

OR BK 721 Pg 2678-2686

OR 721 Page 2678

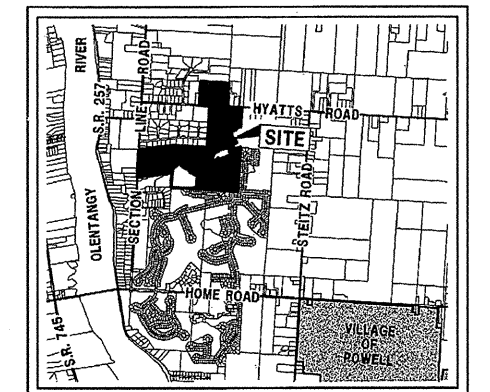
RPC # 29-98.E.1.B

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LOCATED IN PART OF FARM LOTS 17, 18 AND 19, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS AND ALSO BEING PART OF FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, BEING A SUBDIVISION OF 181.328 ACRES, BEING 114.433 ACRES OUT OF A 150.710 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRIANGLE PROPERTIES, INC., OF RECORD IN OFFICIAL RECORD VOLUME 629, PAGE 1053, BEING ALL OF A 24.201 ACRE TRACT DESCRIBED IN DEED TO THE BOARD OF EDUCATION OF THE BUCKEYE VALLEY LOCAL SCHOOL DISTRICT, OF RECORD IN OFFICIAL RECORD VOLUME 626, PAGE 2311 AND BEING ALL OF A 42.666 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE MEADOWS AT SCIOTO RESERVE, LLC, OF RECORD IN OFFICIAL RECORD VOLUME 708, PAGE 1424, THERE BEING 34.760 ACRES IN FARM LOT 17, 32.787 ACRES IN FARM LOT 18, 89.574 ACRES IN FARM LOT 19 AND 24.207 ACRES IN FARM LOT 40, ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

SCIOTO RESERVE EXPANSION SECTION 1, PHASE B

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, BEING PART OF FARM LOTS 17, 18 AND 19, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS AND ALSO BEING PART OF FARM LOT 40, SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS.



LOCATION MAP SCALE: 1"=400'

THE ABOVE DESCRIBED 181.328 ACRES ARE THE LANDS HEREBY BEING PLATTED. FURTHER, PORTIONS OF CERTAIN LANDS OWNED BY SAID TRIANGLE PROPERTIES, INC. ARE HEREBY BEING ENCUMBERED BY EASEMENTS BEING RESERVED IN ACCORDANCE WITH THE PROVISIONS BELOW AND NOTE #4 HEREON. SAID EASEMENTS BEING FOR IMPROVEMENTS NECESSARY AND/OR INCIDENTAL TO THE DEVELOPMENT AND USE OF SAID 181.328 ACRES AND OTHER LANDS.

EASEMENTS ARE RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "PRESERVATION EASEMENT", "DRAINAGE EASEMENT", "DRAINAGE AND UTILITY EASEMENT", "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.

OWNER'S ACKNOWLEDGMENT

THE UNDERSIGNED, DONALD R. KENNEY, PRESIDENT OF TRIANGLE PROPERTIES, INC., BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "SCIOTO RESERVE EXPANSION, SECTION 1, PHASE B", A SUBDIVISION OF 113 LOTS NUMBERED 6990 THROUGH 6802, 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 12.075 ACRES FOR PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

BY: DONALD R. KENNEY, PRESIDENT Mandy Brown Susan Franke Mandy Brown Susan Franke WITNESS (PRINTED & SIGNATURE) WITNESS (PRINTED & SIGNATURE)

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED DONALD R. KENNEY, PRESIDENT OF TRIANGLE PROPERTIES, INC. 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 TRIANGLE PROPERTIES, INC. FOR THE USES AND PURPOSES EXPRESSED HEREIN.

WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26th DAY OF May 2006 MY COMMISSION EXPIRES 8/1/09 Susan Franke NOTARY PUBLIC

LIEN HOLDER'S ACKNOWLEDGMENT

LIEN HOLDER FOR TRIANGLE PROPERTIES, INC.:

THE UNDERSIGNED SUBORDINATES THE LIEN OF ITS MORTGAGES OF THE AREA WITHIN THE PLAT OF "SCIOTO RESERVE EXPANSION SECTION 1, PHASE B" OWNED BY TRIANGLE PROPERTIES, INC. WITHIN THE 12.075 ACRES OF THE DEDICATED RIGHT-OF-WAY, ALL ON-SITE EASEMENTS LOCATED OUTSIDE OF SAID RIGHT-OF-WAY, AND TO THOSE EASEMENTS DEFINED AND DELINEATED HEREON, WHICH LIE OUTSIDE OF THE PLATTED AREA.

NATIONAL CITY BANK BY: Steven A. Smith, Senior Vice-President Ryan Eastwood WITNESS (PRINTED & SIGNATURE) WITNESS (PRINTED & SIGNATURE)

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED STEVEN A. SMITH, SENIOR VICE-PRESIDENT 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 23rd DAY OF May 2006 MY COMMISSION EXPIRES 4/2/2007 Amy L. Finn NOTARY PUBLIC

OWNER'S ACKNOWLEDGMENT

THE UNDERSIGNED, CHARLES VINCE, PRINCIPAL OF THE MEADOWS AT SCIOTO RESERVE, LLC, BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "SCIOTO RESERVE EXPANSION, SECTION 1, PHASE B", A SUBDIVISION OF 113 LOTS NUMBERED 6690 THROUGH 6802, 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 12.075 ACRES FOR PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE MEADOWS AT SCIOTO RESERVE, LLC BY: CHARLES VINCE, PRINCIPAL Charles Vince Amy L. Finn WITNESS (PRINTED & SIGNATURE) WITNESS (PRINTED & SIGNATURE)

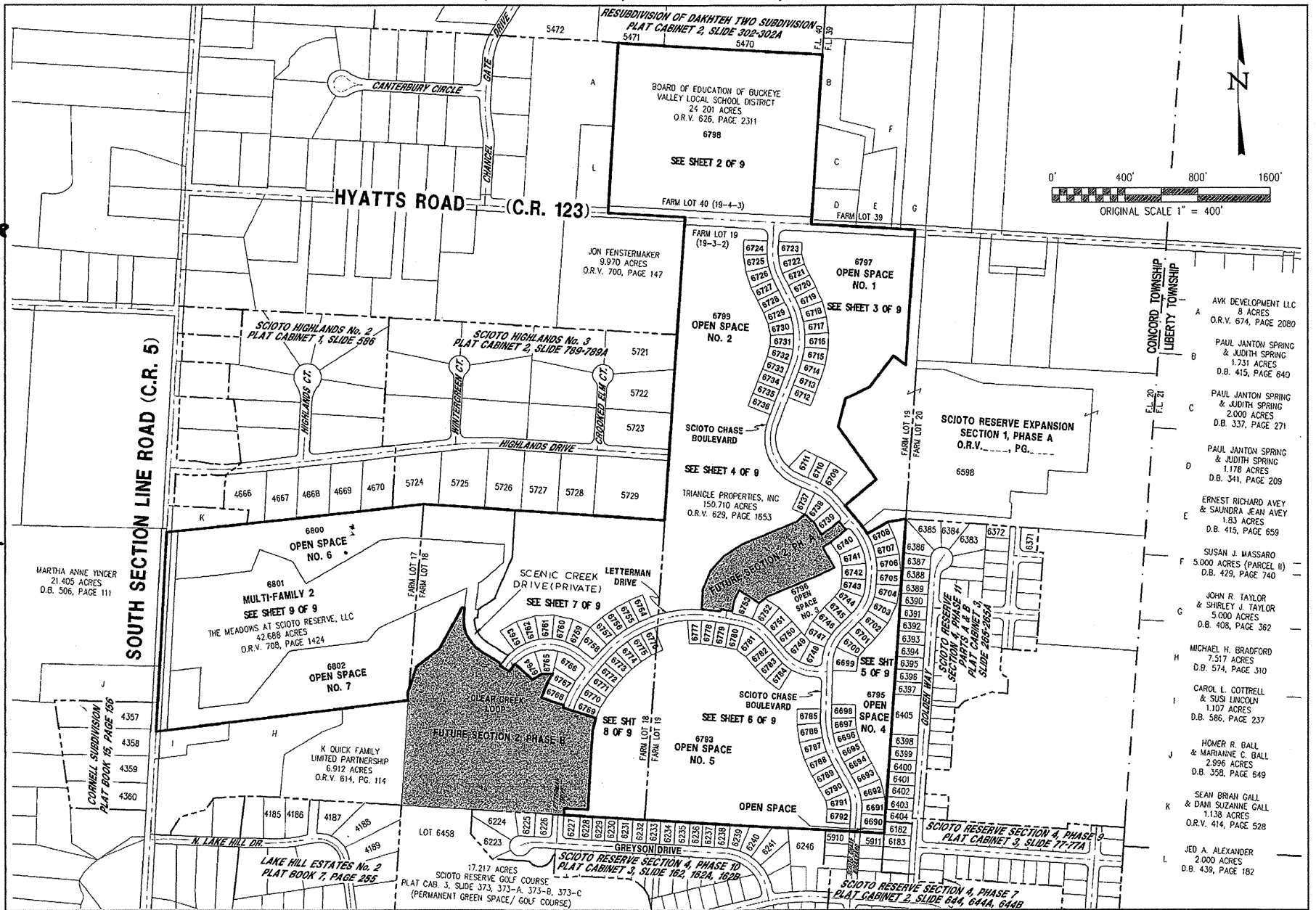
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED CHARLES VINCE, PRINCIPAL OF THE MEADOWS AT SCIOTO RESERVE, LLC WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED, AS WELL AS THE FREE ACT AND DEED OF THE MEADOWS AT SCIOTO RESERVE, LLC FOR THE USES AND PURPOSES EXPRESSED HEREIN.

WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26th DAY OF May 2006 MY COMMISSION EXPIRES 4/2/2007 Amy L. Finn NOTARY PUBLIC

OWNER'S ACKNOWLEDGMENT

THE UNDERSIGNED, THOMAS SHEPPARD, PRESIDENT OF THE BOARD OF EDUCATION OF BUCKEYE VALLEY LOCAL SCHOOL DISTRICT, BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "SCIOTO RESERVE EXPANSION, SECTION 1, PHASE B", A SUBDIVISION OF 113 LOTS NUMBERED 6690 THROUGH 6802, 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 A PORTION OF THE 2,190 ACRES FOR PUBLIC RIGHT-OF-WAY WHICH ARE LOCATED WITHIN THE BOARD PROPERTY AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

BOARD OF EDUCATION OF BUCKEYE VALLEY LOCAL SCHOOL DISTRICT BY: THOMAS SHEPPARD, PRESIDENT Keith A. Smith Mark A. Smith WITNESS (PRINTED & SIGNATURE) WITNESS (PRINTED & SIGNATURE)



OWNER'S ACKNOWLEDGMENT

THE UNDERSIGNED, SANDRA GRISCOM, TREASURER OF THE BOARD OF EDUCATION OF BUCKEYE VALLEY LOCAL SCHOOL DISTRICT, BEING THE OWNER OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "SCIOTO RESERVE EXPANSION, SECTION 1, PHASE B", A SUBDIVISION OF 113 LOTS NUMBERED 6690 THROUGH 6802, 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 12.075 ACRES FOR PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

BOARD OF EDUCATION OF BUCKEYE VALLEY LOCAL SCHOOL DISTRICT BY: SANDRA GRISCOM, TREASURER Sandra Griscom Christina M. Radel WITNESS (PRINTED & SIGNATURE) WITNESS (PRINTED & SIGNATURE)

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED THOMAS SHEPPARD, PRESIDENT AND SANDRA GRISCOM, TREASURER OF THE BOARD OF EDUCATION OF BUCKEYE VALLEY LOCAL SCHOOL DISTRICT 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 THE BOARD OF EDUCATION OF BUCKEYE VALLEY LOCAL SCHOOL DISTRICT, FOR THE USES AND PURPOSES EXPRESSED HEREIN.

WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26th DAY OF June 2006 MY COMMISSION EXPIRES 5/9/07 Christina M. Radel NOTARY PUBLIC

RIGHT-OF-WAY DEDICATION

Table with 2 columns: Right-of-Way, Acres. Rows include Hyatts Road (2.190), South Section Line Road (1.518), and TOTAL (12.075).

SINGLE FAMILY

Table with 2 columns: Category, Acres. Rows include Total Area (34.441), Right-of-Way (8.367), Lots (25.546), and Total Open Space (100.219).

Table with 2 columns: Category, Feet. Rows include Setbacks (25 feet from right-of-way, 20 feet rear, 5 feet side) and Zoning District (Single Family).

MULTI-FAMILY

Table with 2 columns: Category, Acres. Rows include Total Area (20.292), Setbacks (Per approved zoning text), and Zoning District (Multi-Family PRD).

SECTION 1 PHASE DATA

Table with 2 columns: Overall Phase, Acres. Rows include Total Area - Boundary (181.328), Total Area - Farm Lot 17 (34.760), Total Area - Farm Lot 18 (32.787), Total Area - Farm Lot 19 (89.574), Total Area - Farm Lot 40 (24.207), Total Lots (113), Buildable Lots (105), and Open Space (8).

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

Floyd Browne Group logo and contact information: Central Ohio, 740.363.6792, 740.363.6536 fax, www.floydbrowne.com. Offices throughout Ohio & West Virginia. Date April 28, 2006. CADD File Sec 18-Cover Sheet. Job No. 10-04178-010. Approved Mark Smith.

BASIS OF BEARINGS: BEARINGS ARE BASED ON BEARINGS ACQUIRED BY GPS OBSERVATIONS NAD 83(1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION. OWNER/DEVELOPER: TRIANGLE PROPERTIES, INC. 470 OLDE WORTHINGTON ROAD SUITE 100 WESTERVILLE, OHIO 43082 (614) 540-2400

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

NOTES

- ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AND DISTANCES SHOWN ON CURVES ARE CHORD BEARINGS AND DISTANCES.
- EASEMENTS ARE SPECIFICALLY GRANTED UNTO DEL-CO WATER, ITS SUCCESSORS OR ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES, AND APPURTENANCES WITHIN DEDICATED ROAD RIGHTS-OF-WAY AND DESIGNATED UTILITY EASEMENTS. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER TO INSTALL, SERVICE AND MAINTAIN WATER METER CROCKS AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR UTILITY EASEMENTS.
- DRAINAGE EASEMENT: AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, USING AND MAINTAINING MAJOR STORM DRAINAGE SWALES AND UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND APPURTENANCES IN ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CLEAN, REPAIR AND CARE FOR SAID SWALES AND 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 SCIOTO RESERVE EXPANSION, SECTION 1, 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.
- ALL SANITARY EASEMENTS ARE SPECIFICALLY DEDICATED TO THE DELAWARE COUNTY SANITARY ENGINEER AND ARE INTENDED SOLELY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC AND/OR PRIVATE SANITARY SEWERS AND SERVICE CONNECTIONS, AND CANNOT BE OCCUPIED BY OTHER UTILITIES.
- NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE AND RECOMMENDED MINIMUM FINISHED GRADE 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 PLAN REQUIRED WITH THE BUILDING PERMIT.
- ROOF DOWN SPOUTS, BASEMENT SUMP PUMPS, FOUNDATION DRAINS, STORM TILES, YARD INLETS OR CATCH BASINS, OR ANY OTHER CLEAN WATER CONNECTION TO SANITARY SEWERS AND SEWAGE SYSTEMS ARE PROHIBITED.
- ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS.
- BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET, IF LOCATED ON THIS PROPERTY, MUST BE MAINTAINED AT ALL TIMES.
- OFFSITE EASEMENTS SHOWN ON THIS PLAT NOT PREVIOUSLY DEDICATED SHALL BE HEREBY DEDICATED WITH THIS PLAT.
- 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, WATERLINE, UNDERGROUND ELECTRIC, AND TELEPHONE CABLES, ALL ARE AS, OR MAY BE, REQUIRED FOR THE DEVELOPMENT OF "SCIOTO RESERVE EXPANSION SECTION 1, PHASE B".
- 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.
- 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.
- OPEN SPACES 1 THROUGH 5 (ONE=6797, TWO=6799, 3=6796, FOUR=6795, FIVE=6793) ARE TO BE OWNED AND MAINTAINED BY THE SCIOTO RESERVE EXPANSION HOMEOWNERS ASSOCIATION (SINGLE-FAMILY DEVELOPMENT), UNTIL SAID ASSOCIATION IS ESTABLISHED, THE DEVELOPER SHALL MAINTAIN SAID OPEN SPACES.
- OPEN SPACES 6 (SIX-LOT 6800) AND 7 (SEVEN-LOT 6802) ARE TO BE OWNED AND MAINTAINED BY A CONDOMINIUM ASSOCIATION AFFILIATED WITH LOT 6801 (MULTI-FAMILY DEVELOPMENT). UNTIL SAID ASSOCIATION IS FORMED, OWNER OF FEE SIMPLE TITLE OF SAID LOT 6801 SHALL MAINTAIN OPEN SPACES 6 (SIX) AND 7 (SEVEN).
- LOT 6798 IS TO BE MAINTAINED BY THE OWNER OF FEE SIMPLE TITLE.
- APPROVAL OF THIS PLAT BY THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND/OR ANY OTHER GOVERNMENTAL AUTHORITY SHALL IN NO WAY CONSTITUTE A DEDICATION OR ACCEPTANCE OF THE PRIVATE STREET SHOWN THEREON, AND ALL SUCH PRIVATE STREET(S) SHALL BE AND REMAIN A PRIVATE ACCESS WAY, AND THE DELAWARE COUNTY REGIONAL PLANNING COMMISSION, THE DELAWARE COUNTY COMMISSIONERS AND EVERY OTHER PUBLIC AUTHORITY SIGNING THIS PLAT SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR OR ARISING OUT OF THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND/OR USE OF ANY SUCH PRIVATE STREET. THE OWNERS OF THESE LOTS AND THEIR SUCCESSORS AND ASSIGNS AGREE TO AND SHALL BE BOUND BY THE FOREGOING PROVISION, WHICH PROVISION SHALL BE DEEMED TO BE AND IS A COVENANT RUNNING WITH THE LAND.

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.

