

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LOCATED IN PART OF FARM LOTS 17 & 18, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, BEING A SUBDIVISION OF 18.313 ACRES, BEING PART OF A 150,710 ACRE TRACT OF LAND DESCRIBED IN DEED TO TRIANGLE PROPERTIES, INC., RECORDED IN OFFICIAL RECORD VOLUME 629, PAGE 1653, THERE BEING A 0.005 ACRES IN FARM LOT 17 AND 18.308 ACRES IN FARM LOT 18, ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE ABOVE DESCRIBED 18.313 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 18.313 ACRES AND OTHER LANDS.

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

OWNER'S ACKNOWLEDGMENT

THE UNDERSIGNED, DONALD R. KENNEY 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 B", A SUBDIVISION OF 42 LOTS NUMBERED 6648 THROUGH 6689, 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 3.057 ACRES FOR PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

TRIANGLE PROPERTIES, INC. BY: DONALD R. KENNEY, PRESIDENT. WITNESSES: Susan Franke, Mandi Brown.

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 MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF August 2006. My Commission Expires 8-1-09. Notary Public: Susan K. Franke.

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 2, PHASE B" OWNED BY TRIANGLE PROPERTIES, INC. WITHIN THE 3.057 ACRES OF THE DEDICATED RIGHT-OF-WAY, ALL ON-SITE EASEMENTS LOCATED OUTSIDE OF SAID RIGHT-OF-WAY, AND TO THOSE EASEMENTS DEPICTED AND DELINEATED HEREON, WHICH LIE OUTSIDE OF THE PLATTED AREA.

NATIONAL CITY BANK BY: STEVE A. SMITH. TITLE: SENIOR VICE-PRESIDENT. WITNESSES: Angela Dameron, Peter J. Schmitt.

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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF August 2006. My Commission Expires 2006.

TOWNSHIP ZONING

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

COUNTY SANITARY ENGINEER

APPROVED THIS 14th DAY OF December 2006. Jack Swaller, Delaware County Sanitary Engineer.

COUNTY ENGINEER

APPROVED THIS 17th DAY OF December 2006. Chris E. Brannaman, Delaware County Engineer.

COUNTY PLANNING COMMISSION

APPROVED THIS 22nd DAY OF December 2006. South B. Sanders, Delaware County Regional Planning Commission.

DELAWARE COUNTY COMMISSIONERS

THIS 27th DAY OF August 2006, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREBY DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED FOR THE COUNTY OF DELAWARE. James D. Ward, Thomas A. Evans, Kristof W. Gaud.

AUDITOR

TRANSFERRED THIS 28th DAY OF Aug 07. Todd Attkus, Delaware County Auditor.

