

# Scioto Ridge Crossing Section 1

Farm Lot 32 & 33, Section 3, Township 4, Range 19, USML  
Concord Township, Delaware County, Ohio

Situated in State of Ohio, County of Delaware, Township of Concord, located in Farm Lot 32 & 33, Section 3, Township 4, Range 19, United States Military Lands, and containing 12.701 acres of land being part of a 21.239 acre parcel conveyed to M/I HOMES OF CENTRAL OHIO, LLC, an Ohio Limited Liability Company of record in Deed Book 1484, Page 2027.

The undersigned, by TIMOTHY C. HALL JR., Area President of M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, owner of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents its "Scioto Ridge Crossing Section 1", a subdivision containing Lots numbered 6967-6993, both inclusive, and areas designated as Reserve "A", Reserve "B" & Reserve "C", (Lots 6994-6996) does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Grouse Points, Quail Landing and Pheasant Run as shown hereon and not heretofore dedicated.

Easements are hereby reserved, in, over, and under areas designated on this plat as Sanitary Easement, Drainage Easement and Easement. Easements designated as Drainage Easement and Easement permit the construction, operation, and maintenance of all public and quasi-public utilities above, beneath, and on 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.

Easements designated as "Sanitary Easement" shall mean an exclusive Sanitary Easement over, through, under, within, upon, and across the area described on the plat, together with ingress and egress over reasonable routes across Grantor's tracts that adjoin the easement area when exercising the purposes of this easement, exclusively for construction, operation and maintenance of public and or private sanitary sewers, service connections, manholes, force mains, valves, and other sanitary appurtenances. Sanitary Easements may be crossed by other utilities as expressed herein.

Within those areas of land designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating, and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. 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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved for the uses and purposes expressed herein.

All easements and Reserves that overlap or cover all or portions of a "Sanitary Easement" shall be subject to the provisions of the "Sanitary Easement" within the overlap or cover areas. Work to facilitate surface water drainage within the overlap or cover areas is not restricted; however, any proposed new storm sewer pipes, inlets, catch basins, structures, or other storm water appurtenances or infrastructure features subsequent to those which were permitted with the original sanitary sewer improvements shall only be permitted if approved by the governing stormwater authority and the Delaware County Sanitary Engineer.

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., its successors or assigns for the location of water lines, valves and appurtenances within rights-of-way hereby dedicated and within areas designated heron as "Utility Easement", "Del-Co Water Easement" or "Drainage Easement" that are located alongside the rights-of-way hereby dedicated. Also granted is the right of Del-Co Water Company, Inc. to install, service, and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way. The easement area shall be for unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, gardens, shrubberies, and other surface features is strictly prohibited.

In Witness Whereof, TIMOTHY C. HALL JR., Area President, of said M/I HOMES OF CENTRAL OHIO, LLC, an Ohio limited liability company, has hereunto set his hand this 3<sup>RD</sup> day of October, 2017.

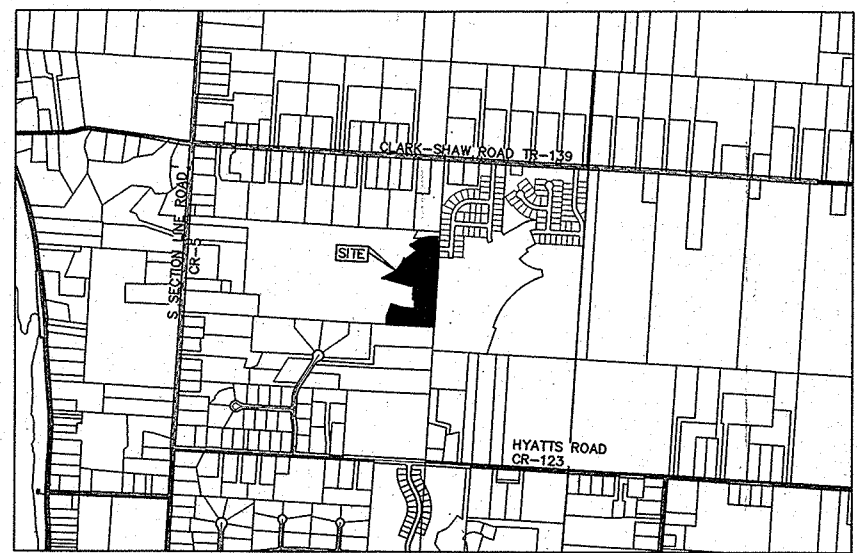
Signed and acknowledged  
In the presence of:  
By Dan Powell Smith  
[Signature]  
By TIMOTHY C. HALL JR., Area President

