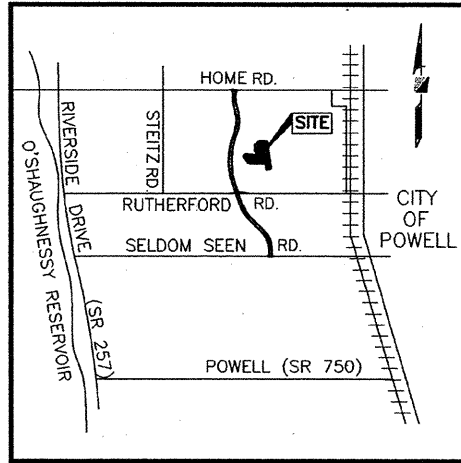


GOLF VILLAGE

SECTION 6 PHASE B PART III

RPC#43-00.6.B.III



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-CCO 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-CCO 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 3904C 0205 (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

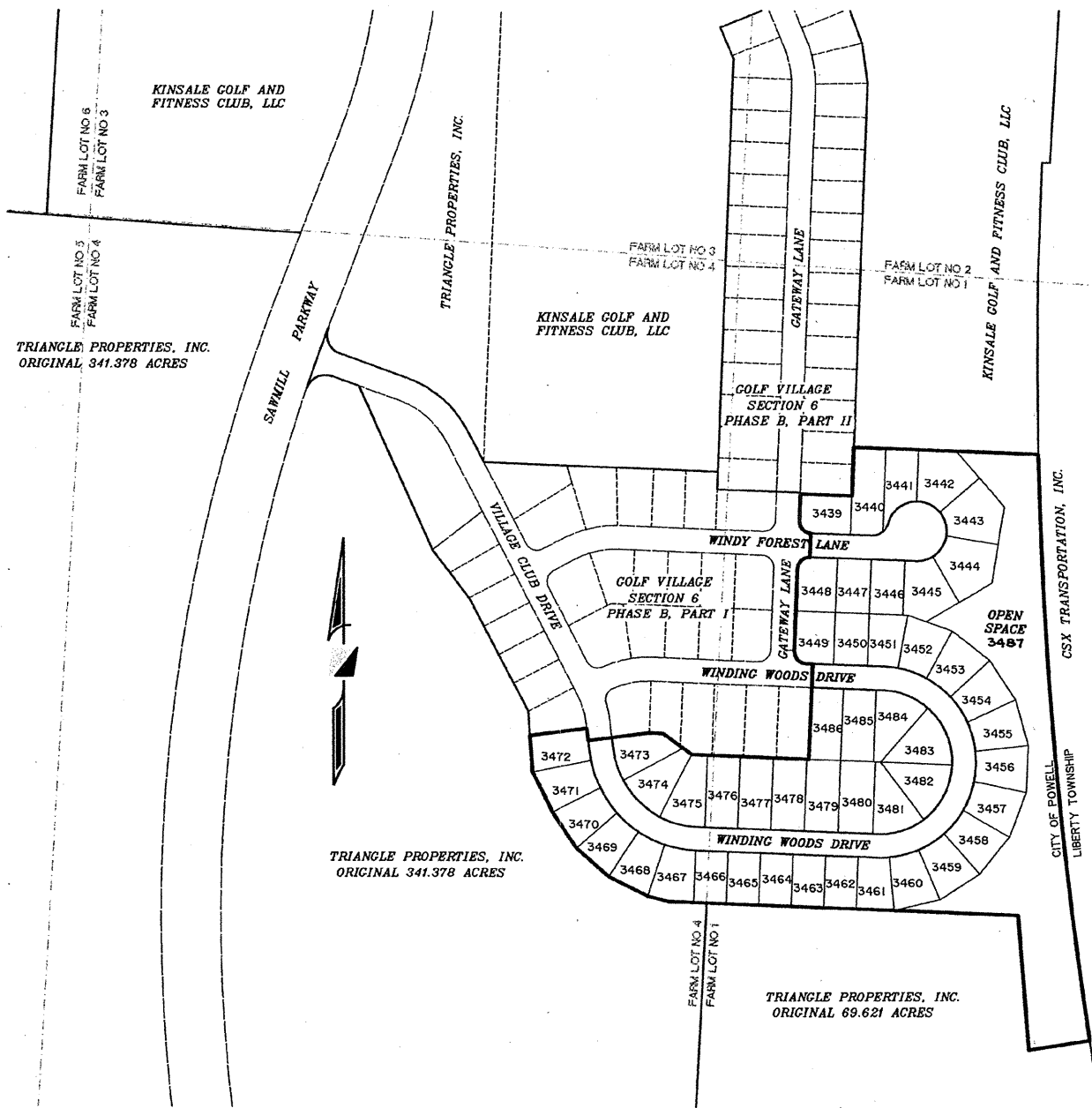
1500 LAKE SHORE DRIVE SUITE 100
COLUMBUS, OHIO 43204
(614) 400-4303 1-800-540-2143
FAX (614) 400-4307



BY: *Jeffrey S. Hofsus*
REGISTERED SURVEYOR NO. 7455
DATE: 02/12/04

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ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER ITEMS PREPARED BY R. D. ZANDE & ASSOCIATES, INC. ("ZANDE") ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY ZANDE'S CLIENT IS SUBJECT TO ALL OF THE TERMS, CONDITIONS AND LIMITATIONS SET FORTH IN THE AGREEMENT BETWEEN SUCH CLIENT AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.



