

ORBK 721 Pg 2675

RPC # 29-98.E.1.A

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LOCATED IN PART OF FARM LOTS 19 AND 20, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, BEING A 34.089 ACRE SUBDIVISION, BEING ALL OF A 21.556 ACRE TRACT OF LAND DESCRIBED IN DEED TO RAVINES AT SCIOTO RESERVE LLC, RECORDED OFFICIAL RECORD VOLUME 612, PAGE 30, AND 12,533 ACRES OUT OF A 150,710 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRIANGLE PROPERTIES, INC. BY OFFICIAL RECORD VOLUME 629, PAGE 1653, BEING A TOTAL OF 7.075 ACRES IN FARM LOT 19 AND 27.014 ACRES IN FARM LOT 20, ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

OWNER'S ACKNOWLEDGMENT

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT", "DRAINAGE AND UTILITY EASEMENT" OR "SANITARY EASEMENT" FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE. A PORTION OF THE EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

THE UNDERSIGNED, TRIANGLE PROPERTIES, INC., AND RAVINES AT SCIOTO RESERVE LLC, BEING THE OWNERS OF THE LAND PLATTED HEREON, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "SCIOTO RESERVE EXPANSION, SECTION 1, PHASE A", A SUBDIVISION OF 18 LOTS NUMBERED 6583 THROUGH 6600, INCLUSIVE, AND DO HEREBY ACCEPT THIS PLAT OF THE SAME AND DO VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, AND DEDICATE TO PUBLIC USE ALL EASEMENTS AND 1.510 ACRES FOR PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

TRIANGLE PROPERTIES, INC. BY: DONALD R. KENNEY. KARLA L. LIVOTI, CHRISTINE FLEET. WITNESS (PRINTED & SIGNATURE)

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DONALD R. KENNEY, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF SCIOTO RESERVE EXPANSION, SECTION 1, PHASE A FOR THE USES AND PURPOSES EXPRESSED HEREIN.

WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 30th DAY OF September 2005 MY COMMISSION EXPIRES 7/28/10. KARLA L. LIVOTI, Notary Public, State of Ohio, My Commission Expires 07-28-10.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DONALD R. KENNEY, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF SCIOTO RESERVE EXPANSION, SECTION 1, PHASE A FOR THE USES AND PURPOSES EXPRESSED HEREIN.

WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 30th DAY OF September 2005 MY COMMISSION EXPIRES 7/28/10. KARLA L. LIVOTI, Notary Public, State of Ohio, My Commission Expires 07-28-10.

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DONALD R. KENNEY, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF SCIOTO RESERVE EXPANSION, SECTION 1, PHASE A FOR THE USES AND PURPOSES EXPRESSED HEREIN.

WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 30th DAY OF September 2005 MY COMMISSION EXPIRES 7/28/10. KARLA L. LIVOTI, Notary Public, State of Ohio, My Commission Expires 07-28-10.

LEINHOLDER'S ACKNOWLEDGMENT. NATIONAL CITY BANK BY: STEVE SMITH. STEVE SMITH, Vice President. WITNESS (PRINTED & SIGNATURE)

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED STEVE SMITH FOR NATIONAL CITY BANK, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF NATIONAL CITY BANK FOR THE USES AND PURPOSES EXPRESSED HEREIN.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 30th DAY OF September 2005 MY COMMISSION EXPIRES 9/9/06. PETER J. SCHMITT, Notary Public, State of Ohio, My Commission Expires 09-09-06.

TOWNSHIP ZONING. APPROVED THIS 3 DAY OF October 2005 Richard Rudge, CONCORD TOWNSHIP ZONING OFFICER.

COUNTY SANITARY ENGINEER. APPROVED THIS 28 DAY OF October 2005 Jack Smeller, DELAWARE COUNTY SANITARY ENGINEER.

COUNTY ENGINEER. APPROVED THIS 29 DAY OF October 2005 Chris E. Boushman, DELAWARE COUNTY ENGINEER.