STATE OF OHIO  
COUNTY OF DELAWARE ss:

Before me, a Notary Public in and for said State, personally appeared TIMOTHY C. HALL JR., Area President, of said 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 and the free and voluntary act and deed of said M/I HOMES OF CENTRAL OHIO, LLC an Ohio limited liability company, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 3<sup>RD</sup> day of October, 2017.

My Commission expires 6/25/19  
Dan Powell Smith  
Notary Public, State of Ohio



LOCATION MAP  
1"=100'

### SURVEY DATA:

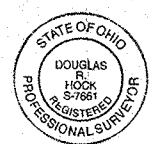
**BASIS OF BEARINGS:** Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (CORS96). Said bearings were derived from GPS observation that determine a portion of the centerline of Clark-Shaw Road between a found large PK Nail and a found MagNail, having a bearing of S 86° 35' 01" E.

**SOURCE OF DATA:** The sources of recorded survey data are the records of the Delaware County, Ohio, Recorder, referenced in the plan and text of this plat.

**IRON PINS,** where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED". These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped "ADVANCED". Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. These markers shall be set following the completion of the construction/installation of the street pavement and utilities.

<b>ACREAGE BREAKDOWN:</b>	
Acres in Lots:	5.081 Ac. (27 Lots)
Acres in Reserves:	5.932 Ac.
Acres in Right-of-Way:	1.688 Ac.
<b>Total Acreage:</b>	<b>12.701 Ac.</b>



By Doug Hock  
Date 10/2/17

- Approved this 07<sup>th</sup> day of Oct, 2017 [Signature]  
Delaware County Engineer
- Approved this 6<sup>th</sup> day of Oct, 2017 [Signature]  
Concord Township Zoning Inspector
- Approved this 07<sup>th</sup> day of Oct, 2017 [Signature]  
Delaware County Regional Planning Commission
- Approved this 5<sup>th</sup> day of Oct, 2017 [Signature]  
Delaware County Sanitary Engineer
- Approved this 4<sup>th</sup> day of Oct, 2017 [Signature]  
General Manager, Del-Co Water

This \_\_\_\_\_ Day of \_\_\_\_\_, 2017 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.

Delaware County Commissioners

- Approved this 13 day of Nov, 2017 [Signature]  
Commissioner
- Approved this 13 day of Nov, 2017 [Signature]  
Commissioner
- Approved this 12 day of Nov, 2017 [Signature]  
Commissioner
- Transferred this 10 day of Jan, 2018 [Signature]  
Auditor, Delaware County, Ohio
- [Signature]  
Recorder, Delaware County, Ohio

Doc ID: 011734500003 Type: OFF  
 Kind: PLAT  
 Recorded: 01/10/2018 at 09:58:00 AM  
 Fee Amt: \$120.00 Page 1 of 3  
 Workflow# 0000156232-0001  
 Delaware County, OH  
 Melissa Jordan County Recorder  
 File# 2018-00000927  
**BK 1550 PG 188-190**

Plat Cabinet \_\_\_\_\_ Slides \_\_\_\_\_

Drainage Maintenance Petition Recorded in the Delaware County Commissioner's Journal, Resolution No. \_\_\_\_\_, Journal Date \_\_\_\_\_

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

PC 4 SL 53-53B

**ADVANCED CIVIL DESIGN**  
ENGINEERS SURVEYORS  
422 Beecher Road  
Columbus, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

