

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, BEING IN FARM LOTS 31 & 34, SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CONTAINING 20.768 ACRES, SAID 20.768 ACRES BEING ALL OF A 20.768 ACRE TRACT AS CONVEYED TO M/I HOMES OF CENTRAL OHIO LLC OF RECORD IN OFFICIAL RECORD 1464, PAGE 1762, DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY BY TIMOTHY C. HALL, JR., AREA PRESIDENT, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS CLARKSHAW MOORS, SECTION 1, A SUBDIVISION CONTAINING LOTS 6884-6914, BOTH INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT AND DO VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE DRIVES, POINT, WAYS AND ROAD (4.222 ACRES, MORE OR LESS) AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VULNERABILITY, PLANNING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF DELAWARE COUNTY, OHIO, FOR THE BENEFIT OF THE CLARKSHAW MOORS, SECTION 1, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF TIMOTHY C. HALL, JR., AREA PRESIDENT, OF SAID M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HEREBY SET HIS HAND THIS 30 DAY OF May 2017.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: M/I HOMES OF CENTRAL OHIO, LLC. TIMOTHY C. HALL, JR. AREA PRESIDENT.

SIGNATURE Jason Franks Douglas Tailford Jr. Notary for Owner STATE OF OHIO SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TIMOTHY C. HALL, JR., AREA PRESIDENT OF M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 30 DAY OF May 2017.

MY COMMISSION EXPIRES 6/25/19. Notary Public, State of Ohio.

IN WITNESS WHEREOF DONALD R. KENNEY, MANAGING MEMBER OF SAID CLARKSHAW LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS HEREBY SET HIS HAND THIS 31st DAY OF May 2017.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: DONALD R. KENNEY MANAGING MEMBER.

SIGNATURE Kara L. Perry Christina Pratt Notary for Owner STATE OF OHIO SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DONALD R. KENNEY, MANAGING MEMBER OF CLARKSHAW, LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 31st DAY OF May 2017.

MY COMMISSION EXPIRES 8/19/20. Notary Public, State of Ohio.

APPROVED THIS 1 DAY OF June 2017. Concord Township Zoning Inspector.

APPROVED THIS 31 DAY OF May 2017. Deputy General Manager, Del-Co Water.

APPROVED THIS 1st DAY OF June 2017. Delaware County Sanitary Engineer.

APPROVED THIS 2nd DAY OF June 2017. Delaware County Engineer.

APPROVED THIS 30th DAY OF June 2017. Delaware County Regional Planning Commission.

THIS DAY OF 20 RIGHT-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY, OHIO.

APPROVED THIS 10 DAY OF July 2017. Delaware County Commissioner.

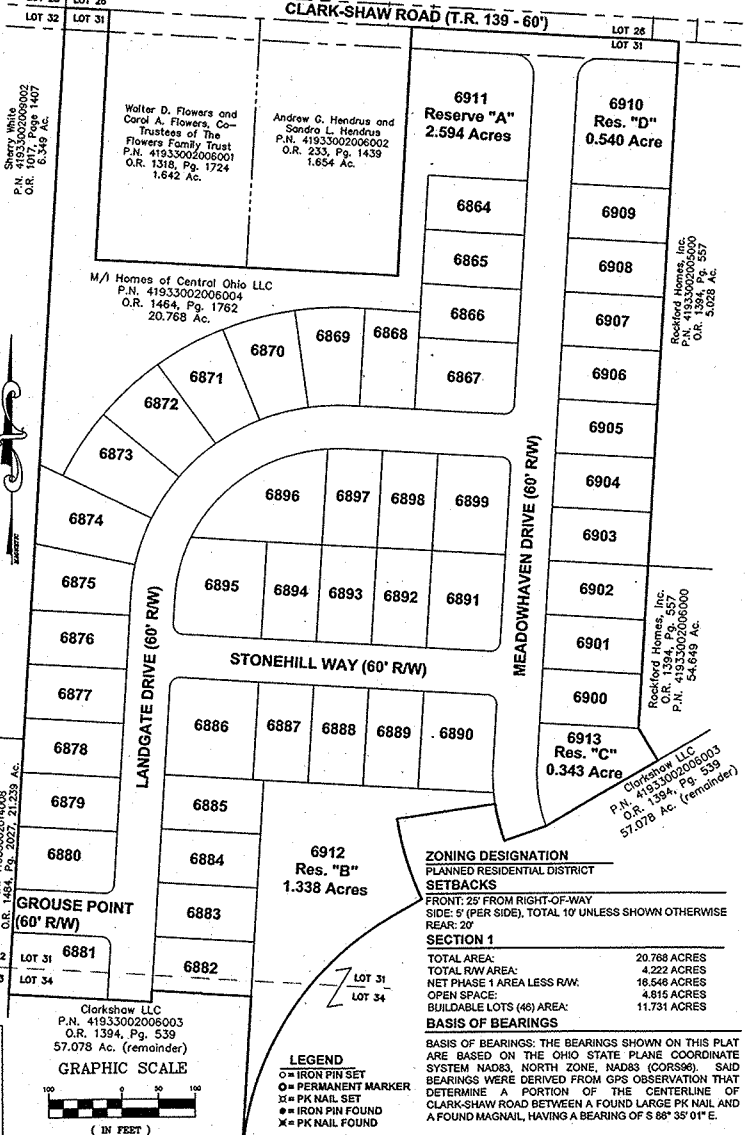
APPROVED THIS 10 DAY OF July 2017. Delaware County Commissioner.