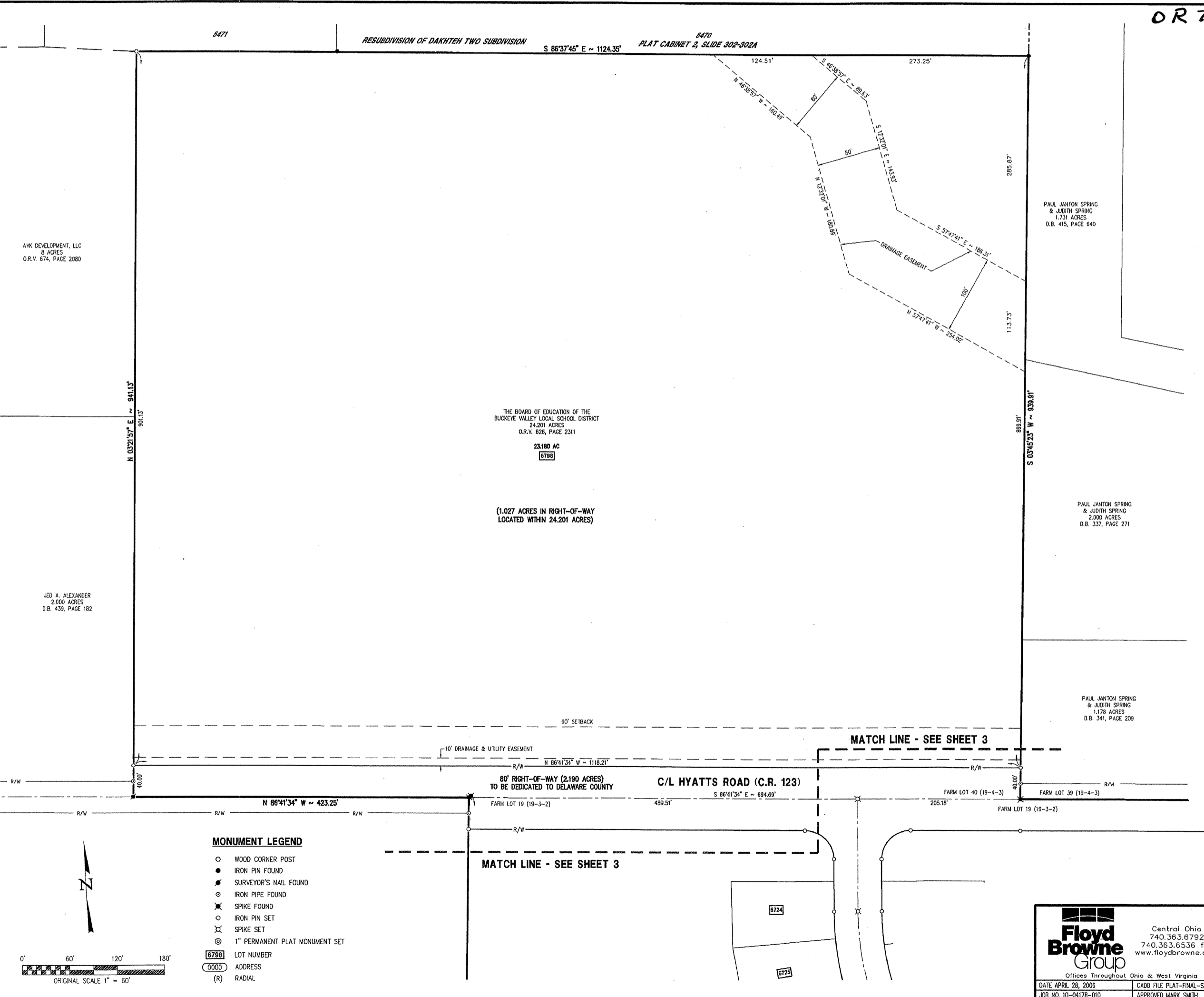
ZONING

(PRD) PLANNED RESIDENTIAL DISTRICT

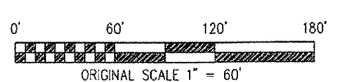
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SUBDIVISION PLAT
SCIOTO RESERVE EXPANSION
SECTION 1, PHASE B
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

Floyd Browne Group
 Central Ohio
 740.363.6792
 740.363.6536 fax
 www.floydbrowne.com
 Offices Throughout Ohio & West Virginia
 DATE APRIL 28, 2006 CADD FILE PLAT-FINAL-SHT2
 JOB NO. 10-04178-010 APPROVED MARK SMITH



- MONUMENT LEGEND**
- WOOD CORNER POST
 - IRON PIN FOUND
 - ▲ SURVEYOR'S NAIL FOUND
 - ⊙ IRON PIPE FOUND
 - ✕ SPIKE FOUND
 - IRON PIN SET
 - ✕ SPIKE SET
 - ⊙ 1" PERMANENT PLAT MONUMENT SET
- 6798 LOT NUMBER
 0000 ADDRESS
 (R) RADIAL



AWK DEVELOPMENT, LLC
 8 ACRES
 O.R.V. 674, PAGE 2080

THE BOARD OF EDUCATION OF THE
 BUCKEYE VALLEY LOCAL SCHOOL DISTRICT
 24.201 ACRES
 O.R.V. 626, PAGE 2311
 23.180 AC
 6798

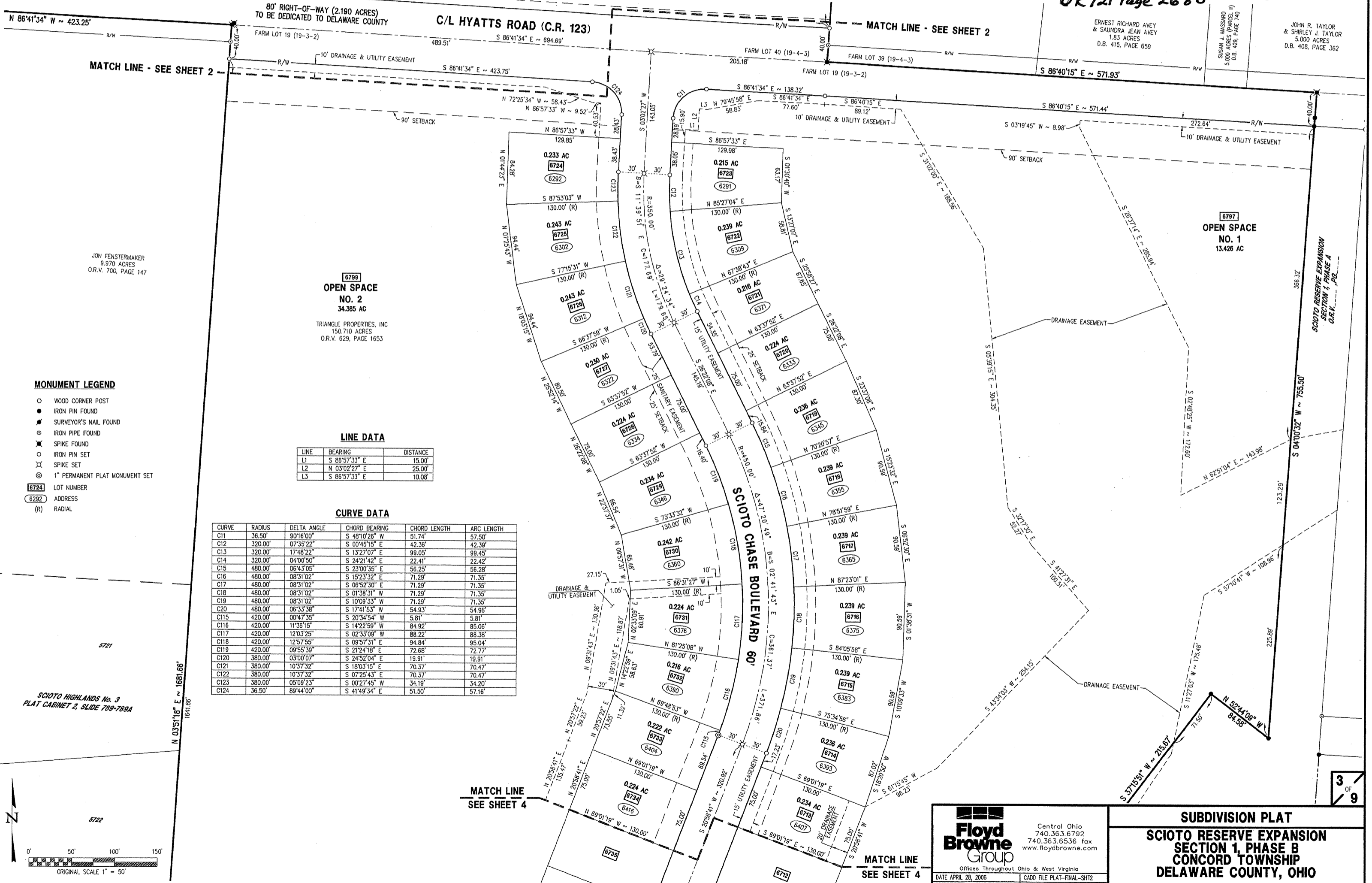
(1.027 ACRES IN RIGHT-OF-WAY
 LOCATED WITHIN 24.201 ACRES)

PAUL JANON SPRING
 & JUDITH SPRING
 1.731 ACRES
 O.B. 415, PAGE 640

PAUL JANON SPRING
 & JUDITH SPRING
 2.000 ACRES
 O.B. 337, PAGE 271

PAUL JANON SPRING
 & JUDITH SPRING
 1.178 ACRES
 O.B. 341, PAGE 209

JED A. ALEXANDER
 2.000 ACRES
 O.B. 439, PAGE 182



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

MATCH LINE SEE SHEET 4

ERNEST RICHARD AVEY & SAUNDRA JEAN AVEY
1.83 ACRES
D.B. 415, PAGE 659

SUSAN J. MASSARO
5.000 ACRES (PARCEL II)
D.B. 428, PAGE 740

JOHN R. TAYLOR & SHIRLEY J. TAYLOR
5.000 ACRES
D.B. 408, PAGE 362

JON FENSTERMAKER
9.970 ACRES
O.R.V. 700, PAGE 147

6799
OPEN SPACE NO. 2
34.365 AC

TRIANGLE PROPERTIES, INC.
150.710 ACRES
O.R.V. 629, PAGE 1653

6797
OPEN SPACE NO. 1
13.426 AC

MONUMENT LEGEND

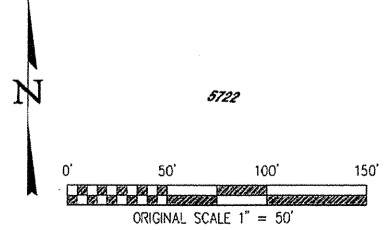
- WOOD CORNER POST
- IRON PIN FOUND
- ▲ SURVEYOR'S NAIL FOUND
- ⊙ IRON PIPE FOUND
- ✱ SPIKE FOUND
- IRON PIN SET
- ⊗ SPIKE SET
- ⊙ 1" PERMANENT PLAT MONUMENT SET
- 6724 LOT NUMBER
- 6292 ADDRESS
- (R) RADIAL