BACKGROUND MAP
SCALE: 1"=200'

ZONING AND AREA CALCULATION:

TOTAL AREA = 22.691 ACRES

AREA PART III = 22.691 ACRES
LOT AREA = 14.675 ACRES
R.O.W. AREA = 3.020 ACRES
NUMBER OF BUILDABLE LOTS = 48
DENSITY = 2.15 D.U./AC.
OPEN SPACE AREA = 4.996 ACRES
% OPEN SPACE AREA = 22.018 %

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

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 III" AND ALL PREVIOUS SECTIONS OF THIS DEVELOPMENT. ALL "OPEN SPACE" IS SPECIFICALLY CREATED, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, AND CONTINUED FUNCTION OF DRAINAGE SYSTEMS.

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, AND LYING IN FARM LOTS 1 AND 4, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 22.691 ACRES, MORE OR LESS, INCLUDING 3.020 ACRES OF RIGHT-OF-WAY AREA, 19.302 ACRE IN FARM LOT 1, AND 3.389 ACRE IN FARM LOT 4, AND BEING ALL OF THE 22.691 ACRE TRACT CONVEYED TO ROCKFORD HOMES, INC., BY DEED OF RECORD IN DEED VOL. 630, PAGE 2560, 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 III", A SUBDIVISION OF LOT NUMBERS 3439 THROUGH 3486, INCLUSIVE, AND "OPEN SPACE" (LOT 3487), AND DEDICATES TO PUBLIC USE THE DRIVES AND 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 AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY TRIANGLE PROPERTIES, INC. AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, ROBERT E. YOAKAM, JR., PRESIDENT OF ROCKFORD HOMES, INC., HAS SET HIS HAND THIS 16th DAY OF February, 2004.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Robert E. Yoakam, Jr.
PRINTED: *Robert E. Yoakam, Jr.*
ROCKFORD HOMES, INC.
BY: *Robert E. Yoakam, Jr.*
PRINTED: *Robert E. Yoakam, Jr.*
ROBERT E. YOAKAM, JR.
PRESIDENT
STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 16th 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 16th DAY OF February, 2004.

MY COMMISSION EXPIRES 12-6-07
Christopher J. Costello
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DONALD R. KENNEY, MANAGING MEMBER OF TRIANGLE PROPERTIES, INC., AND AN OHIO CORPORATION, HAS SET HIS HAND THIS 13th DAY OF Sept., 2005.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:
Amy L. Ewin
PRINTED: *Amy L. Ewin*
TRIANGLE PROPERTIES, INC.
AN OHIO CORPORATION
BY: *Donald R. Kenney*
PRINTED: *Donald R. Kenney*
DONALD R. KENNEY
MANAGING MEMBER

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF Sept., 2005 BY DONALD R. KENNEY, MANAGING MEMBER OF TRIANGLE PROPERTIES, INC., AN OHIO CORPORATION, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 13th DAY OF Sept., 2005.

MY COMMISSION EXPIRES 7/28/10
Kara L. Livotti
NOTARY PUBLIC, STATE OF OHIO



CITY OF POWELL

APPROVED BY:
Dan Wilson 10-11-05
MAYOR, CITY OF POWELL, OHIO
John E. Smith 10-11-05
CITY ENGINEER, CITY OF POWELL, OHIO
David W. Papp 10-11-05
CHAIRMAN, PLANNING COMMISSION, CITY OF POWELL, OHIO

THIS 7th DAY OF JUNE, 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 CITY OF POWELL.