COUNTY PLANNING COMMISSION. APPROVED THIS 2nd DAY OF November 2005 Phyllis Slesman, DELAWARE COUNTY REGIONAL PLANNING COMMISSION.

DELAWARE COUNTY COMMISSIONERS. THIS 10th DAY OF July 2006 RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE.

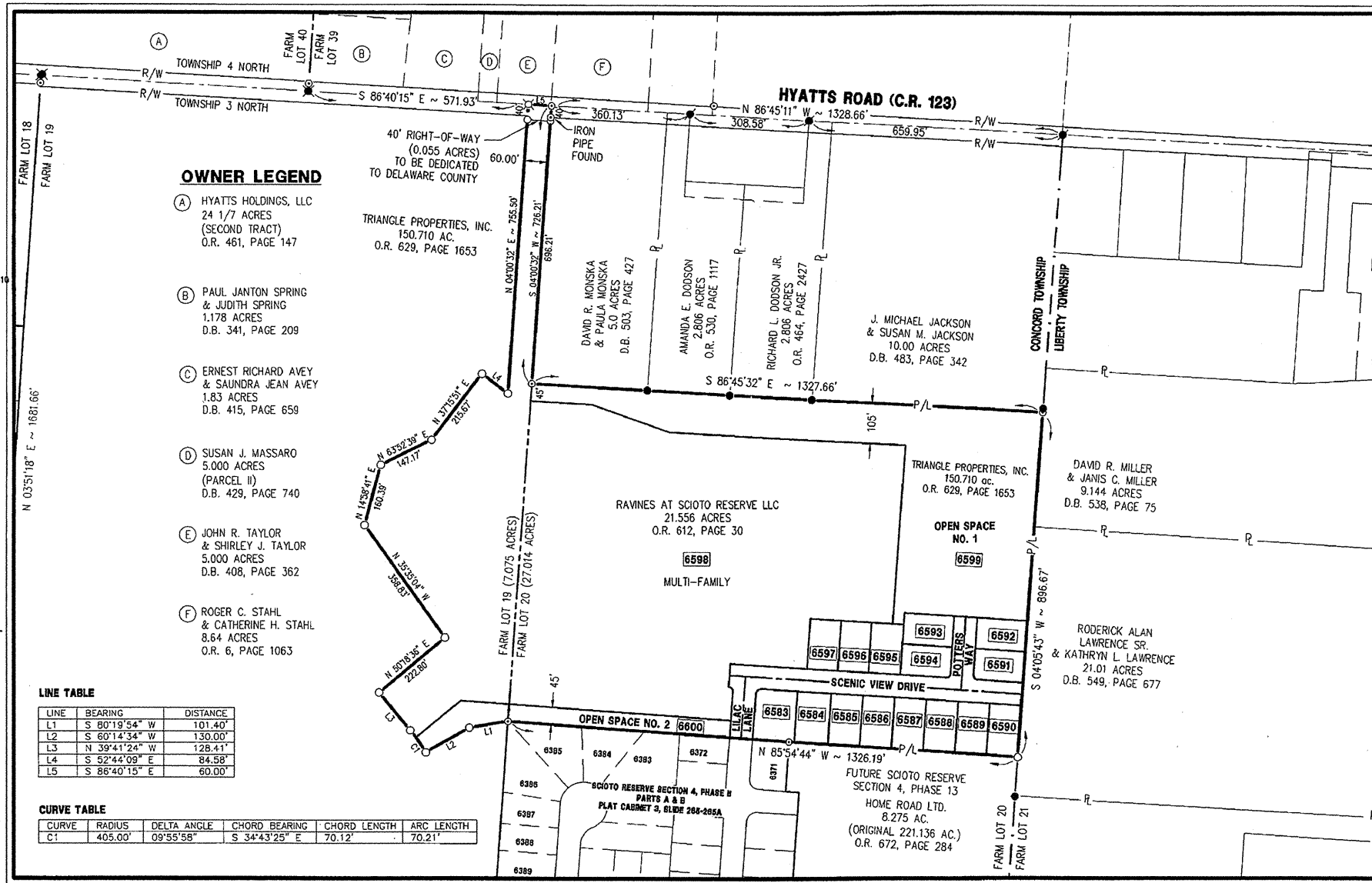
AUDITOR. TRANSFERRED THIS 11th DAY OF July 2006 Todd A. Hankins, DELAWARE COUNTY AUDITOR.