LINE DATA

LINE	BEARING	DISTANCE
L1	S 86°57'33" E	15.00'
L2	N 03°02'27" E	25.00'
L3	S 86°57'33" E	10.08'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C11	36.50'	90°16'00"	S 48°10'26" W	51.74'	57.50'
C12	320.00'	07°35'22"	S 00°45'15" E	42.36'	42.36'
C13	320.00'	17°48'22"	S 13°27'07" E	99.05'	99.45'
C14	320.00'	04°00'50"	S 24°21'42" E	22.41'	22.42'
C15	480.00'	06°43'05"	S 23°00'35" E	56.25'	56.28'
C16	480.00'	08°31'02"	S 15°23'32" E	71.29'	71.35'
C17	480.00'	08°31'02"	S 06°52'30" E	71.29'	71.35'
C18	480.00'	08°31'02"	S 01°38'31" W	71.29'	71.35'
C19	480.00'	08°31'02"	S 10°09'33" W	71.29'	71.35'
C20	480.00'	06°33'38"	S 17°41'53" W	54.93'	54.96'
C115	420.00'	00°47'35"	S 20°34'54" W	5.81'	5.81'
C116	420.00'	11°36'15"	S 14°22'59" W	84.92'	85.06'
C117	420.00'	12°03'25"	S 02°33'09" W	88.22'	88.38'
C118	420.00'	12°57'55"	S 09°57'31" E	94.84'	95.04'
C119	420.00'	09°55'39"	S 21°24'18" E	72.68'	72.77'
C120	380.00'	03°00'07"	S 24°52'04" E	19.91'	19.91'
C121	380.00'	10°37'32"	S 18°03'15" E	70.37'	70.47'
C122	380.00'	10°37'32"	S 07°25'43" E	70.37'	70.47'
C123	380.00'	05°09'23"	S 00°27'45" W	34.19'	34.20'
C124	36.50'	89°44'00"	S 41°49'34" E	51.50'	57.16'



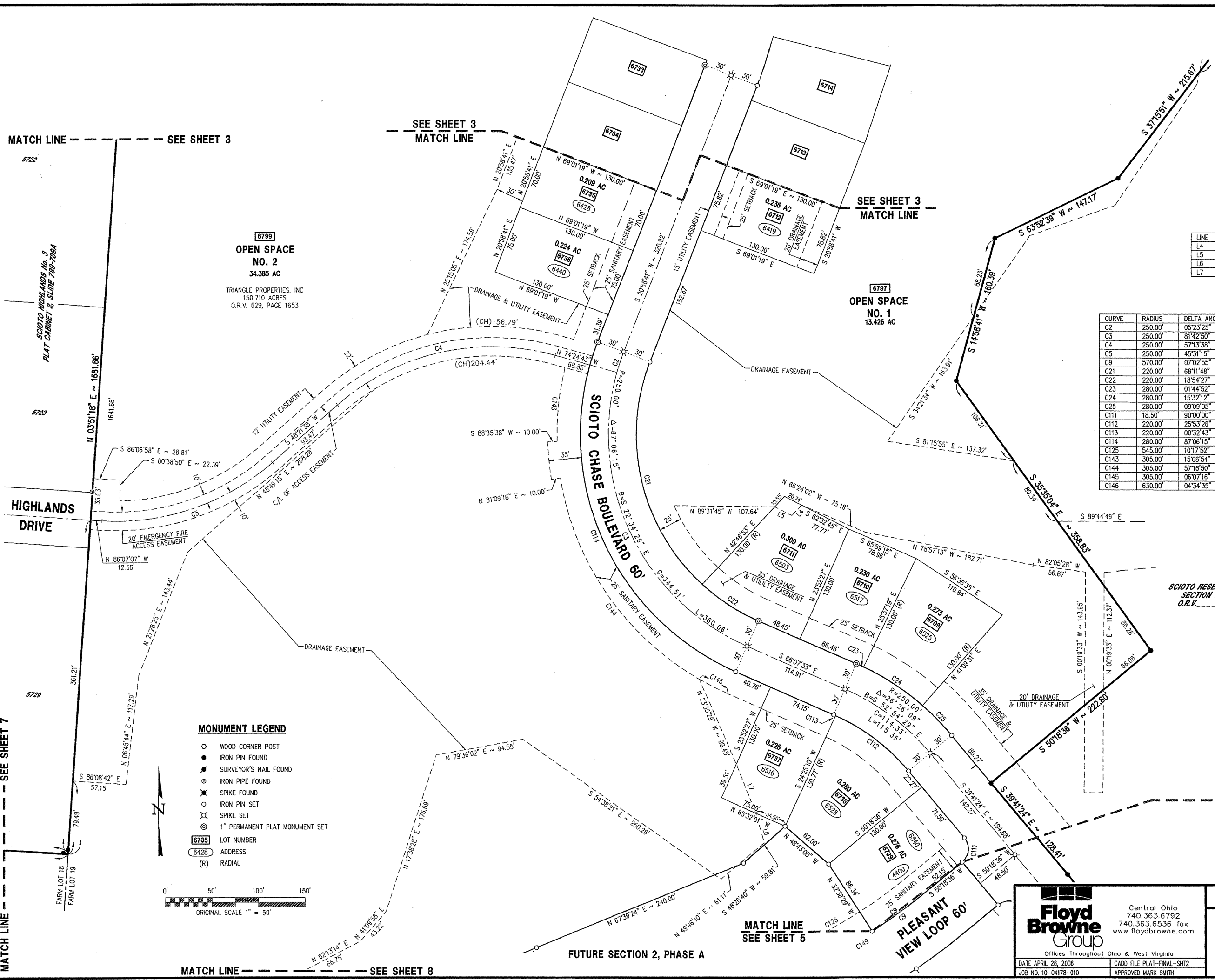
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DATE APRIL 28, 2006 CADD FILE PLAT-FINAL-SHT2
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SUBDIVISION PLAT
SCIOTO RESERVE EXPANSION
SECTION 1, PHASE B
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

3 OF 9

OR BK 721 Pg 2681
 OR 721 Page 2681



MATCH LINE --- SEE SHEET 3

SEE SHEET 3
 MATCH LINE

SEE SHEET 3
 MATCH LINE

MATCH LINE --- SEE SHEET 7

MATCH LINE
 SEE SHEET 5

6799
OPEN SPACE
NO. 2
 34.385 AC
 TRIANGLE PROPERTIES, INC
 150.710 ACRES
 O.R.V. 629, PAGE 1653

6797
OPEN SPACE
NO. 1
 13.426 AC

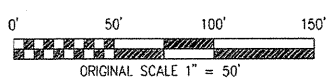
LINE DATA

LINE	BEARING	DISTANCE
L4	S 42°16'53" W	15.55'
L5	N 62°32'45" W	20.74'
L6	N 15°31'18" W	33.18'
L7	N 21°31'59" W	56.87'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	250.00'	05°23'25"	S 18°16'59" W	23.51'	23.52'
C3	250.00'	81°42'50"	S 25°16'08" E	327.09'	356.54'
C4	250.00'	57°13'38"	S 76°58'27" W	239.45'	249.70'
C5	250.00'	45°31'15"	S 71°07'16" W	193.44'	198.62'
C9	570.00'	07°02'55"	S 53°50'04" W	70.08'	70.12'
C21	220.00'	68°11'48"	N 13°07'13" W	246.67'	261.86'
C22	220.00'	18°54'27"	S 56°40'20" E	72.27'	72.60'
C23	280.00'	01°44'52"	S 65°15'07" E	8.54'	8.54'
C24	280.00'	15°32'12"	S 56°38'35" E	75.69'	75.93'
C25	280.00'	09°09'05"	S 44°15'56" E	44.67'	44.72'
C111	18.50'	90°00'00"	S 05°18'36" W	26.16'	29.06'
C112	220.00'	25°53'26"	S 52°38'07" E	98.57'	99.41'
C113	220.00'	00°32'43"	S 65°51'12" E	2.09'	2.09'
C114	280.00'	87°06'15"	S 22°34'26" E	385.85'	425.67'
C125	545.00'	101°17'52"	S 62°30'27" W	97.82'	97.95'
C143	305.00'	15°06'54"	N 06°09'05" E	80.23'	80.46'
C144	305.00'	57°16'50"	N 37°29'09" W	292.36'	304.92'
C145	305.00'	06°07'16"	N 63°03'55" W	32.57'	32.58'
C146	630.00'	04°34'35"	S 58°01'53" W	50.31'	50.32'

- MONUMENT LEGEND**
- WOOD CORNER POST
 - IRON PIN FOUND
 - ⊙ SURVEYOR'S NAIL FOUND
 - ⊗ IRON PIPE FOUND
 - ⊙ SPIKE FOUND
 - ⊙ IRON PIN SET
 - ⊙ SPIKE SET
 - ⊙ 1" PERMANENT PLAT MONUMENT SET
- 6735 LOT NUMBER
 6428 ADDRESS
 (R) RADIAL