RECORDER

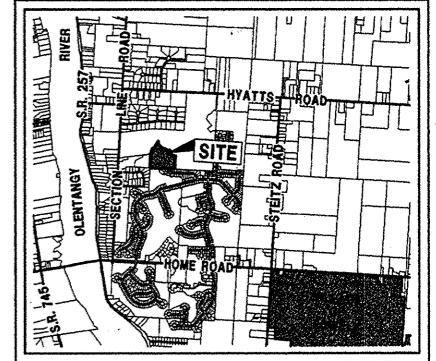
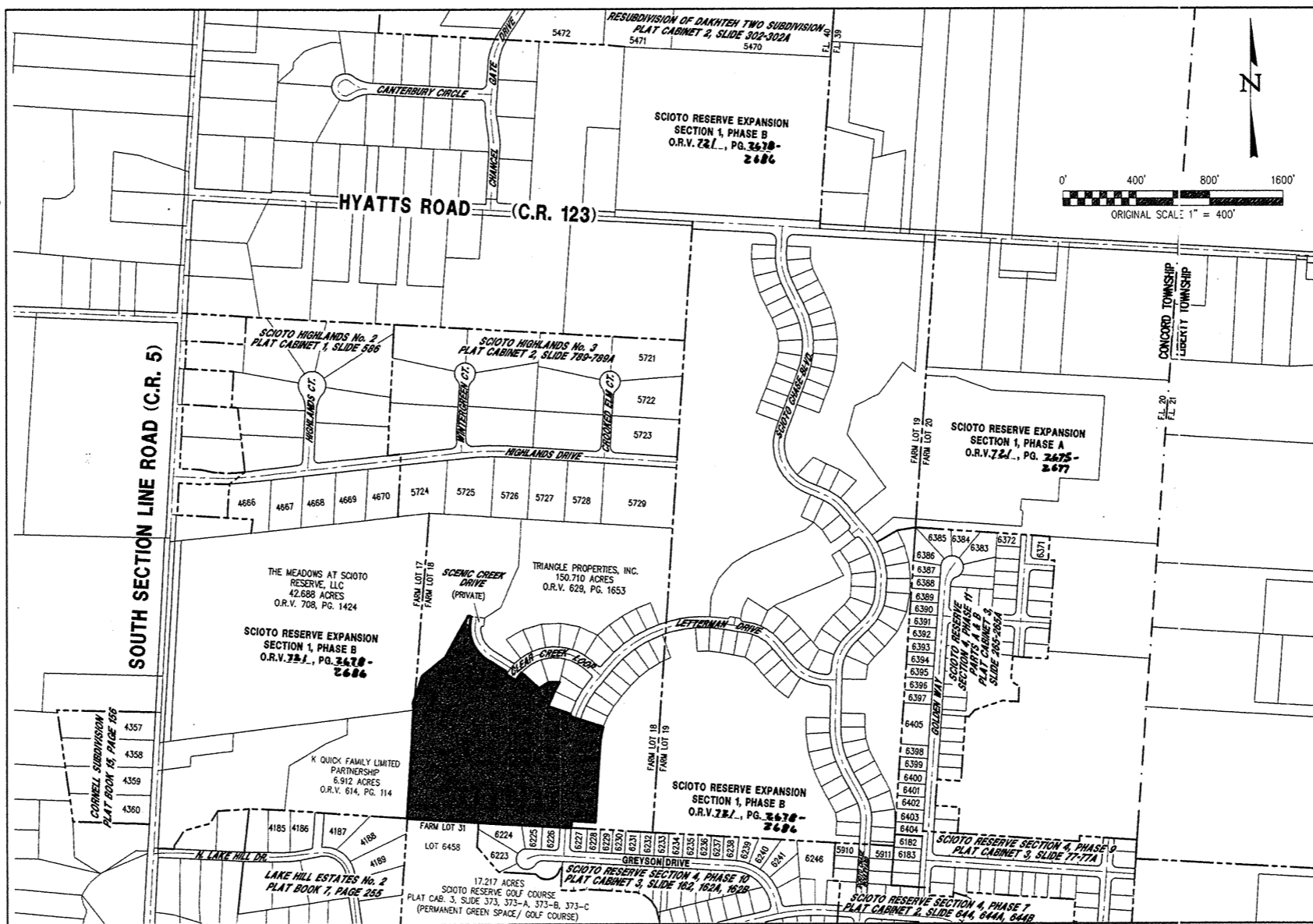
RECORDED TO 805 PAGE 35-36 AT 2:37 P. OFFICIAL RECORD VOLUME 805 PAGE 35-36. FEE 80. FILE NO. 200700028012. Andrew O. Brannaman, Delaware County Recorder.

SCIOTO RESERVE EXPANSION SECTION 2, PHASE B

OR 805 Page 35

RPC # 29-98.E.1-3

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



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 RIGHTS-OF-WAY AND DESIGNATED UTILITY EASEMENTS, DRAINAGE EASEMENTS AND SANITARY 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 OR UTILITY EASEMENTS, DRAINAGE EASEMENTS AND SANITARY 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 APPURTENANT WORKS 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 DEVELOPER'S OVERALL SCHEME FOR THE DEVELOPMENT OF SCIOTO RESERVE EXPANSION, SECTION 2, 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.
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 PLAT PLAN REQUIRED WITH THE BUILDING PERMIT.
7. 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.
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 B".
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.
13. CONSERVATION EASEMENTS ARE TO BE OWNED AND MAINTAINED BY SCIOTO RESERVE EXPANSION HOMEOWNERS ASSOCIATION, UNTIL SUCH HOMEOWNERS ASSOCIATION IS FORMED, THE DEVELOPER WILL MAINTAIN SAID EASEMENTS.
14. ALL OPEN SPACES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR SCIOTO RESERVE EXPANSION, UNTIL SUCH HOMEOWNER ASSOCIATION IS FORMED, THE DEVELOPER WILL MAINTAIN SAID OPEN SPACES.