RECORDER. RECORDED THIS 11th DAY OF July 2006 AT 3:05 PM. Andrew O. Brenner, DELAWARE COUNTY RECORDER.

ORBK 721 Pgs 2675-2677

SCIOTO RESERVE EXPANSION SECTION 1, PHASE A

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, BEING PART OF FARM LOTS 19 AND 20, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS.



OWNER LEGEND

- (A) HYATTS HOLDINGS, LLC 24 1/7 ACRES (SECOND TRACT) O.R. 461, PAGE 147
(B) PAUL JANTON SPRING & JUDITH SPRING 1.178 ACRES D.B. 341, PAGE 209
(C) ERNEST RICHARD AVEY & SAUNDRA JEAN AVEY 1.83 ACRES D.B. 415, PAGE 658
(D) SUSAN J. MASSARO (PARCEL II) 5.000 ACRES D.B. 429, PAGE 740
(E) JOHN R. TAYLOR & SHIRLEY J. TAYLOR 5.000 ACRES D.B. 408, PAGE 362
(F) ROGER C. STAHL & CATHERINE H. STAHL 8.64 ACRES O.R. 6, PAGE 1063

LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes lines L1 through L5.

CURVE TABLE with columns: CURVE, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Includes curve C1.

PHASE DATA

Table with columns: OVERALL PHASE, SINGLE FAMILY, MULTI-FAMILY. Lists area, lots, and zoning details.

FLOOD DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DESIGNATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3901460185 J AND PANEL NUMBER 3901460205 J, DATED APRIL 21, 1999.

BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 88(1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

OWNER/DEVELOPER

TRIANGLE REAL ESTATE SERVICES, INC. 470 OLDE WORTHINGTON ROAD SUITE 100 WESTERVILLE, OHIO 43082 (614) 540-2400

CONSULTANT

FLOYD BROWNE GROUP P.O. BOX 8016 3769 COLUMBUS PIKE DELAWARE, OHIO 43015 (740) 363-6792

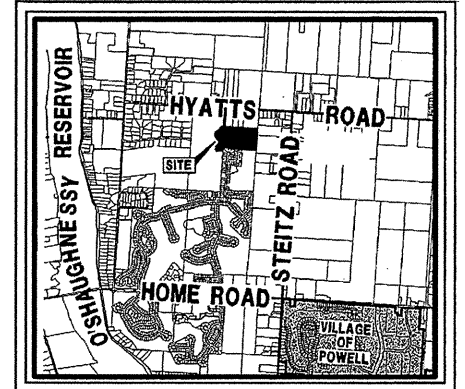
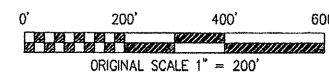
ZONING

PLANNED RESIDENTIAL DISTRICT

LEGEND

- IRON PIN SET
IRON PIN FOUND
RAILROAD SPIKE SET
RAILROAD SPIKE FOUND
SURVEY NAIL FOUND
IRON PIPE FOUND

0000 LOT NUMBER



LOCATION MAP SCALE: 1"=400'

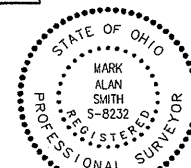
NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
2. BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
3. 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 ROAD RIGHTS-OF-WAY AND DESIGNATED UTILITY EASEMENTS...
15. PRESERVATION EASEMENTS ARE TO BE OWNED AND MAINTAINED BY SCIOTO RESERVE EXPANSION HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE. UNTIL SUCH HOMEOWNERS ASSOCIATION IS FORMED, THE DEVELOPER WILL MAINTAIN SAID EASEMENTS.

ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

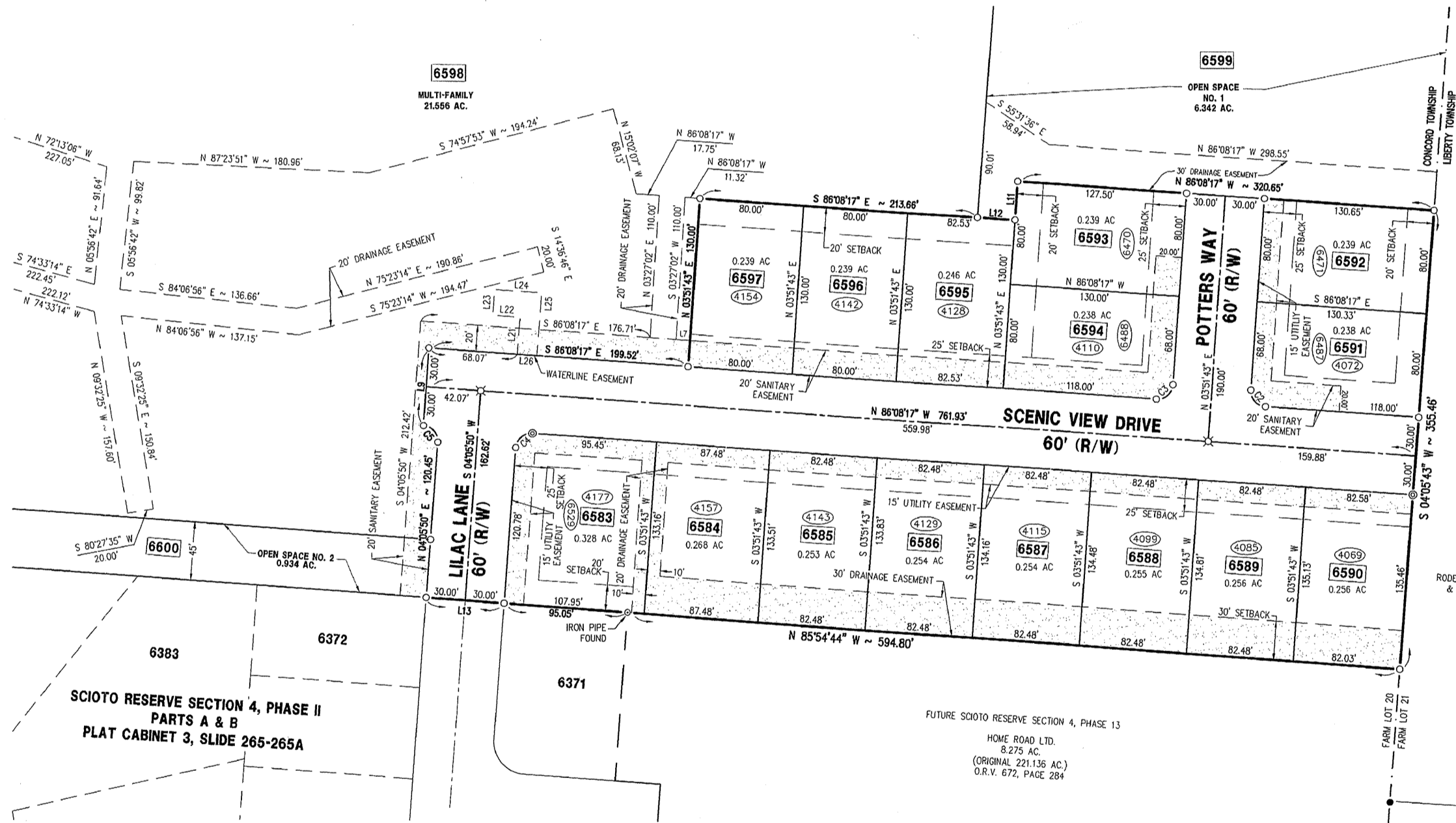
I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