APPROVED THIS 10 DAY OF July 2017. Delaware County Commissioner.

Doc ID: 011546590003 Type: OFF. Kind: PLAT. Recorded: 07/14/2017 at 11:49:39 AM. Fee Amt: \$120.00 Page 1 of 3. WorkFlow# 0000145469-0001. Delaware County, OH. Melissa Jordan County Recorder. File# 2017-00019690.

BK 1514 PG 1343-1345

CLARKSHAW MOORS SECTION 1 FARM LOTS 31 & 34 SECTION 3, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS, CONCORD TOWNSHIP, DELAWARE COUNTY, OHIO

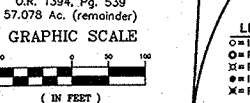


ZONING DESIGNATION PLANNED RESIDENTIAL DISTRICT SETBACKS FRONT: 25' FROM RIGHT-OF-WAY SIDE: 5' (PER SIDE), TOTAL 10' UNLESS SHOWN OTHERWISE REAR: 20'

SECTION 1 TOTAL AREA: 20.768 ACRES. NET PHASE 1 AREA LESS RW: 18.548 ACRES. OPEN SPACE: 4.815 ACRES. BUILDABLE LOTS (48) AREA: 11.731 ACRES.

BASIS OF BEARINGS THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NAD83, NORTH ZONE, NAD83 (COORS). SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION THAT DETERMINE A PORTION OF THE CENTRAL LINE OF CLARK-SHAW ROAD BETWEEN A FOUND LARGE PK NAIL AND A FOUND MAGNOLIA, HAVING A BEARING OF S 88° 57' 01\"/>

LEGEND IRON PIN SET PERMANENT MARKER PK NAIL SET IRON PIN FOUND PK NAIL FOUND



THE DEVELOPMENT OF CLARKSHAW MOORS SECTION 1 SHALL COMPLY WITH THE STANDARDS SET FORTH IN THE APPROVED DEVELOPMENT PLAN AND TEXT FOR THE CLARKSHAW MOORS SUBDIVISION ON FILE IN THE ZONING OFFICE OF CONCORD TOWNSHIP.

NO PERMANENT ABOVE GROUND STRUCTURES, PROJECTIONS OR APPURTENANCES SHALL BE PERMITTED TO BE INSTALLED OR CONSTRUCTED WITHIN THE APPROVED 5' SIDE YARD SETBACKS ESTABLISHED FOR THIS SUBDIVISION. THIS RESTRICTION IS NOT INTENDED TO LIMIT THE EXTENSION OF ROOF LINES INTO THE STATED 5' SIDE YARD SETBACKS.

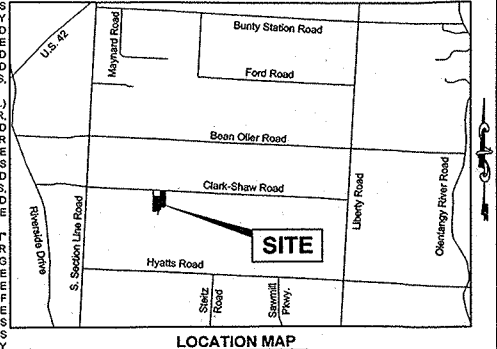
AS REQUIRED BY THE ZONING CODE, WITHIN THOSE AREAS DESIGNATED HEREON AS "NO BUILD ZONE", NO ACCESSORY BUILDING OR STRUCTURE (EXCEPT UTILITY STRUCTURES) SHALL BE CONSTRUCTED OR PLACED. NO OTHER LIMITATION OF THE USE OF THOSE AREAS IS INTENDED OR IMPLIED BY THE "NO BUILD ZONE" DESIGNATION.