SINGLE FAMILY PHASE DATA

Table with 2 columns: Description and Value. Includes: TOTAL AREA - BOUNDARY (18.313 ACRES), TOTAL AREA - FARM LOT 17 (0.005 ACRES), TOTAL AREA - FARM LOT 18 (18.308 ACRES), TOTAL LOTS - 42, BUILDABLE LOTS - 39, OPEN SPACE - 3, RIGHT-OF-WAY (3.057 ACRES), LOTS (10.168 ACRES), TOTAL OPEN SPACE (5.088 ACRES).

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.

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.

Table with 3 columns: SETBACKS, FRONT, REAR, SIDE. Values: 25 FEET FROM RIGHT-OF-WAY, 20 FEET, 5 FEET, PRD.

OWNER/DEVELOPER

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

ZONING

(PRD) PLANNED RESIDENTIAL DISTRICT

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

Signature: Mark Alan Smith, PS. DATE: 8/18/2006. PROFESSIONAL SURVEYOR NO. S-8232



Floyd Browne Group logo and contact information: Central Ohio 740.363.6792, 740.363.6536 fax, www.floydbrowne.com. Office: Throughout Ohio & West Virginia. DATE: APRIL 28, 2006. CAD FILE: SEC 28-COVER SHEET. JOB NO.: 10-04173-010. APPROVED: MARK SMITH.

SUBDIVISION PLAT SCIOTO RESERVE EXPANSION SECTION 2, PHASE B CONCORD TOWNSHIP DELAWARE COUNTY, OHIO

stored Calc 4 at 2-2A

2007/00028062
 Filed for Record in
 DELAWARE COUNTY, OHIO
 ANDREW D BRENNER
 08-28-2007 At 02:37 pm.
 PLAT 80.00
 DR Book 805 Page 35 - 36