SCALE: 1" = 100'  
DATE: September 29, 2017  
SHEET 1 / 3



# Scioto Ridge Crossing Section 1

Farm Lot 32 & 33, Section 3, Township 4, Range 19, USML  
Concord Township, Delaware County, Ohio

Note "A" - RESERVE "A", RESERVE "B", RESERVE "C": Reserve "A", Reserve "B" and Reserve "C" (Lots 6994-6996) as designated and delineated hereon shall be owned and maintained by an association comprised of the Owners of the fee simple titles to the lots in Scioto Ridge Crossing for the purpose of open space. These lots shall include a non-exclusive utility easement for the construction, operation and maintenance of public and private utilities, storm water management and service connections thereto, above, below and beneath the surface of the ground. All Reserve/Open Spaces shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

Note "B" - RESERVE "A" AND RESERVE "B": Within said Reserve "A" and Reserve "B" (Lots 6994-6995) there shall be constructed a minimum 5 foot wide paved sidewalk for the enjoyment of the owners of the fee simple title to the lots of Scioto Ridge Crossing. Said pedestrian pathway shall be maintained by the Scioto Ridge Crossing Homeowner's Association, Inc.

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.

Note "D" - All of the area hereby platted is within Zone X (area determined to be outside 500-year floodplain) as shown on Federal Emergency Management Agency Flood Insurance Rate Map for Delaware County, Ohio and Incorporated Areas, map numbered 39041C, panel 0230 and suffix K with effective date of April 16, 2009.

Note "E" - Non-exclusive utility easements are platted for the construction, operation and maintenance of public and private utilities, storm water management and service connections thereto; above and beneath the surface of the ground.

Note "F" - For any easement shown on this plat that contains a storm sewer, culvert, over land open ditch flood route, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement, except for overlap areas with a "Sanitary Easement". Any costs associated with the damage, repair, replacement or relocation of any buried or above ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance, repair or replacement of a storm sewer causes the removal of any trees, plantings, landscaping, fence, driveway or any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

Note "G" - PARCEL NUMBERS: Scioto Ridge Crossing Section 1 is comprised of the following Delaware County Parcel Number(s) with the acreage being platted out of each:

Parcel Number 419-330-02-014-008      12.701 Ac.

Note "H" - 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, proposed ground elevation of house and/or lot grading plans. These 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.

Note "I" - Any landscaping features, such as trees, fences, retaining walls, etc. in drainage easements shall be reviewed by the Delaware Soil and Water Conservation District (DSWCD) and the Delaware County Engineer's Office (DCEO) prior to installation. The DSWCD and DCEO will review the proposed improvements to assure that the improvements will not interfere with the storm water control facilities.

Note "J" - Drives shall not encroach into any side yard drainage easement.

Note "K" - BE ADVISED: A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

Note "L" - All reserve/open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

Note "M" - Easements are hereby reserved in, over and under areas of land designated on this plat as "Easement" or "Drainage 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, excepting that, within said areas designated "Easement" and "Drainage Easement" heron, no gas line, underground telephone, electric or television cable line or conduit or any other utility line shall be installed or placed on a course or alignment that both 1) is parallel with or approximately parallel with any existing (existing at the time of said installment or placement) sanitary sewer line in a said easement area and 2) has any point therein closer than ten feet to said sanitary sewer line unless said course or alignment is approved, in writing, by the Delaware County Sanitary Engineer. No right angle or near right angle crossing of said lines or conduits and said sewer is hereby restricted.

Note "N" - No other utility lines, conduits, mains, valves, boxes, pedestals, transformers, or other utility appurtenances are permitted within any Sanitary Easement unless they are approved on the signed sanitary sewer plans, or otherwise approved in writing by the Delaware County Sanitary Engineer, except that the rights granted to Delco Water Company, its successors, and assigns to install, service and maintain residential water services, meter crocks and appurtenances as designated on this plat are not restricted.