MATCH LINE --- SEE SHEET 8

MATCH LINE
 SEE SHEET 5

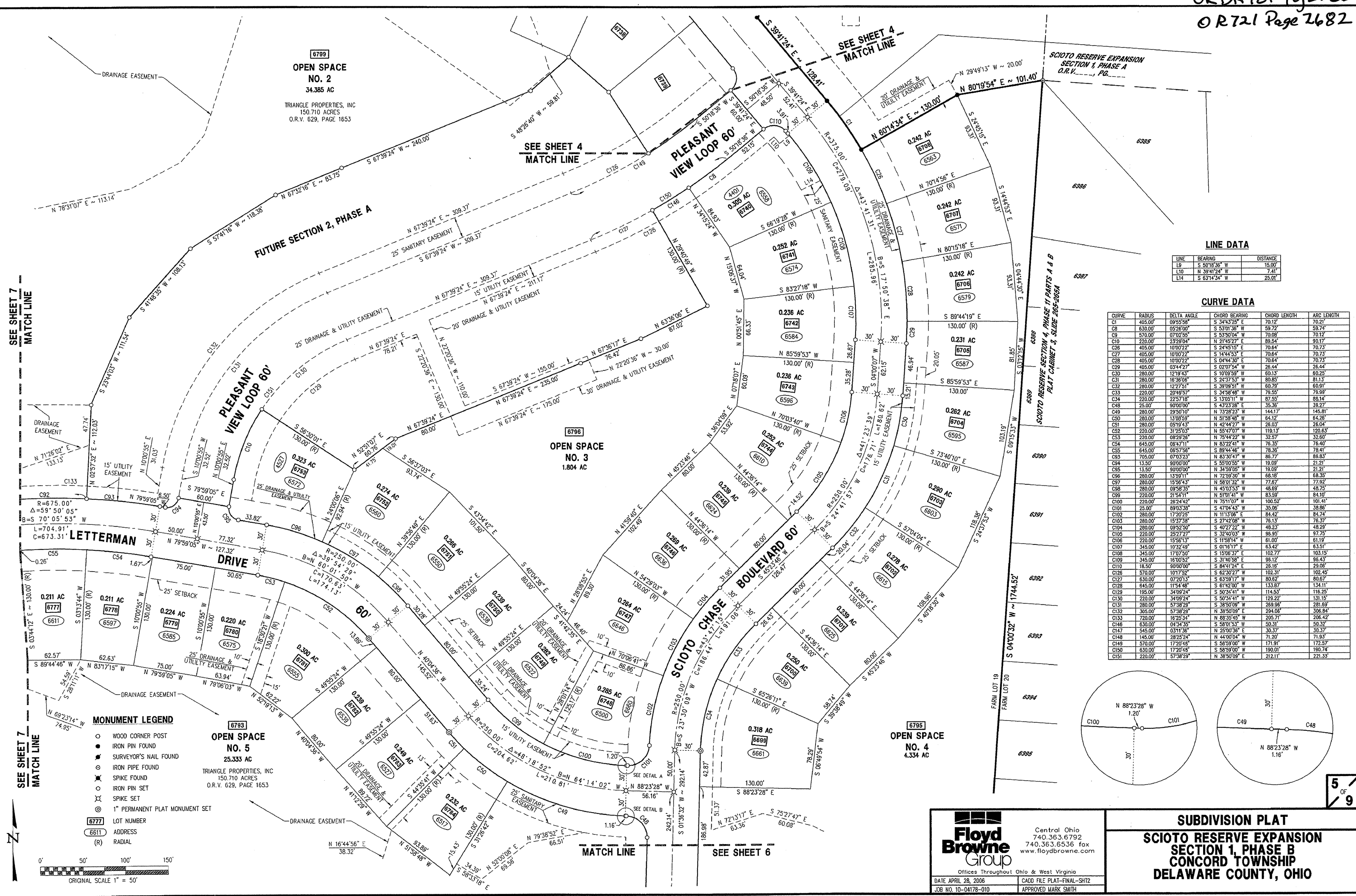
FUTURE SECTION 2, PHASE A

PLEASANT
 VIEW LOOP 60'

SCIOTO RESERVE EXPANSION
 SECTION 1, PHASE A
 O.R.V. --- PG. ---

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 Central Ohio
 740.363.6792
 740.363.6536 fax
 www.floydbrowne.com
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 CAD FILE PLAT-FINAL-SHT2
 JOB NO. 10-04178-010
 APPROVED MARK SMITH

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

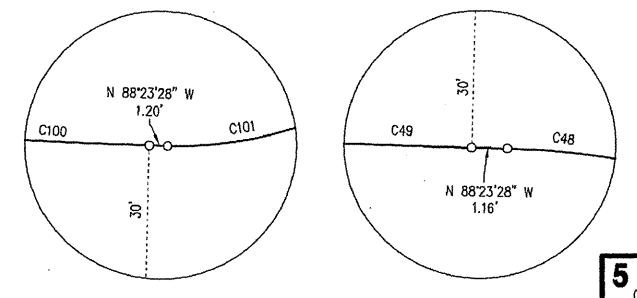


LINE DATA

LINE	BEARING	DISTANCE
L9	S 50°18'58" W	15.00'
L10	N 39°41'24" W	7.41'
L14	S 63°14'34" W	25.01'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	405.00'	09°53'58"	S 34°33'53" E	70.12'	70.21'
C2	630.00'	05°26'00"	S 53°01'58" W	59.72'	59.74'
C3	570.00'	07°02'55"	S 53°50'04" W	70.08'	70.12'
C4	220.00'	23°29'04"	N 21°45'27" E	89.54'	90.17'
C5	405.00'	10°02'22"	S 24°45'15" E	70.64'	70.73'
C6	405.00'	10°02'22"	S 14°44'33" E	70.64'	70.73'
C7	405.00'	03°44'27"	S 02°07'54" W	26.44'	26.44'
C8	280.00'	16°36'06"	S 24°37'53" W	80.85'	81.13'
C9	280.00'	12°25'11"	S 39°09'51" W	50.79'	50.91'
C10	220.00'	20°49'57"	S 34°58'48" W	79.50'	79.59'
C11	220.00'	22°57'18"	S 13°05'11" W	87.50'	88.14'
C12	25.00'	90°00'00"	S 43°23'28" E	35.36'	39.27'
C13	280.00'	29°50'10"	N 73°26'23" W	144.17'	145.81'
C14	280.00'	11°05'52"	N 51°59'48" W	64.12'	64.28'
C15	280.00'	05°19'43"	N 42°44'27" W	28.03'	28.04'
C16	220.00'	31°25'03"	S 55°07'57" W	119.13'	120.63'
C17	220.00'	08°29'26"	N 75°44'22" W	32.57'	32.60'
C18	445.00'	06°47'11"	N 83°22'41" W	76.35'	76.40'
C19	280.00'	05°57'58"	S 89°44'46" W	78.36'	78.41'
C20	705.00'	07°03'23"	N 83°30'47" W	86.77'	86.83'
C21	13.50'	90°00'00"	S 55°09'55" W	19.09'	21.21'
C22	13.50'	90°00'00"	N 34°59'05" W	19.09'	21.21'
C23	280.00'	06°47'11"	N 83°22'41" W	76.35'	76.40'
C24	280.00'	15°58'43"	N 58°01'32" W	77.67'	77.92'
C25	280.00'	09°58'35"	N 45°03'53" W	48.69'	48.75'
C26	220.00'	21°54'11"	N 51°01'41" W	83.59'	84.10'
C27	220.00'	26°24'42"	N 75°11'07" W	100.52'	101.41'
C28	25.00'	89°03'58"	S 47°04'43" W	35.06'	38.86'
C29	280.00'	17°30'25"	N 11°13'06" E	84.42'	84.74'
C30	280.00'	15°37'38"	S 27°42'08" W	76.13'	76.37'
C31	280.00'	09°52'50"	S 40°27'22" W	48.23'	48.29'
C32	220.00'	25°27'27"	S 32°40'03" W	86.95'	87.75'
C33	220.00'	15°58'13"	S 11°58'14" W	61.00'	61.19'
C34	345.00'	10°32'49"	S 01°16'17" E	63.42'	63.51'
C35	345.00'	17°07'50"	S 15°06'37" E	102.77'	103.15'
C36	345.00'	16°00'52"	S 31°40'58" E	98.12'	98.43'
C37	18.50'	90°00'00"	S 84°41'24" E	28.16'	29.09'
C38	570.00'	07°17'52"	S 38°50'09" W	102.31'	102.45'
C39	305.00'	67°38'29"	S 63°59'17" W	80.62'	80.67'
C40	645.00'	11°54'48"	S 61°42'00" W	133.87'	134.11'
C41	195.00'	34°09'24"	S 50°34'41" W	114.53'	116.25'
C42	220.00'	34°09'24"	S 50°34'41" W	129.22'	131.15'
C43	280.00'	07°17'52"	S 38°50'09" W	288.96'	281.69'
C44	145.00'	28°29'24"	N 44°00'04" W	71.30'	71.83'
C45	570.00'	17°20'48"	S 58°59'00" W	171.91'	172.57'
C46	630.00'	17°20'48"	S 58°59'00" W	190.01'	190.74'
C47	220.00'	57°38'29"	N 38°50'09" E	212.11'	221.33'



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 Central Ohio
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 JOB NO. 10-04178-010 APPROVED MARK SMITH

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

MONUMENT LEGEND

- WOOD CORNER POST
- IRON PIN FOUND
- SURVEYOR'S NAIL FOUND
- IRON PIPE FOUND
- SPIKE FOUND
- IRON PIN SET
- SPIKE SET
- 1" PERMANENT PLAT MONUMENT SET

LOT NUMBER
 ADDRESS
 RADIAL

ORIGINAL SCALE 1" = 50'