TRANSFERRED THIS 14 DAY OF July 2017. Auditor, Delaware County, Ohio.

FLOOD DESIGNATION THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39041C0220K, AS REFERENCED IN THE INDEX IN 39041CINDO, REVISED APRIL 16, 2009 STATES FOR THIS PROPERTY LOCATED IN DELAWARE COUNTY, OHIO THAT "PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS". NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES

- 1. EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS... 2. EASEMENTS DESIGNATED AS "SANITARY EASEMENT" (SAN. ESMT.)... 3. WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT"... 4. ALL EASEMENTS AND RESERVATIONS COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" SITE... 5. FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER... 6. ANY LANDSCAPING, MAINTENANCE, REPAIR OR REPLACEMENT... 7. NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES... 8. NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES... 9. OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENT... 10. NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES... 11. ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO... 12. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS... 13. AT THE TIME OF PLATTING, ELECTRIC, CABLE, AND TELEPHONE SERVICE PROVIDERS... 14. THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE... 15. THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAY... 16. AT THE TIME OF PLATTING, THE LIMITATIONS AND REQUIREMENTS... 17. A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED... 18. ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE... 19. DRIVES SHALL NOT ENCRoACH INTO ANY SIDE YARD DRAINAGE EASEMENT... 20. BE ADVISED. A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE... 21. NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED... TEMPORARY DRAINAGE EASEMENTS AND TEMPORARY UTILITY EASEMENTS... SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA... IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES... PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER... I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE... DATE: May 12, 2017

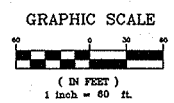
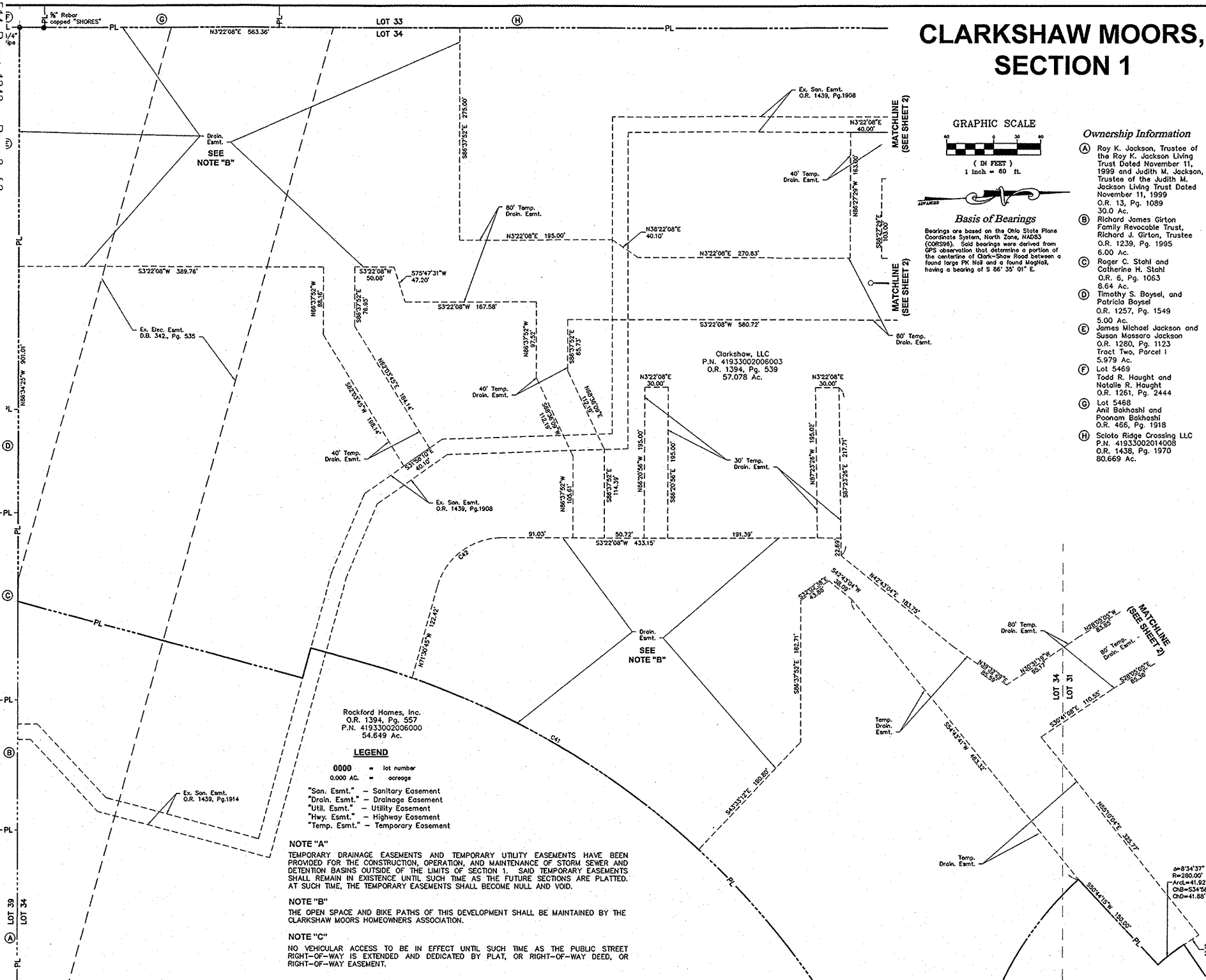


