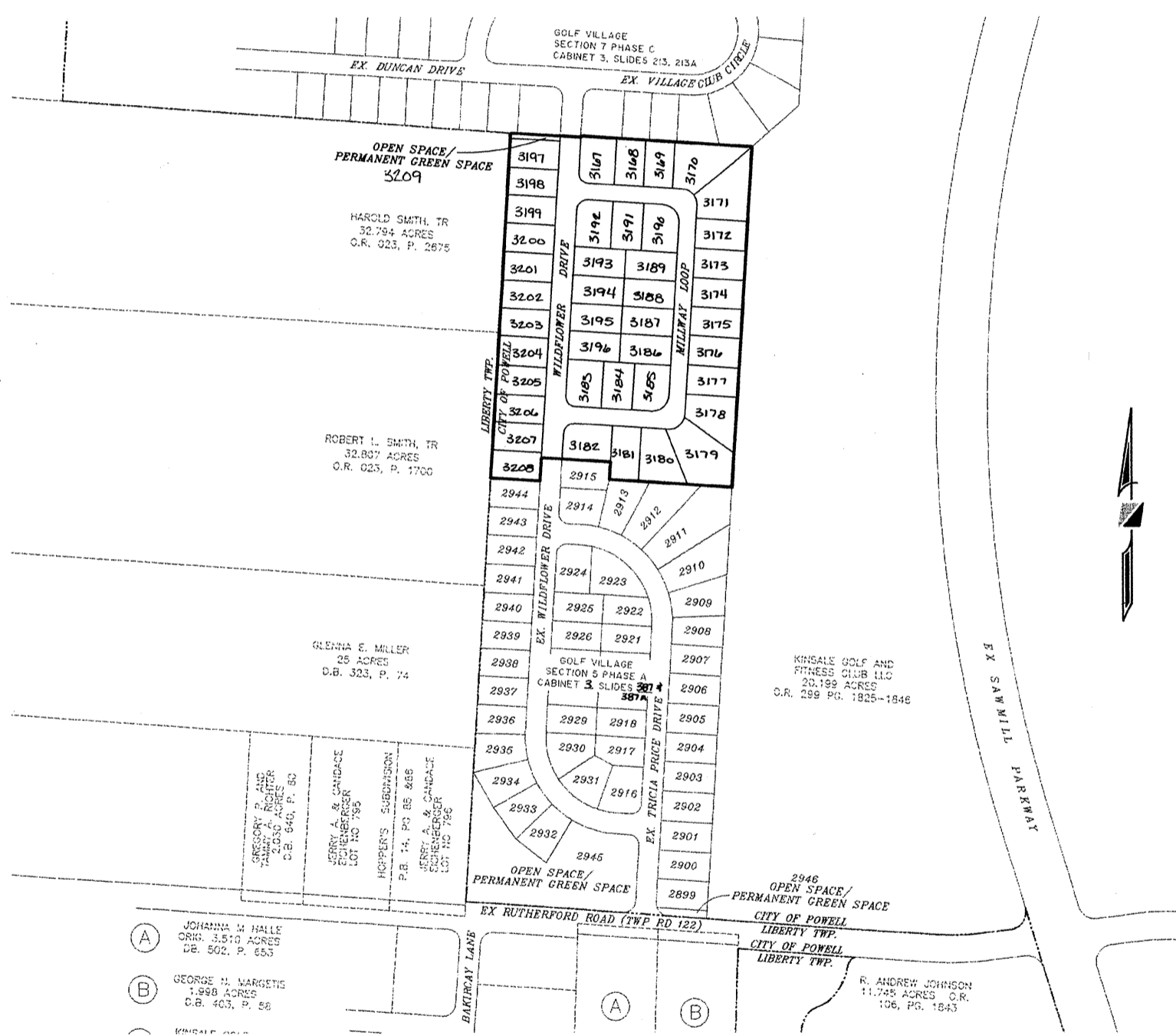
R. D. ZANDE & ASSOCIATES, INC

BY: *Carl F. Puritz III* 4-29-04
CARL F. PURITZ III
REGISTERED SURVEYOR NO. S-6598 DATE

PREPARED BY:

R.D.Zande & Associates

1500 LAKE SHORE DRIVE, SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4343 1-800-340-2145
FAX (614) 486-4327



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 15.835 ACRES MORE OR LESS, INCLUDING 2.803 ACRES OF RIGHT-OF-WAY AREA, AND BEING PART OF THE 16.578 ACRE TRACT CONVEYED TO VIRGINIA HOMES, LTD, AN OHIO LIMITED LIABILITY COMPANY, BY DEED OF RECORD IN DEED BOOK 0496, PAGE 1894, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED VIRGINIA HOMES, BY CHARLES E. RUMA, VICE PRESIDENT, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "GOLF VILLAGE, SECTION 5 PHASE B" A SUBDIVISION OF LOT NUMBERS 3167 THROUGH 3209, INCLUSIVE AND OPEN SPACE, AND DEDICATES TO PUBLIC USE THE DRIVE AND LOOP NOT HERETOFORE DEDICATED. **KNOWN AS LOT 3209**

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, CHARLES E. RUMA, VICE PRESIDENT HAS SET HIS HAND THIS 28TH DAY OF JUNE, 2004.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PRINTED: *Ann M. Dixon*
PRINTED: *Ann M. Dixon*

VIRGINIA HOMES, LTD.
AN OHIO LIMITED LIABILITY COMPANY

BY: *Charles E. Ruma*
CHARLES E. RUMA
VICE PRESIDENT

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 28TH DAY OF JUNE, 2004 BY CHARLES E. RUMA, VICE PRESIDENT OF VIRGINIA HOMES, LTD ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 10-08-08

NOTARY PUBLIC, STATE OF OHIO



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

CITY OF POWELL

APPROVED BY:

Don Winczak 03/25/05
DATE
David M. P. P. 03-25-05
DATE
David M. P. P. 03/25/05
DATE



THIS 25TH DAY OF March, 2005, 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. 2004-52

Drum Nauman 3/25/05
CLERK, CITY OF POWELL, OHIO DATE

TRANSFERRED THIS 27TH DAY OF July, 2005

Judd A. Hanks
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 27TH DAY OF July, 2005 AT 3:50 PM