MARK ALAN SMITH, PS PROFESSIONAL SURVEYOR NO. S-8232 DATE 9/29/05



Floyd Browne Group logo and contact information: Central Ohio 740.363.6792, 740.363.6536 fax, www.floydbrowne.com

SUBDIVISION PLAT SCIOTO RESERVE EXPANSION SECTION 1, PHASE A CONCORD TOWNSHIP DELAWARE COUNTY, OHIO. DATE SEPTEMBER 29, 2005, JOB NO. 04-178, APPROVED M. A. SMITH



RODERICK ALAN LAWRENCE SR.
& KATHRYN L. LAWRENCE
21.01 ACRES
D.B. 549, PAGE 677

FUTURE SCIOTO RESERVE SECTION 4, PHASE 13
HOME ROAD LTD.
8.275 AC.
(ORIGINAL 221.136 AC.)
O.R.V. 672, PAGE 284

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	12.00'	90°00'00"	N 41°08'17" W	16.97'	18.85'
C3	12.00'	90°00'00"	S 48°51'43" W	16.97'	18.85'
C4	12.00'	89°45'57"	N 48°58'44" E	16.94'	18.80'
C5	12.00'	89°45'57"	S 40°47'13" E	16.94'	18.80'

LINE TABLE

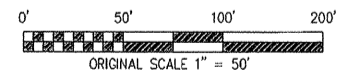
LINE	BEARING	DISTANCE
L7	S 86°08'17" E	10.53'
L9	N 03°51'43" E	60.00'
L11	N 03°51'43" E	30.00'
L12	S 86°08'17" E	28.87'
L13	N 85°54'44" W	60.00'
L21	N 04°23'48" E	28.37'
L22	N 86°07'09" W	21.08'
L23	N 03°52'51" E	20.00'
L24	S 86°07'09" E	36.26'
L25	S 04°23'48" W	48.37'
L26	N 86°08'17" W	15.00'

MONUMENT LEGEND

- ⊙ 1. INCH SOLID IRON PIN MONUMENT SET
- 5/8 INCH SOLID IRON PIN SET
- ⊗ RAILROAD SPIKE SET
- ⊙ IRON PIPE FOUND
- IRON PIN FOUND

LEGEND

- 0000 LOT NUMBER
- XXXX ADDRESS
- UTILITY EASEMENT



NOTE

NO DRIVEWAY SHALL BE LOCATED SO THAT IT ENTERS A PUBLIC ROAD WITHIN FORTY (40) FEET OF THE INTERSECTION OF THE RIGHTS-OF-WAY OF ANY TWO (2) PUBLIC ROADS.

NOTE

ALL LOTS ARE SUBJECT TO TEMPORARY AND/OR PERMANENT EASEMENTS TO ALLOW THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM SEWER, STORM WATER DRAINAGE, DETENTION, SANITARY SEWER, WATER LINE, UNDERGROUND ELECTRIC, AND TELEPHONE CABLES.