LOCATION MAP

CLARKSHAW MOORS SECTION 1 ADVANCED CIVIL DESIGN ENGINEERS INC. 422 Beecher Road, Gahanna, Ohio 43230. DATE: May 12, 2017 SHEET 1 / 3

PC 4 SI. 50-50B

CLARKSHAW MOORS, SECTION 1



Ownership Information

- (A) Roy K. Jackson, Trustee of the Roy K. Jackson Living Trust Dated November 11, 1999 and Judith M. Jackson, Trustee of the Judith M. Jackson Living Trust Dated November 11, 1999 O.R. 13, Pg. 1089 30.0 Ac.
- (B) Richard James Girtan Family Revocable Trust, Richard J. Girtan, Trustee O.R. 1239, Pg. 1995 6.00 Ac.
- (C) Roger C. Stehl and Catherine H. Stahl O.R. 6, Pg. 1063 8.64 Ac.
- (D) Timothy S. Boyse, and Patricia Boyse O.R. 1257, Pg. 1549 5.00 Ac.
- (E) James Michael Jackson and Susan Massaro Jackson O.R. 1260, Pg. 1123 Tract Two, Parcel 1 5.979 Ac.
- (F) Todd R. Haught and Natalie R. Haught O.R. 1261, Pg. 2444 Lot 5468
- (G) Anil Bakhshi and Poonam Bakhshi O.R. 466, Pg. 1918
- (H) Soloto Ridge Crossing LLC P.N. 41933002014008 O.R. 1438, Pg. 1970 80.669 Ac.