LINE TABLE

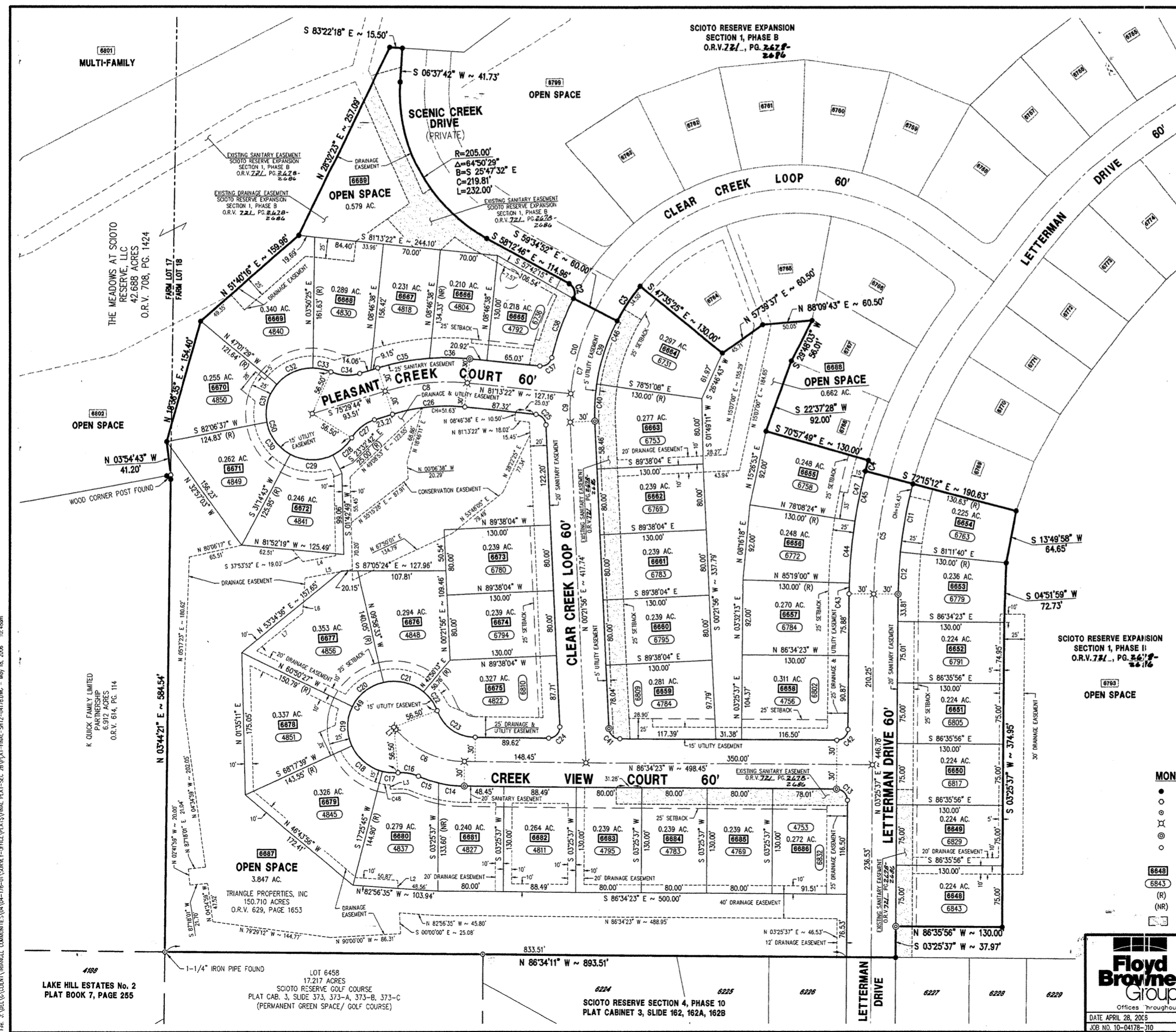
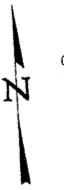
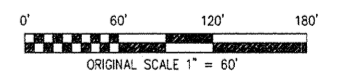
LINE	BEARING	DISTANCE
L1	N 36°47'15" W	3.96'
L2	N 00°00'00" E	10.08'
L3	N 06°31'22" E	5.00'
L4	N 82°53'10" E	40.94'
L5	S 82°53'10" W	58.73'
L6	S 08°40'21" W	43.06'
L7	S 53°34'36" W	72.85'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C2	13.50'	88°37'54"	S 13°53'49" E	18.86'	20.88'
C3	245.00'	11°59'27"	N 36°24'51" E	51.18'	51.27'
C4	605.00'	01°17'22"	S 18°23'29" W	13.62'	13.62'
C5	575.00'	14°19'12"	N 10°35'12" E	143.34'	143.71'
C6	110.00'	48°47'09"	N 61°40'49" W	92.80'	95.58'
C7	275.00'	30°03'12"	N 15°23'32" E	142.60'	144.25'
C8	250.00'	23°16'54"	S 87°08'11" W	100.89'	101.59'
C9	275.00'	07°22'11"	N 04°03'01" E	35.35'	35.37'
C10	275.00'	22°41'01"	N 19°04'38" E	108.16'	108.87'
C11	545.00'	08°56'28"	N 13°16'34" E	84.96'	85.05'
C12	545.00'	05°22'44"	N 06°06'58" E	51.14'	51.16'
C13	13.50'	90°00'02"	S 41°34'23" E	19.09'	21.21'
C14	140.00'	13°01'32"	N 80°03'37" W	31.76'	31.83'
C15	140.00'	10°39'08"	N 68°13'17" W	25.99'	26.03'
C16	50.00'	29°12'06"	N 77°29'46" W	25.21'	25.48'
C17	56.50'	19°31'34"	N 82°20'02" W	19.16'	19.25'
C18	56.50'	50°51'54"	N 47°08'18" W	48.53'	50.16'
C19	56.50'	50°51'54"	N 03°43'36" E	48.53'	50.16'
C20	56.50'	50°51'54"	N 54°35'30" E	48.53'	50.16'
C21	56.50'	52°48'46"	S 73°34'10" E	50.26'	52.08'
C22	56.50'	28°41'08"	S 32°19'13" E	28.95'	29.27'
C23	50.00'	6°08'45"	S 52°01'31" E	56.71'	60.30'
C24	13.50'	93°03'42"	S 46°53'46" W	19.60'	21.93'
C25	13.50'	81°35'19"	S 40°25'44" E	17.64'	19.22'
C26	220.00'	23°16'54"	N 87°08'11" W	88.78'	89.40'
C27	50.00'	41°18'28"	N 54°50'29" E	35.27'	36.05'
C28	56.50'	32°16'03"	S 01°19'17" W	31.40'	31.82'
C29	56.50'	54°47'24"	N 86°08'59" W	51.99'	54.03'