FILE NO. 200500029551
RECORDED, DELAWARE COUNTY, OHIO

RECORDED THIS 27TH DAY OF July, 2005 PLAT CABINET 3 SLIDE 547-597A

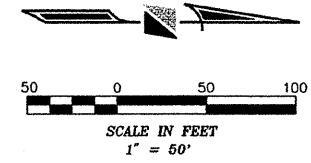
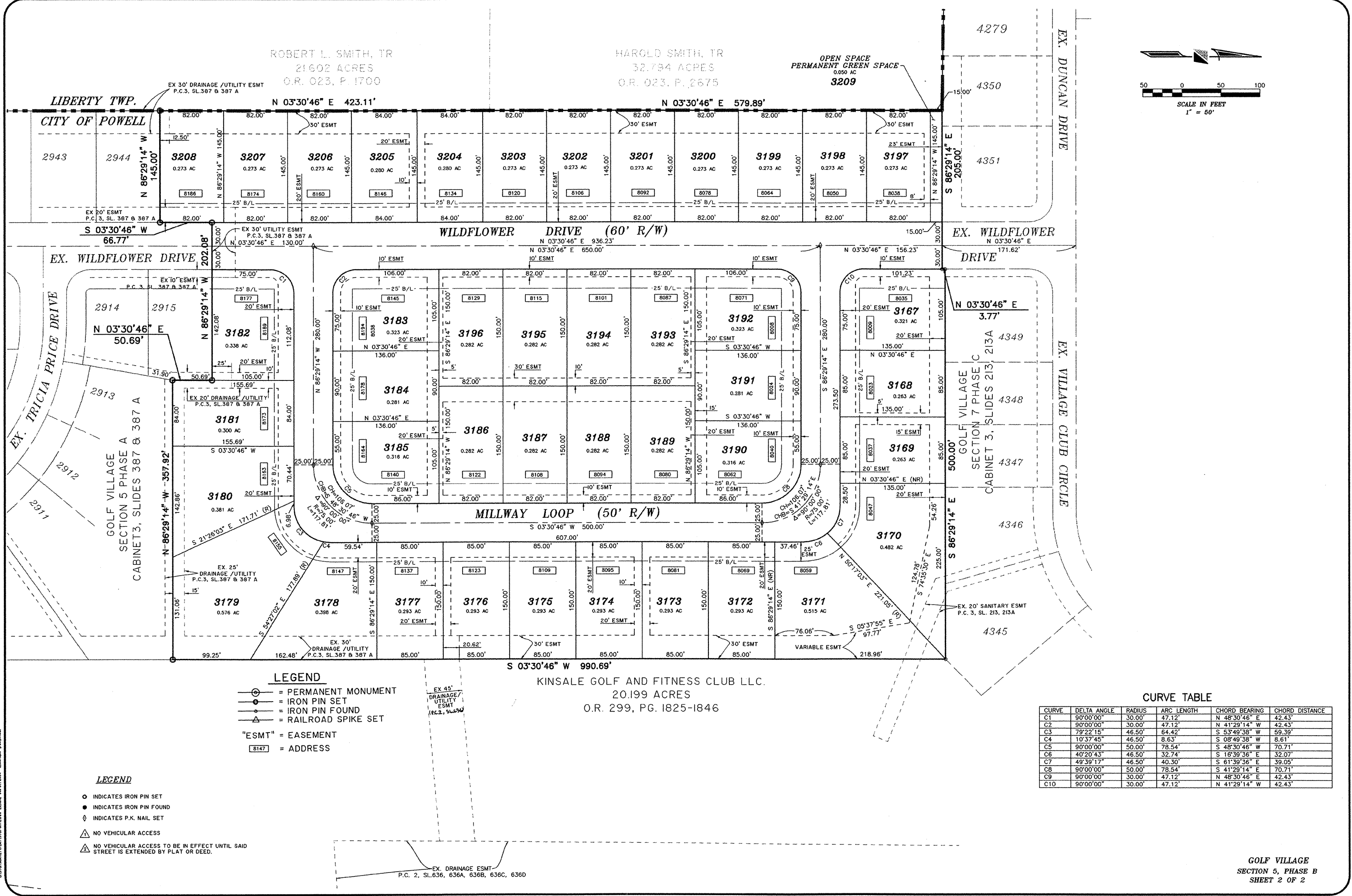
ZONING AND AREA CALCULATION:

TOTAL AREA = 15.835 ACRES
LOT AREA = 12.982 ACRES
R.O.W. AREA = 2.803 ACRES
NUMBER OF BUILDABLE LOTS = 42
DENSITY = 2.652 D.U./AC.
OPEN SPACE AREA = 0.050 ACRES
% OPEN SPACE AREA = 0.003 %

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

Cab3 Slide 597



- LEGEND**
- ⊙ = PERMANENT MONUMENT
 - ⊙ = IRON PIN SET
 - ⊙ = IRON PIN FOUND
 - ⊙ = RAILROAD SPIKE SET
 - "ESMT" = EASEMENT
 - [8147] = ADDRESS

- LEGEND**
- ⊙ INDICATES IRON PIN SET
 - ⊙ INDICATES IRON PIN FOUND
 - ⊙ INDICATES P.K. NAIL SET
 - ⚠ NO VEHICULAR ACCESS
 - ⚠ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	30.00'	47.12'	N 48°30'46" E	42.43'
C2	90°00'00"	30.00'	47.12'	N 41°29'14" W	42.43'
C3	79°22'15"	46.50'	64.42'	S 53°49'38" W	59.39'
C4	10°37'45"	46.50'	8.63'	S 08°49'38" W	8.61'
C5	90°00'00"	50.00'	78.54'	S 48°30'46" W	70.71'
C6	40°20'43"	46.50'	32.74'	S 16°39'36" E	32.07'
C7	49°39'17"	46.50'	40.30'	S 61°39'36" E	39.05'
C8	90°00'00"	50.00'	78.54'	S 41°29'14" E	70.71'
C9	90°00'00"	30.00'	47.12'	N 48°30'46" E	42.43'
C10	90°00'00"	30.00'	47.12'	N 41°29'14" W	42.43'

Cap 3 Slide 597A