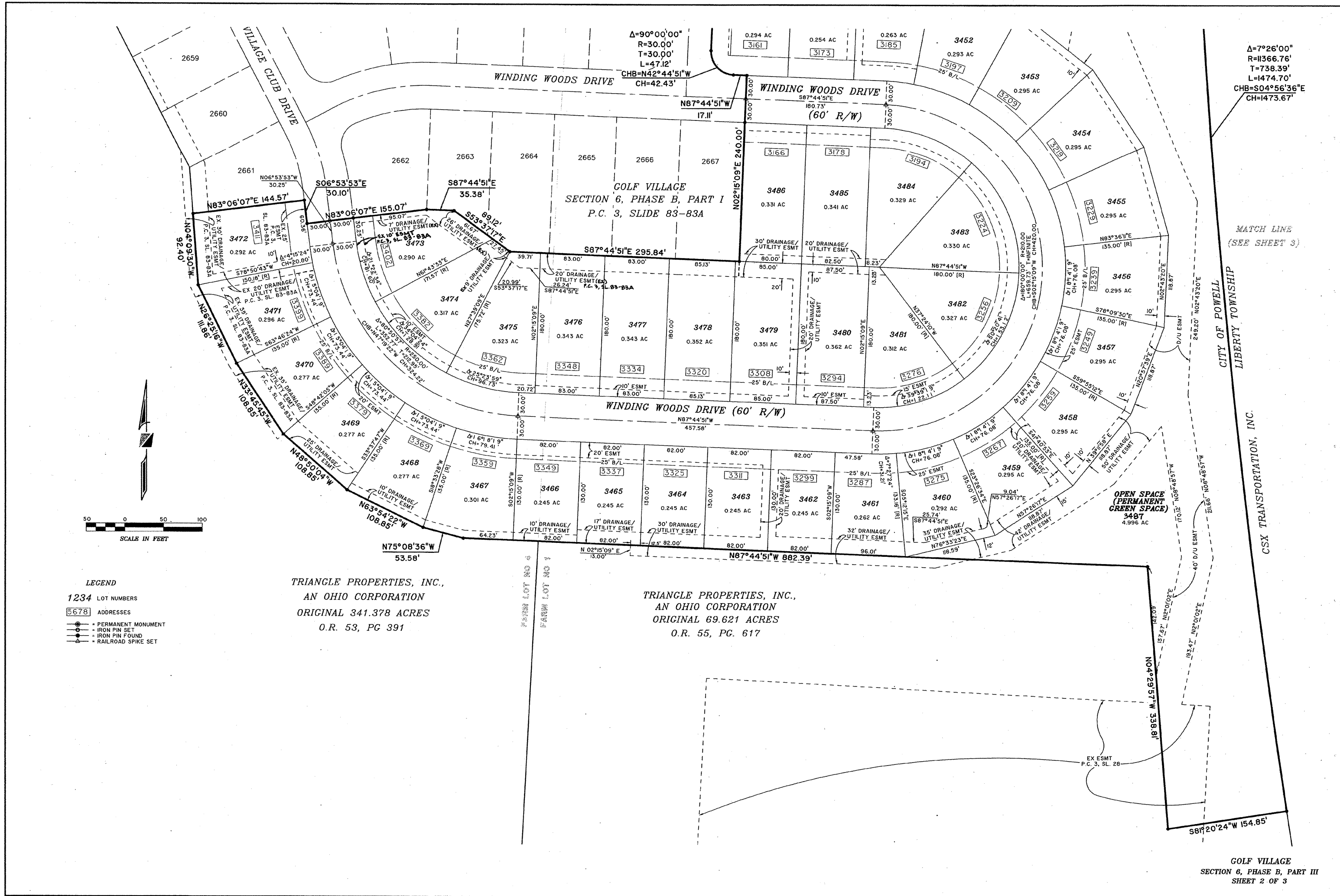
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 11th DAY OF October, 2005.
John D. Rau
CLERK, CITY OF POWELL

TRANSFERRED THIS 20 DAY OF Oct, 2005
Todd A. Hanks
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 20 DAY OF Oct, 2005 3:27 PM
120.00 FILE NO. 200500243100
Andrew Bremner/LV
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS ___ DAY OF ___ 2005 PLAT CABINET 3 SLIDE 645-645B

Plat 3 slide 645



Sub 3 slide 645A

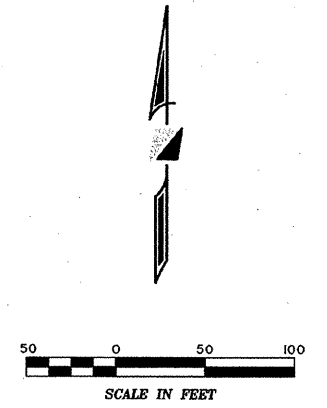
KINSALE GOLF AND FITNESS CLUB, LLC
LOT 4042
DRIVING RANGE/GOLF COURSE
(PERMANENT GREEN/OPEN SPACE)

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

GOLF VILLAGE
SECTION 6, PHASE B, PART II
P.C. 3, SLIDE 397

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

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



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

$\Delta=7^{\circ}26'00''$
 $R=11366.76'$
 $T=738.39'$
 $L=1474.70'$
 $CHB=S04^{\circ}56'36''E$
 $CH=1473.67'$

MATCH LINE
(SEE SHEET 2)

GOLF VILLAGE
SECTION 6, PHASE B, PART III
SHEET 3 OF 3

Tab 3 slide 645B