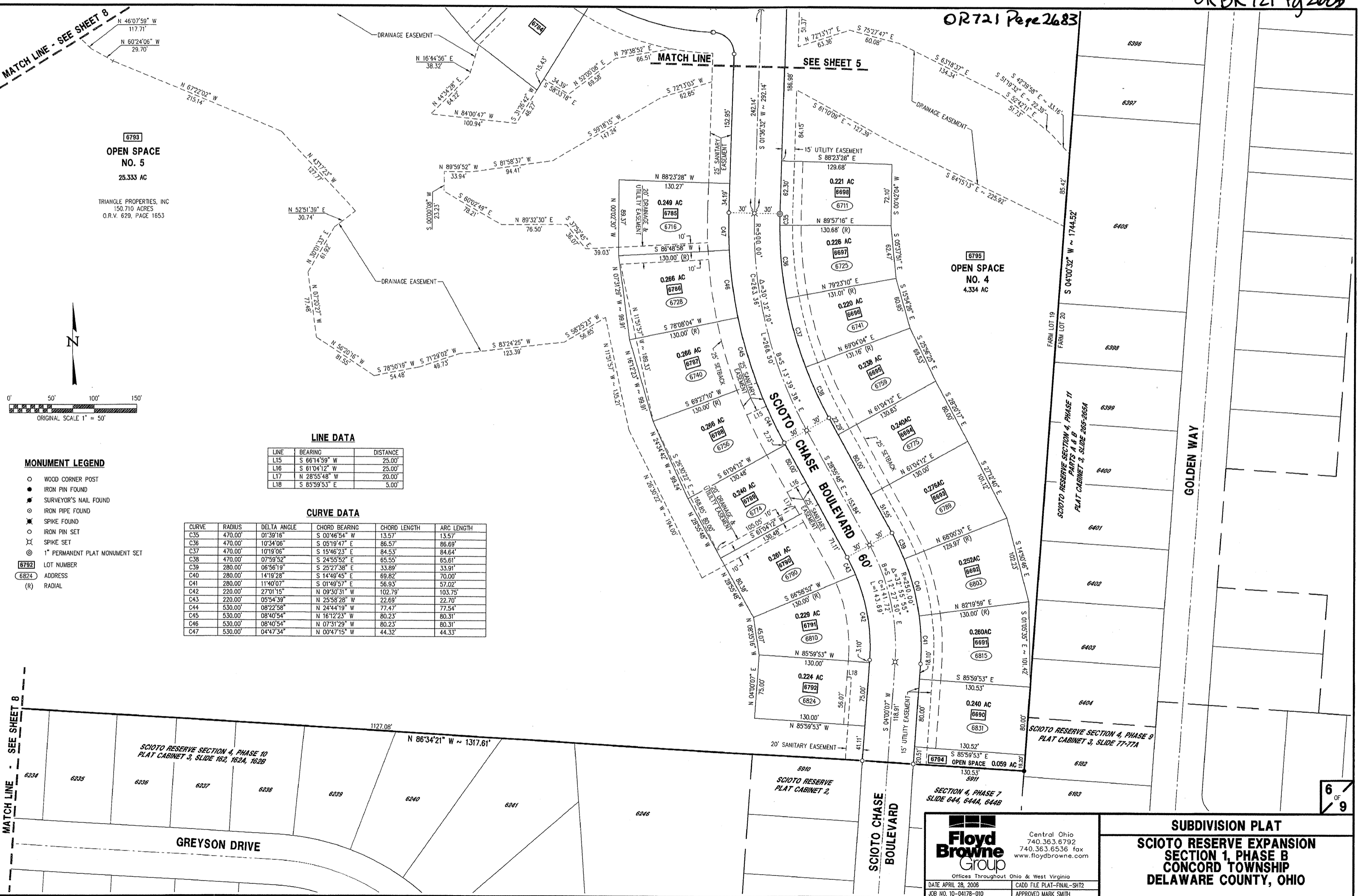
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 34.385 AC
 TRIANGLE PROPERTIES, INC
 150.710 ACRES
 O.R.V. 629, PAGE 1653

OPEN SPACE NO. 3
 1.804 AC

OPEN SPACE NO. 5
 25.333 AC
 TRIANGLE PROPERTIES, INC
 150.710 ACRES
 O.R.V. 629, PAGE 1653

OPEN SPACE NO. 4
 4.334 AC

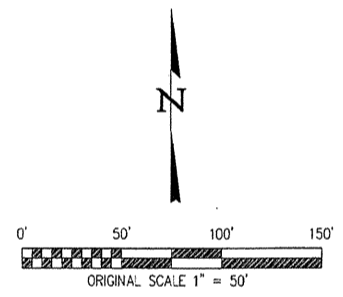
OR 721 Page 2683



6793
OPEN SPACE
NO. 5
 25.333 AC

TRIANGLE PROPERTIES, INC
 150.710 ACRES
 O.R.V. 629, PAGE 1853

6795
OPEN SPACE
NO. 4
 4.334 AC



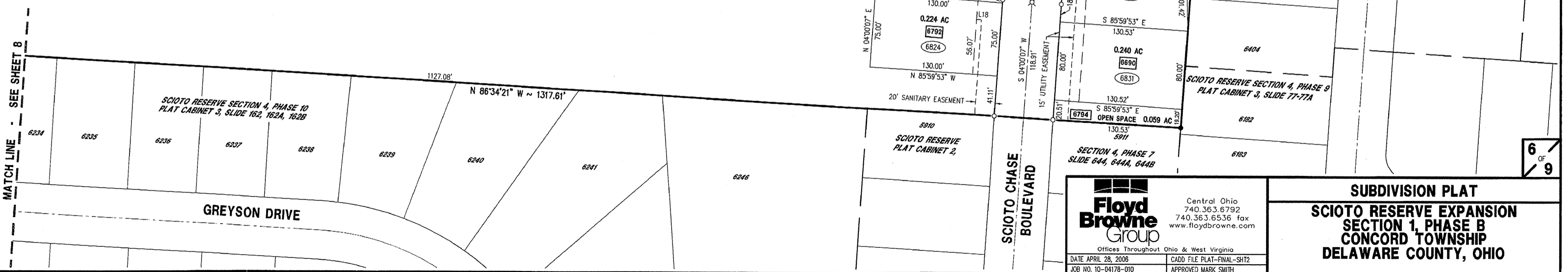
LINE DATA

LINE	BEARING	DISTANCE
L15	S 66°14'59" W	25.00'
L16	S 61°04'12" W	25.00'
L17	N 28°55'48" W	20.00'
L18	S 85°59'53" E	5.00'

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C35	470.00'	01°39'16"	S 00°46'54" W	13.57'	13.57'
C36	470.00'	10°34'06"	S 05°19'47" E	86.57'	86.69'
C37	470.00'	10°19'06"	S 15°46'23" E	84.53'	84.64'
C38	470.00'	07°59'52"	S 24°55'52" E	65.55'	65.61'
C39	280.00'	06°56'19"	S 25°27'38" E	33.89'	33.91'
C40	280.00'	14°19'28"	S 14°48'45" E	69.82'	70.00'
C41	280.00'	11°40'07"	S 01°48'57" E	56.93'	57.02'
C42	220.00'	27°01'15"	N 09°30'31" W	102.79'	103.75'
C43	220.00'	05°54'39"	N 25°58'28" W	22.69'	22.70'
C44	530.00'	08°22'58"	N 24°44'19" W	77.47'	77.54'
C45	530.00'	08°40'54"	N 16°12'23" W	80.23'	80.31'
C46	530.00'	08°40'54"	N 07°31'29" W	80.23'	80.31'
C47	530.00'	04°47'34"	N 09°47'15" W	44.32'	44.33'

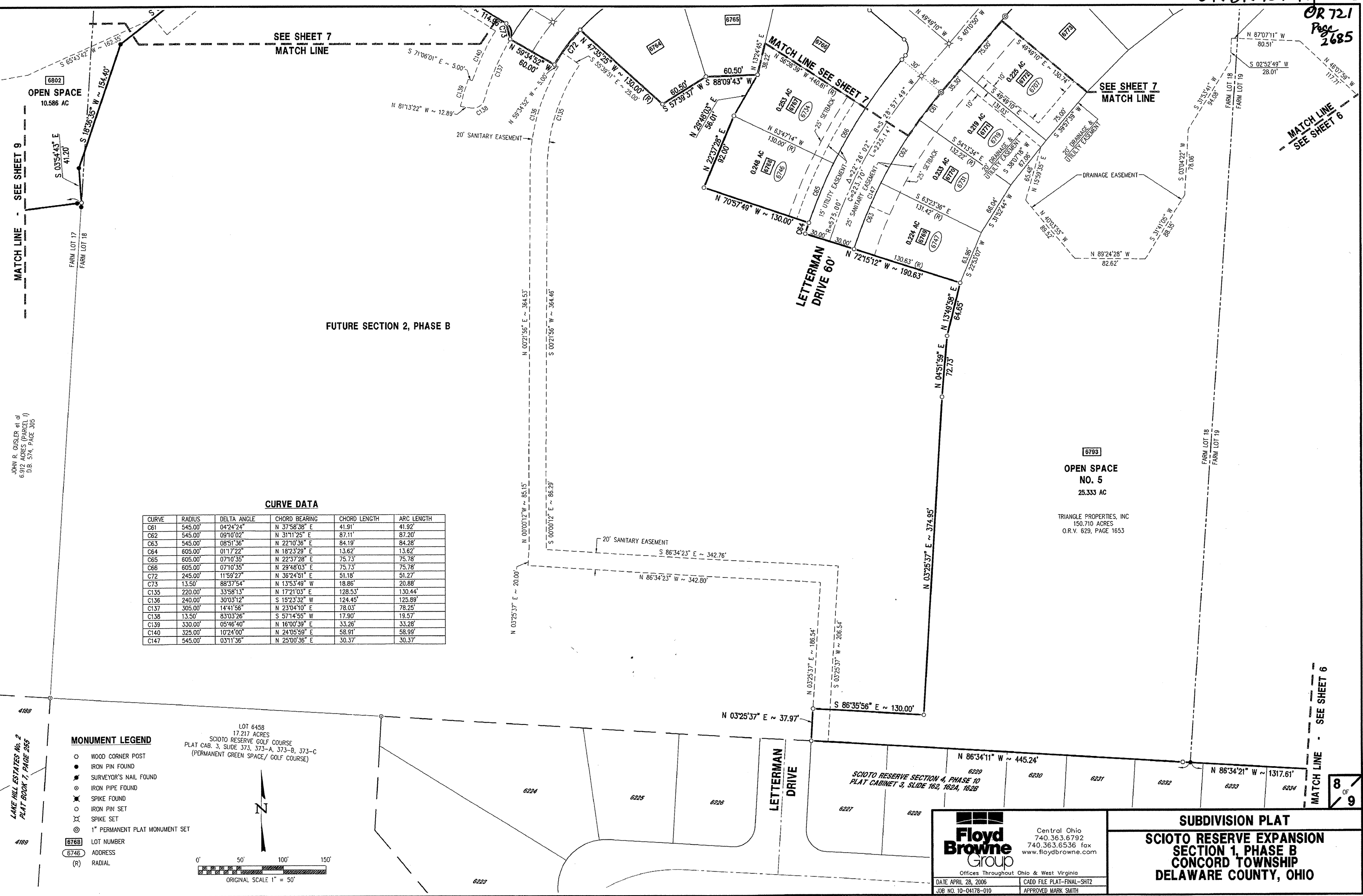
- MONUMENT LEGEND**
- WOOD CORNER POST
 - IRON PIN FOUND
 - ◆ SURVEYOR'S NAIL FOUND
 - IRON PIPE FOUND
 - ✱ SPIKE FOUND
 - IRON PIN SET
 - ⊗ SPIKE SET
 - ⊙ 1" PERMANENT PLAT MONUMENT SET
- 6792** LOT NUMBER
6824 ADDRESS
 (R) RADIAL