Basis of Bearings
Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (COR98). Said bearings were derived from GPS observation that determine a portion of the centerline of Clark-Shaw Road between a found large PK Nail and a found Moghol, having a bearing of S 86° 35' 01" E.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°04'13"	250.00'	393.01'	S48°24'14"W	353.77'
C2	022°43'24"	250.00'	99.15'	S07°55'22"E	98.50'
C3	090°00'00"	13.50'	21.21'	S41°37'52"E	19.09'
C4	090°00'00"	13.50'	21.21'	S48°22'08"W	19.09'
C5	090°04'13"	13.50'	21.22'	N48°24'14"E	19.10'
C6	089°55'47"	13.50'	21.19'	N41°35'46"W	19.08'
C7	090°04'13"	280.00'	440.17'	S48°24'14"W	396.22'
C8	090°04'13"	220.00'	345.84'	N48°24'14"E	311.32'
C9	022°43'24"	280.00'	111.05'	N07°55'22"W	110.32'
C10	022°43'24"	220.00'	87.25'	N07°55'22"W	86.68'
C11	090°00'00"	13.50'	21.21'	S41°33'40"E	19.09'
C12	090°00'00"	13.50'	21.21'	S48°26'20"W	19.09'
C13	090°00'00"	13.50'	21.21'	S41°33'40"E	19.09'
C14	090°00'00"	13.50'	21.21'	S48°26'20"W	19.09'
C15	008°52'07"	280.00'	43.34'	S07°48'11"W	43.30'
C16	014°01'06"	280.00'	68.51'	S19°14'48"W	68.34'
C17	014°01'06"	280.00'	68.51'	S33°15'54"W	68.34'
C18	014°01'06"	280.00'	68.51'	S47°17'00"W	68.34'
C19	014°01'06"	280.00'	68.51'	S61°18'06"W	68.34'
C20	014°01'06"	280.00'	68.51'	S75°19'12"W	68.34'
C21	011°06'35"	280.00'	54.29'	S87°53'03"W	54.21'
C22	022°47'55"	220.00'	87.54'	N14°46'05"E	86.96'
C23	060°54'18"	220.00'	233.86'	N56°37'12"E	223.00'
C24	006°21'59"	220.00'	24.45'	S89°44'39"E	24.43'
C25	067°10'59"	415.00'	486.62'	S59°50'51"W	459.21'
C26	014°01'06"	415.00'	101.54'	N33°15'54"E	101.28'
C27	014°01'06"	415.00'	101.54'	N47°17'00"E	101.28'
C28	014°01'06"	415.00'	101.54'	N61°18'06"E	101.28'
C29	014°01'06"	415.00'	101.54'	N75°19'12"E	101.28'
C30	011°06'35"	415.00'	80.47'	N87°53'03"E	80.34'
C31	090°01'22"	28.50'	44.78'	S41°34'21"E	40.31'
C32	089°58'38"	28.50'	44.76'	N48°25'39"E	40.30'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C33	008°45'28"	280.00'	42.80'	S00°56'24"E	42.76'
C34	003°12'44"	280.00'	15.70'	S06°55'29"E	15.70'
C35	016°08'22"	415.00'	116.90'	S16°36'02"E	116.51'
C36	055°56'45"	415.00'	405.22'	S31°20'30"W	389.31'
C37	007°30'26"	220.00'	28.83'	N15°31'51"W	28.80'
C38	004°47'50"	220.00'	18.42'	S01°02'26"W	18.41'
C39	010°22'28"	290.00'	52.51'	N64°30'06"E	52.44'
C40	010°22'28"	280.00'	50.70'	S64°30'06"W	50.63'
C41	023°43'33"	1040.00'	430.66'	S34°35'01"W	427.59'
C42	074°52'53"	85.00'	111.09'	S34°04'19"E	103.35'
C43	022°09'17"	290.00'	112.13'	N19°36'30"W	111.44'
C44	027°49'46"	415.00'	201.58'	S17°17'02"W	199.60'
C45	010°45'13"	280.00'	52.55'	N13°54'28"W	52.47'

LEGEND
 0000 = lot number
 0.000 AC. = acreage
 "San. Esmt." - Sanitary Easement
 "Drain. Esmt." - Drainage Easement
 "Util. Esmt." - Utility Easement
 "Hwy. Esmt." - Highway Easement
 "Temp. Esmt." - Temporary Easement

NOTE "A"
TEMPORARY DRAINAGE EASEMENTS AND TEMPORARY UTILITY EASEMENTS HAVE BEEN PROVIDED FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM SEWER AND DETENTION BASINS OUTSIDE OF THE LIMITS OF SECTION 1. SAID TEMPORARY EASEMENTS SHALL REMAIN IN EXISTENCE UNTIL SUCH TIME AS THE FUTURE SECTIONS ARE PLATTED. AT SUCH TIME, THE TEMPORARY EASEMENTS SHALL BECOME NULL AND VOID.

NOTE "B"
THE OPEN SPACE AND BIKE PATHS OF THIS DEVELOPMENT SHALL BE MAINTAINED BY THE CLARKSHAW MOORS HOMEOWNERS ASSOCIATION.

NOTE "C"
NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT, OR RIGHT-OF-WAY DEED, OR RIGHT-OF-WAY EASEMENT.

CLARKSHAW MOORS, SECTION 1

PLAN PREPARED BY: JEP
CHECKED BY: JEP

422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ENGINEERS

SCALE: 1" = 60'
DATE: May 12, 2017

SHEET 3 / 3
JOB NO.: 15-0012-17