

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LOCATED IN PART OF FARM LOT 19, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, BEING A SUBDIVISION OF 4.918 ACRES OUT OF A 150.710 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRIANGLE PROPERTIES, INC., RECORDED IN OFFICIAL RECORD VOLUME 629, PAGE 1653, ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE ABOVE DESCRIBED 4.918 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 HEREOF, SAID EASEMENTS BEING FOR IMPROVEMENTS NECESSARY AND/OR INCIDENTAL TO THE DEVELOPMENT AND USE OF SAID 4.918 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, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS "SCIOTO RESERVE EXPANSION SECTION 2, PHASE A", A SUBDIVISION OF 15 LOTS NUMBERED 6803 THROUGH 6817, 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 1.139 ACRES FOR PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

BY: DONALD R. KENNEY, PRESIDENT

Susan Franke, Wendy Brown, Susan Franke, Wendy Brown (Witnesses)

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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22nd DAY OF MAY 2006, MY COMMISSION EXPIRES 8-1-09 Susan K. Franke (Notary Public)

LIEN HOLDER'S ACKNOWLEDGMENT

LIEN HOLDER FOR TRIANGLE PROPERTIES, INC.

THE UNDERSIGNED SUBORDINATES THE LIEN OF HIS MORTGAGES OF THE AREA WITHIN THE PLAT OF "SCIOTO RESERVE EXPANSION SECTION 2, PHASE A" OWNED BY TRIANGLE PROPERTIES, INC. WITHIN THE 1.139 ACRES OF THE DEDICATED RIGHT-OF-WAY, ALL ON-SITE EASEMENTS LOCATED OUTSIDE OF SAID RIGHT-OF-WAY, AND 30-THOSE EASEMENTS DEPICTED AND DELINEATED HEREON, WHICH LIE OUTSIDE OF THE PLATTED AREA.

BY: STEVE A. SMITH, SENIOR VICE-PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY APPEARED STEVE 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 20th DAY OF MAY 2006, MY COMMISSION EXPIRES

TOWNSHIP ZONING

APPROVED THIS 5th DAY OF June 2006 (Concord Township Zoning Officer)

COUNTY SANITARY ENGINEER

APPROVED THIS 14th DAY OF December 2006 Jack Smeller (Delaware County Sanitary Engineer)

COUNTY ENGINEER

APPROVED THIS 19th DAY OF December 2006 Chris E. Brannen (Delaware County Engineer)

COUNTY PLANNING COMMISSION

APPROVED THIS 22nd DAY OF December 2006 (Delaware County Regional Planning Commission)

DELAWARE COUNTY COMMISSIONERS

THIS 27th DAY OF Aug 07, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS BEING DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE (Delaware County Commissioners)

AUDITOR

TRANSFERRED THIS 28th DAY OF Aug 07 (Delaware County Auditor)

RECORDER

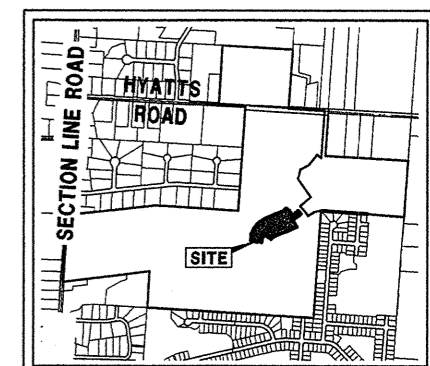
RECORDED THIS 28th DAY OF Aug 2006 AT 2:37 PM (Delaware County Recorder)

SCIOTO RESERVE EXPANSION SECTION 2, PHASE A

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, BEING PART OF FARM LOT 19, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS.