NOTE

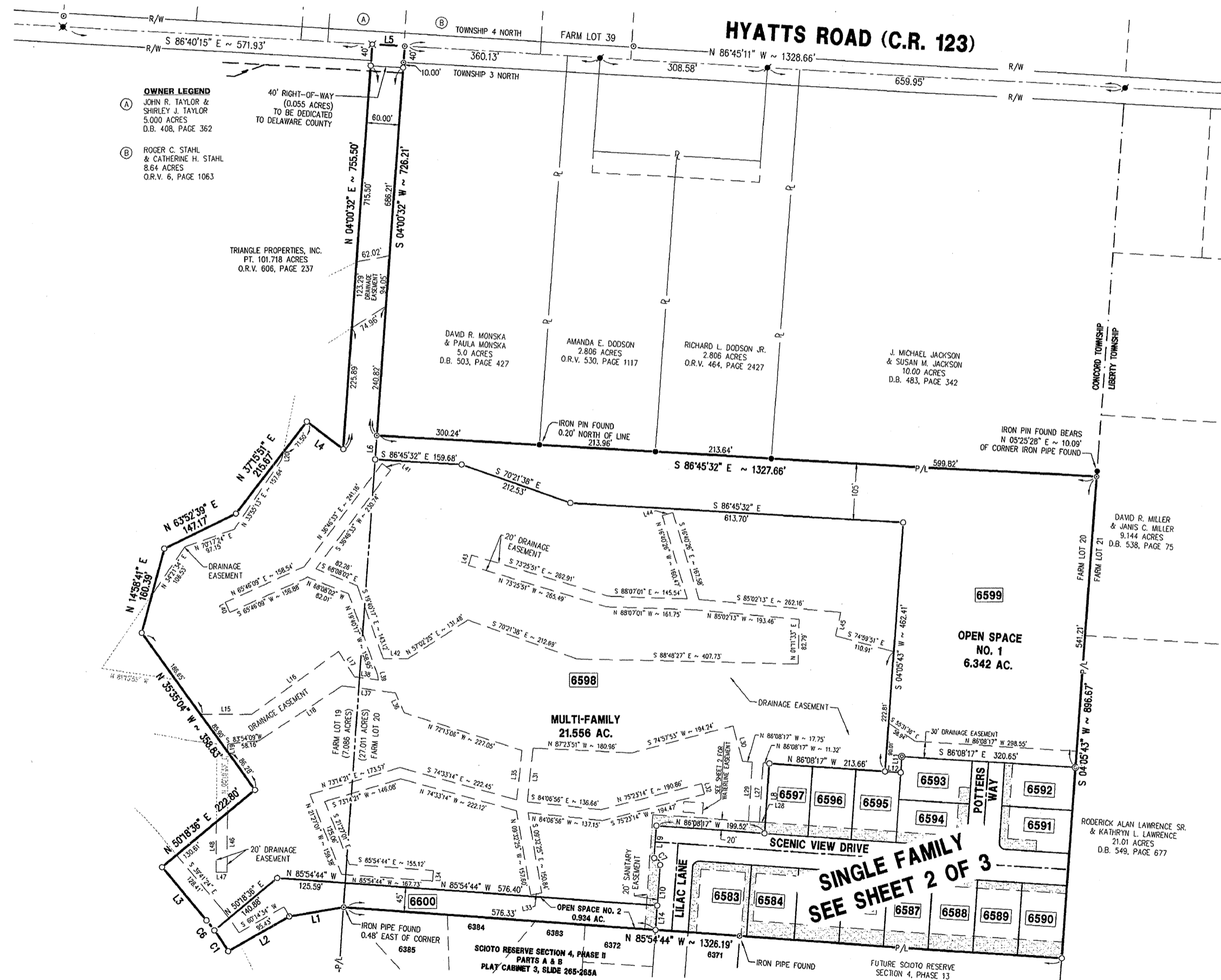
DRAINAGE EASEMENTS: ANY TIME A PARCEL OF LAND HAS OFFSITE WATER PASSING ACROSS OR THROUGH THE PARCEL, A DRAINAGE EASEMENT SHALL BE PLACED ON THIS AREA. THE COUNTY ENGINEER WILL DETERMINE THE WIDTH OF THE DRAINAGE EASEMENT.

BASIS OF BEARINGS

BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 88(1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

Floyd Browne Group
Central Ohio
740.363.6792
740.363.6536 fax
www.floydbrowne.com
Offices Throughout Ohio & West Virginia
DATE SEPTEMBER 29, 2005 CADD FILE SEC 1A-SHEET 2
JOB NO. 04-178 APPROVED M. A. SMITH

SUBDIVISION PLAT
SCIOTO RESERVE EXPANSION
SECTION 1, PHASE A
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO



NOTE
DRAINAGE EASEMENTS: ANY TIME A PARCEL OF LAND HAS OFFSITE WATER PASSING ACROSS OR THROUGH THE PARCEL, A DRAINAGE EASEMENT SHALL BE PLACED ON THIS AREA. THE COUNTY ENGINEER WILL DETERMINE THE WIDTH OF THE DRAINAGE EASEMENT.