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 Central Ohio
 740.363.6792
 740.363.6536 fax
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SUBDIVISION PLAT
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SECTION 1, PHASE B
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO



JOHN R. CUSLER et al
6.912 ACRES (PARCEL 1)
D.B. 574, PAGE 305

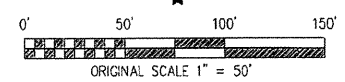
LANE HILL ESTATES No. 2
PLAT BOOK 7, PAGE 285

LOT NUMBER
ADDRESS
RADIAL

CURVE DATA

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C61	545.00'	04°24'24"	N 37°58'38" E	41.91'	41.92'
C62	545.00'	09°10'02"	N 31°11'25" E	87.11'	87.20'
C63	545.00'	08°51'36"	N 22°10'36" E	84.19'	84.28'
C64	605.00'	01°17'22"	N 18°23'29" E	13.62'	13.62'
C65	605.00'	07°10'35"	N 22°37'28" E	75.73'	75.78'
C66	605.00'	07°10'35"	N 29°48'03" E	75.73'	75.78'
C72	245.00'	11°59'27"	N 36°24'51" E	51.18'	51.27'
C73	13.50'	88°37'54"	N 13°53'49" W	18.86'	20.88'
C135	220.00'	33°58'13"	N 17°21'03" E	128.53'	130.44'
C136	240.00'	30°03'12"	S 15°23'32" W	124.45'	125.89'
C137	305.00'	14°41'56"	N 23°04'10" E	78.03'	78.25'
C138	13.50'	83°03'26"	S 57°14'55" W	17.90'	19.57'
C139	330.00'	05°46'40"	N 16°00'39" E	33.26'	33.28'
C140	325.00'	10°24'00"	N 24°05'59" E	58.91'	58.99'
C147	545.00'	03°11'36"	N 25°00'36" E	30.37'	30.37'

LOT 6458
17.217 ACRES
SCIOTO RESERVE GOLF COURSE
PLAT CAB. 3, SLIDE 373, 373-A, 373-B, 373-C
(PERMANENT GREEN SPACE / GOLF COURSE)



MONUMENT LEGEND

- WOOD CORNER POST
 - IRON PIN FOUND
 - ⊙ SURVEYOR'S NAIL FOUND
 - ⊙ IRON PIPE FOUND
 - ⊙ SPIKE FOUND
 - ⊙ IRON PIN SET
 - ⊙ SPIKE SET
 - ⊙ 1" PERMANENT PLAT MONUMENT SET
- 6768 LOT NUMBER
6746 ADDRESS
(R) RADIAL

6793
OPEN SPACE NO. 5
25.333 AC

TRIANGLE PROPERTIES, INC
150.710 ACRES
O.R.Y. 629, PAGE 1653

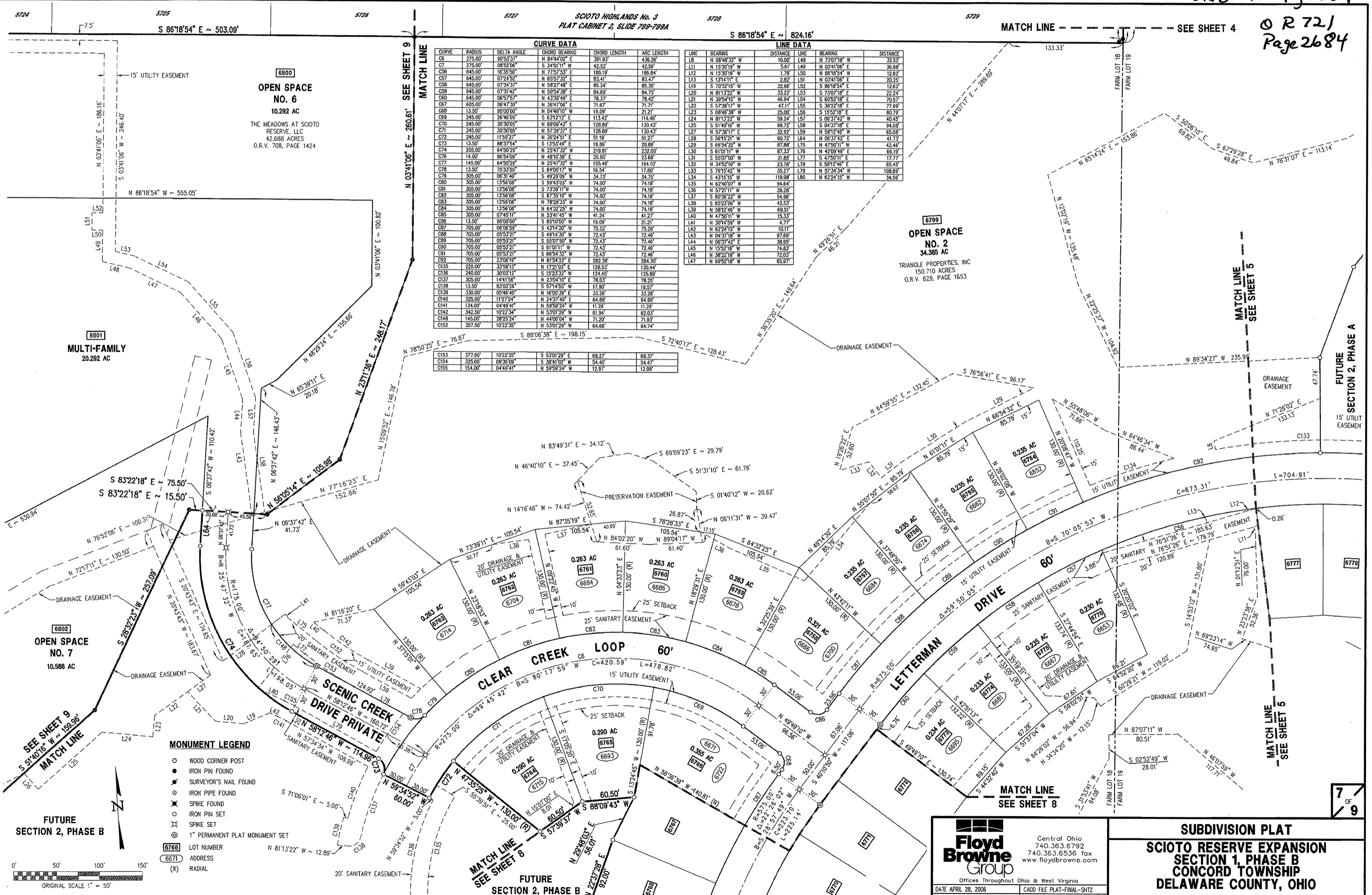
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JOB NO. 10-04178-010

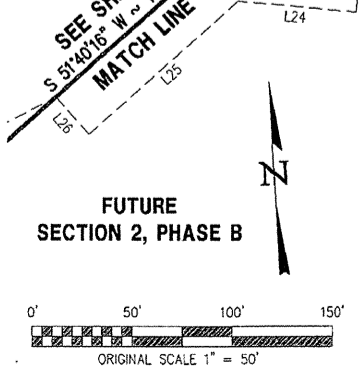
CADD FILE PLAT-FINAL-SHT2
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SUBDIVISION PLAT
SCIOTO RESERVE EXPANSION SECTION 1, PHASE B
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