C30	56.50'	50°51'54"	N 33°19'20" W	48.53'	50.16'
C31	56.50'	50°51'54"	N 17°32'34" E	48.53'	50.16'
C32	56.50'	50°51'54"	N 86°24'28" E	48.53'	50.16'
C33	56.50'	22°57'47"	S 74°40'41" E	22.49'	22.64'
C34	50.00'	41°18'28"	S 83°51'02" E	35.27'	36.05'
C35	280.00'	13°11'13"	N 82°05'20" E	64.30'	64.44'
C36	280.00'	10°05'41"	S 86°16'13" E	49.27'	49.33'
C37	13.50'	83°03'26"	S 57°14'55" W	17.90'	19.57'
C38	305.00'	14°41'56"	S 23°04'10" W	78.03'	78.25'
C39	245.00'	19°16'16"	N 20°47'00" E	82.02'	82.40'
C40	245.00'	10°46'56"	N 05°45'24" E	46.04'	48.11'
C41	13.50'	86°56'19"	N 43°06'14" W	18.58'	20.48'
C42	13.50'	90°00'00"	S 48°05'17" W	19.09'	21.21'
C43	605.00'	01°15'24"	N 04°03'18" E	13.27'	13.27'
C44	605.00'	07°10'35"	N 08°16'18" E	75.73'	75.78'
C45	605.00'	05°53'13"	N 14°48'12" E	62.13'	62.16'
C46	245.00'	01°15'43"	N 26°46'43" E	132.03'	133.68'
C47	605.00'	07°10'35"	N 15°26'53" E	75.73'	75.78'
C48	71.50'	10°54'23"	N 78°01'27" W	13.59'	13.61'
C49	56.50'	25°43'10"	N 35°12'46" E	89.88'	251.08'
C50	56.50'	26°23'57"	N 14°30'16" W	84.88'	258.97'

MONUMENT LEGEND

- 5/8" IRON PIN FOUND
- WOOD POST FOUND
- ⊙ IRON PIPE FOUND
- ⊗ SPIKE SET
- ⊙ 1" PERMANENT PLAT MONUMENT SET
- 5/8" IRON PIN SET WITH ORANGE PLASTIC CAP STAMPED "FLOYD BROWNE GROUP"
- ④ LOT NUMBER
- ④ ADDRESS
- (R) RADIAL
- (NR) NOT-RADIAL
- EXISTING SANITARY EASEMENTS



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. 10-04178-110 APPROVED MARK SMITH

SUBDIVISION PLAT
SCIOTO RESERVE EXPANSION
SECTION 2, PHASE B
CONCORD TOWNSHIP
DELAWARE COUNTY, OHIO

FILED IN DELAWARE COUNTY, OHIO, 2006 MAY 18, 10:48 AM
 BY J. WELLS, COUNTY CLERK
 10-04178-110-01-SUBMIT-FINAL-PLAT-FINAL-SHT2-0017806

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