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RPC # 29-98.E.2.A



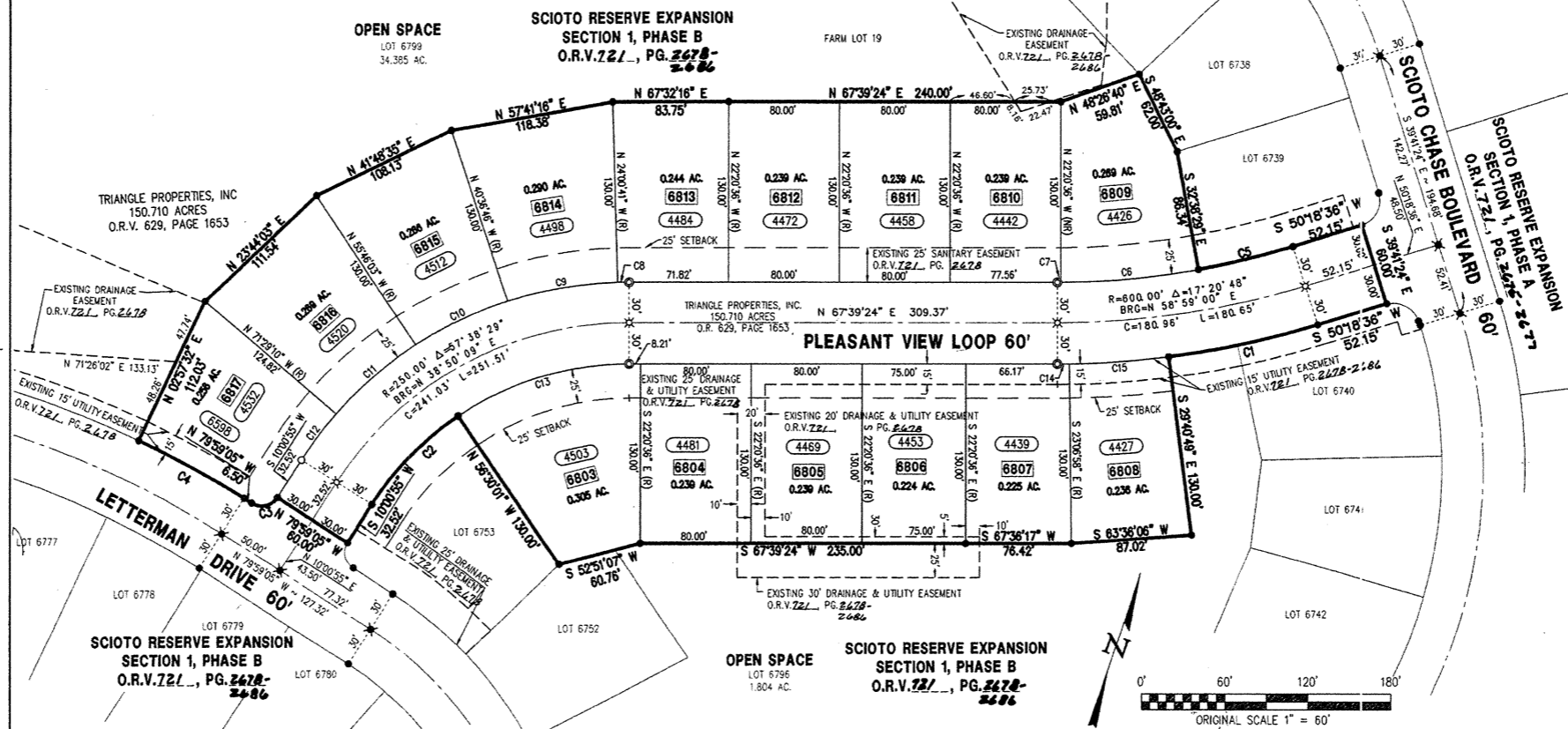
LOCATION MAP SCALE: 1"=1500'

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, ITS SUCCESSORS OR ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN DEDICATED ROAD RIGHTS-OF-WAY AND DESIGNATED UTILITY EASEMENTS.
4. 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.
5. 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.
6. 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.
7. ROOF DOWNSPOUTS, 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.
8. ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS" ADOPTED BY THE DELAWARE COUNTY COMMISSIONERS.
9. 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.
10. OFFSITE EASEMENTS SHOWN ON THIS PLAT NOT PREVIOUSLY DEDICATED SHALL BE HEREBY DEDICATED WITH THIS PLAT.
11. 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 2, PHASE A".
12. 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.

CURVE DATA table with columns: CURVE, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Lists curves C1 through C15.

200700028061 Filed for Record in DELAWARE COUNTY, OHIO ANDREW D BRENNER 08-28-2007 At 02:37 PM PLAT 40.00 OR Book 805 Page 34 - 34



PHASE DATA table: OVERALL PHASE (Total Area - Boundary, Farm Lot 19, Lots - 15, Buildable Lots - 15), SINGLE FAMILY (Lots, Right-of-Way, Total Area).

ZONING DATA table: CURRENT ZONING (PRD) PLANNED RESIDENTIAL DISTRICT, SETBACKS (Front, Rear, Side), DISTRICT (25 FEET FROM RIGHT-OF-WAY, 20 FEET REAR, 5 FEET).

- MONUMENT LEGEND: 5/8" IRON PIN FOUND, SURVEYOR'S NAIL FOUND, SPIKE FOUND, 5/8" IRON PIN SET, SPIKE SET, 1" PERMANENT PLAT MONUMENT SET.

- LEGEND: 6809 LOT NUMBER, 4426 ADDRESS, (R) RADIAL TO CENTERLINE, (NR) NON-RADIAL TO CENTERLINE.

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.



NOTE: ALL IRON PINS SET ARE 5/8 INCH REBAR, THIRTY INCHES IN LENGTH WITH ORANGE PLASTIC CAP STAMPED "FLOYD BROWNE GROUP". ALL PERMANENT PLAT MONUMENTS SET ARE ONE INCH REBAR, THIRTY INCHES IN LENGTH.

FLOOD DESIGNATION: THE SUBJECT PROPERTY LIES WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN 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.

OWNER/DEVELOPER: TRIANGLE PROPERTIES, INC. 470 OLDE WORTHINGTON ROAD SUITE 100 WESTERVILLE, OHIO 43082 (614) 540-2400

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 2, PHASE A CONCORD TOWNSHIP DELAWARE COUNTY, OHIO. Date April 28, 2006, Job No. 10-0478-C10.

Fig. 2. DELAWARE COUNTY ENGINEER'S OFFICE (PLANNING PLAT - SEC. 2) AND SURVEYOR'S OFFICE (PLANNING PLAT - SEC. 2) - MAY 18, 2006 10:20am

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