NOTE
ALL LOTS ARE SUBJECT TO TEMPORARY AND/OR PERMANENT EASEMENTS TO ALLOW THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM SEWER, STORM WATER DRAINAGE, DETENTION, SANITARY SEWER, WATER LINE, UNDERGROUND ELECTRIC, AND TELEPHONE CABLES.

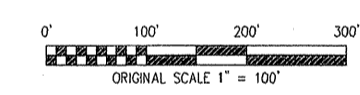
BASIS OF BEARINGS
BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 88(1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

MONUMENT LEGEND

- ⊙ 1 INCH SOLID IRON PIN MONUMENT SET
- 5/8 INCH SOLID IRON PIN SET
- IRON PIN FOUND
- ⊗ RAILROAD SPIKE SET
- ⊗ RAILROAD SPIKE FOUND
- ⊗ SURVEY NAIL FOUND
- IRON PIPE FOUND

LEGEND

- 0000 LOT NUMBER
- XXXX ADDRESS
- UTILITY EASEMENT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°19'54" W	101.40'
L2	S 60°14'34" W	130.00'
L3	N 39°41'24" W	128.41'
L4	S 52°44'09" E	84.58'
L5	S 86°40'15" E	60.00'
L6	S 04°00'32" W	45.00'
L8	N 03°51'43" E	130.00'
L9	N 03°51'43" E	60.00'
L10	N 04°05'50" E	75.45'
L11	N 03°51'43" E	30.00'
L12	S 86°08'17" E	28.87'
L14	S 04°05'50" W	45.00'
L15	S 89°44'49" E	93.58'
L16	S 54°02'56" W	198.93'
L17	N 32°17'49" W	55.11'
L18	N 56°23'45" E	183.94'
L19	S 00°19'33" W	14.51'
L20	N 11°27'03" E	13.52'
L27	S 03°27'02" W	110.00'
L28	S 86°08'17" E	10.53'

LINE TABLE

LINE	BEARING	DISTANCE
L29	N 03°27'02" E	110.00'
L30	N 15°02'07" W	68.13'
L31	S 05°56'42" W	99.82'
L32	S 14°36'46" E	20.00'
L33	S 80°27'35" W	20.00'
L34	S 04°05'16" W	20.00'
L35	N 05°56'42" E	91.64'
L36	N 24°07'30" W	40.48'
L37	N 82°31'59" E	99.25'
L38	S 82°31'59" E	44.73'
L39	N 10°26'04" W	9.32'
L40	N 24°13'51" W	20.00'
L41	S 53°13'27" E	20.00'
L42	N 89°42'58" E	45.34'
L43	N 16°34'09" E	20.00'
L44	N 73°19'34" E	20.00'
L45	S 12°09'57" W	44.88'
L46	S 00°19'33" W	110.56'
L47	N 89°40'27" W	20.00'
L48	N 00°19'33" E	93.77'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	405.00'	06°35'36"	N 33°03'14" W	46.58'	46.61'
C6	405.00'	03°20'22"	N 38°01'13" W	23.60'	23.60'
C7	12.00'	89°45'57"	S 40°47'13" E	16.94'	18.80'

Floyd Browne Group
Central Ohio
740.363.6792
740.363.6536 fax
www.floydbrowne.com
Offices Throughout Ohio & West Virginia
DATE SEPTEMBER 28, 2005
JOB NO. 04-178

SUBDIVISION PLAT
SCIOTO RESERVE EXPANSION
SECTION 1, PHASE A
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

CADD FILE SEC 1A-SHEET 3
APPROVED M. A. SMITH