ORBK721 Pg2684
 O R 721
 Page 2684



CURVE DATA					LINE DATA						
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C5	275.00	90°03'37"	N 84°48'02" E	391.93	436.26	L8	N 06°48'32" W	10.00	L48	N 73°07'18" W	32.52
C6	275.00	08°32'06"	S 34°31'11" W	42.22	42.22	L11	N 13°30'19" W	5.61	L49	N 03°41'06" E	36.68
C7	275.00	16°35'50"	N 77°53'53" E	188.19	186.84	L12	N 13°30'19" W	1.78	L50	N 86°18'54" W	12.62
C8	645.00	07°24'52"	N 85°57'32" E	83.41	83.47	L13	S 13°41'11" E	2.82	L51	N 03°41'06" E	20.25
C9	645.00	07°34'37"	N 88°27'48" E	85.24	85.30	L19	S 70°32'15" W	32.86	L52	S 86°18'54" W	12.62
C10	645.00	07°39'42"	N 80°58'38" E	84.89	84.79	L20	N 81°13'22" W	33.22	L53	S 73°07'18" E	22.24
C11	645.00	06°57'57"	N 43°59'49" E	78.37	78.42	L21	N 38°54'15" W	46.94	L54	S 60°52'18" E	70.57
C12	605.00	06°47'30"	N 36°47'06" E	71.67	71.71	L22	S 57°38'17" W	47.11	L55	S 38°52'18" E	77.89
C13	13.50	90°00'00"	N 04°48'10" W	19.09	21.21	L23	S 08°48'36" W	25.00	L56	S 15°52'18" E	80.79
C14	245.00	26°46'05"	S 63°12'12" E	113.47	114.46	L24	N 81°13'22" W	59.24	L57	S 06°37'42" W	40.45
C15	245.00	30°30'05"	N 89°08'43" E	128.89	130.43	L25	S 51°40'16" W	89.72	L58	S 04°37'18" E	94.08
C16	245.00	30°30'05"	N 57°38'17" E	128.89	130.43	L27	N 57°38'17" E	32.52	L59	N 56°12'48" W	65.08
C17	245.00	11°59'27"	N 36°24'51" E	51.18	50.27	L28	S 56°15'21" W	90.72	L64	N 06°37'42" E	41.73
C18	13.50	88°37'54"	S 13°53'49" E	18.86	20.88	L29	S 66°54'32" W	87.88	L75	N 47°50'11" W	42.46
C19	205.00	64°50'29"	N 23°47'32" W	219.81	232.00	L30	N 81°13'22" W	87.33	L76	N 42°09'49" E	66.19
C20	245.00	30°30'05"	N 89°08'43" E	128.89	130.43	L31	S 55°07'50" W	31.85	L77	S 47°50'11" E	17.77
C21	145.00	64°50'29"	N 23°47'32" W	154.48	164.10	L32	N 34°52'10" W	23.38	L78	S 60°12'48" E	65.49
C22	305.00	06°31'40"	S 49°23'09" W	34.73	34.75	L33	S 76°13'42" W	35.27	L79	N 57°34'34" W	108.89
C23	305.00	06°31'40"	S 49°23'09" W	34.73	34.75	L34	S 43°15'15" W	119.98	L80	N 62°24'15" W	34.58
C24	305.00	13°56'08"	S 89°43'03" W	74.00	74.18	L35	N 62°40'07" W	94.64			
C25	305.00	13°56'08"	S 89°43'03" W	74.00	74.18	L36	N 57°21'11" W	39.28			
C26	305.00	13°56'08"	S 89°43'03" W	74.00	74.18	L37	S 60°38'22" W	54.86			
C27	305.00	13°56'08"	S 89°43'03" W	74.00	74.18	L38	S 83°23'06" W	42.53			
C28	305.00	13°56'08"	S 89°43'03" W	74.00	74.18	L39	N 58°12'46" W	69.51			
C29	305.00	13°56'08"	S 89°43'03" W	74.00	74.18	L40	N 47°50'11" W	15.33			
C30	305.00	13°56'08"	S 89°43'03" W	74.00	74.18	L41	N 30°14'59" W	4.77			
C31	305.00	13°56'08"	S 89°43'03" W	74.00	74.18	L42	N 62°24'15" W	10.11			
C32	705.00	06°06'59"	S 43°14'20" W	75.22	75.26	L43	N 04°37'18" W	97.69			
C33	705.00	06°06'59"	S 43°14'20" W	75.22	75.26	L44	N 06°37'42" E	38.95			
C34	705.00	06°06'59"	S 43°14'20" W	75.22	75.26	L45	N 15°52'18" W	74.63			
C35	705.00	06°06'59"	S 43°14'20" W	75.22	75.26	L46	N 38°52'18" W	72.03			
C36	220.00	33°58'13"	N 17°21'03" E	128.53	130.44	L47	N 60°52'18" W	85.97			
C37	240.00	30°03'12"	S 15°23'37" W	174.45	125.89						
C38	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C39	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C40	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C41	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C42	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C43	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C44	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C45	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C46	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C47	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C48	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C49	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C50	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C51	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C52	305.00	13°56'08"	S 89°43'03" W	74.00	74.18						
C53	377.50	10°22'35"	S 53°01'29" E	68.27	68.37						
C54	325.00	09°36'08"	S 36°41'02" W	54.40	54.47						
C55	154.00	04°48'41"	N 59°59'24" W	12.87	12.98						



Floyd Browne Group
 Central Ohio
 740.363.6792
 740.363.6536 fax
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 Offices Throughout Ohio & West Virginia
 DATE APRIL 28, 2006 CADD FILE PLAT-FINAL-SHT2
 JOB NO. 10-04178-010 APPROVED MARK SMITH

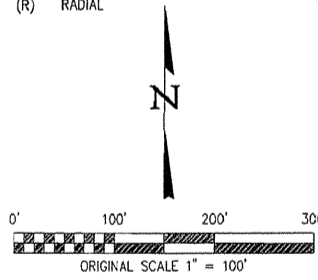
SUBDIVISION PLAT
SCIOTO RESERVE EXPANSION
SECTION 1, PHASE B
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

LINE DATA

LINE	BEARING	DISTANCE
L42	N 62°24'15" W	10.11'
L43	N 04°37'18" W	97.69'
L44	N 06°37'42" E	38.95'
L45	N 15°52'18" W	74.83'
L46	N 38°22'18" W	72.03'
L47	N 60°52'18" W	65.97'
L48	N 73°07'18" W	32.52'
L49	N 03°41'06" E	36.88'
L50	N 86°18'54" W	12.62'
L51	N 03°41'06" E	20.25'
L52	S 86°18'54" E	12.62'
L53	S 73°07'18" E	22.24'
L54	S 60°52'18" E	70.57'
L55	S 38°22'18" E	77.99'
L56	S 15°52'18" E	80.79'
L57	S 06°37'42" W	40.45'
L58	S 04°37'18" E	94.08'
L59	N 58°12'46" W	65.08'
L60	S 03°04'32" W	37.22'
L61	S 83°51'32" W	60.00'
L62	S 03°04'32" W	7.60'
L65	S 74°07'23" W	146.35'
L66	N 74°07'23" E	132.13'
L67	N 17°34'06" E	207.87'
L68	S 17°34'06" W	209.58'
L69	N 07°10'17" E	29.14'
L70	N 09°23'31" E	67.11'
L71	S 17°48'11" W	35.51'
L72	S 80°15'19" W	124.28'
L73	S 41°24'33" E	4.26'
L74	S 36°48'24" E	179.11'

MONUMENT LEGEND

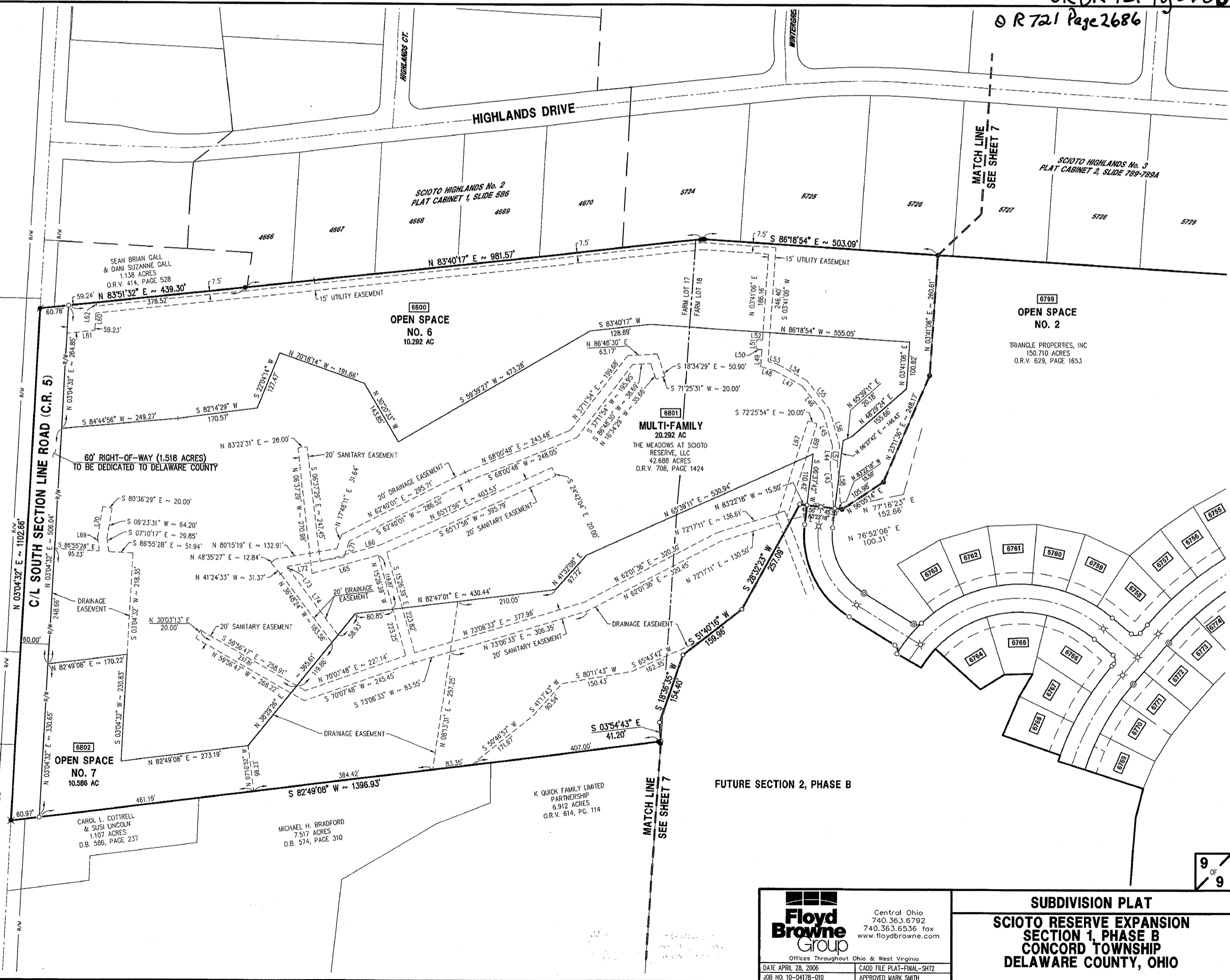
- WOOD CORNER POST
- IRON PIN FOUND
- ⊙ SURVEYOR'S NAIL FOUND
- ⊙ IRON PIPE FOUND
- ⊙ SPIKE FOUND
- ⊙ IRON PIN SET
- ⊙ SPIKE SET
- ⊙ 1" PERMANENT PLAT MONUMENT SET
- ① LOT NUMBER
- ① ADDRESS
- (R) RADIAL



MARSHA ANNE YINGER
21.405 ACRES
D.B. 506, PAGE 111

HOMER R. BALL
& MARRIANNE C. BALL
2.956 ACRES
D.B. 358, PAGE 649

CORNELL SUBDIVISION
PLAT BOOK 15, PAGE 155



① OPEN SPACE
NO. 2
TRIANGLE PROPERTIES, INC
150.710 ACRES
O.R.V. 629, PAGE 1653

① MULTI-FAMILY
20.292 AC
THE MEADOWS AT SCIOTO
RESERVE, LLC
42.688 ACRES
O.R.V. 708, PAGE 1424

① OPEN SPACE
NO. 7
10.586 AC

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PARTNERSHIP
6.912 ACRES
O.R.V. 614, PG. 114

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Central Ohio
740.363.6792
740.363.6536 fax
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DELAWARE COUNTY, OHIO