Note "O" - Other utility crossings within the Sanitary Easement are only permitted as described herein, unless they are approved on the signed sanitary sewer plans or otherwise approved in writing by the Delaware County Sanitary Engineer. Right angle or near right angle utility crossings ("near right angle" is defined as an angle between eighty (80) degrees and one-hundred (100) degrees) over, across, or under the sanitary sewer line and over, across, under, or through this sanitary easement are not restricted, except that all utility crossings under the sanitary sewer shall be subject to the review and approval of the Delaware County Sanitary Engineer.

Note "P" - No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of the sanitary easement unless said structure is approved in writing by the Delaware County Sanitary Engineer.

Note "Q" - Any landscaping features, such as, but not limited to, trees, fences, signs, stackable retaining walls, etc., within the sanitary easement area shall be reviewed for approval by the Delaware County Sanitary Engineer prior to installation.

Note "R" - When maintenance, repair or replacement of a sanitary sewer causes the removal of any trees, plantings, landscaping, fence, or any other feature located within the sanitary easement, with the exception of driveways and pedestrian pathways, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

Note "S" - The addition or removal of any dirt, soil, fill, or other changes to the ground elevation above the sanitary sewer and/or within the sanitary easement shall be subject to approval of the Delaware County Sanitary Engineer.


Note "T" - The Delaware County Sanitary Engineer reserves the right to require that all earthwork within the sanitary easement be graded to such a level that will, in his or her opinion, not jeopardize the structural integrity of, infringe upon, or limit the County's reasonable access to the sanitary sewer or forcemain.

Note "U" - No buildings, sheds, decks, pools, or other such structures, or the footers or foundations of any structures or features shall be constructed above or below ground within the limits of any drainage easements unless said structure is approved in writing by the Delaware County Engineer's Office.

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	111.77'	305.00'	020°59'51"	111.15'	S48°00'45"E
C2	178.38'	250.00'	040°52'57"	174.62'	N17°04'21"W
C3	178.38'	250.00'	040°52'57"	174.62'	N72°55'39"E
C4	21.21'	13.50'	090°00'00"	19.09'	N48°22'08"E
C5	77.80'	220.00'	020°15'46"	77.40'	N06°45'46"W
C6	79.17'	220.00'	020°37'11"	78.75'	N27°12'14"W
C7	21.21'	13.50'	090°00'00"	19.09'	S82°30'49"E
C8	38.33'	280.00'	007°50'38"	38.30'	N56°24'30"E
C9	50.39'	280.00'	010°18'42"	50.32'	N65°29'10"E
C10	50.39'	280.00'	010°18'42"	50.32'	N75°47'53"E
C11	50.39'	280.00'	010°18'42"	50.32'	N86°06'35"E
C12	10.28'	280.00'	002°06'12"	10.28'	S87°40'58"E
C13	43.85'	220.00'	011°25'13"	43.78'	N87°39'31"E
C14	113.13'	220.00'	029°27'44"	111.88'	N67°13'03"E
C15	21.21'	13.50'	090°00'00"	19.09'	N07°29'11"E
C16	50.37'	280.00'	010°18'28"	50.31'	N32°21'35"W
C17	50.39'	280.00'	010°18'42"	50.32'	N22°03'00"W
C18	50.39'	280.00'	010°18'42"	50.32'	N11°44'18"W
C19	48.63'	280.00'	009°57'04"	48.57'	N01°36'24"W
C20	21.21'	13.50'	090°00'00"	19.09'	N41°37'52"W
C21	66.71'	205.00'	018°38'43"	66.42'	N26°13'00"W

C:\15-001-17\DWG\Production Drawings\SURVEY\Section 1\0013-17-041 Section 1.dwg Plot 3 Oct 03, 2017 - 2:32:56pm jhb/ncs

17-16.1 SRS



**ADVANCED  
CIVIL DESIGN**  
ENGINEERS & SURVEYORS

422 Beecher Road  
Goshanna, Ohio 43030  
ph 614.428.7750  
fax 614.428.7755

SCALE: No Scale  
DATE: September 28, 2017

SHEET 3 / 3