

Situated in State of Ohio, County of Delaware, Township of Concord, located in Farm Lot 32 and 33, Section 3, Township 4, Range 19, United States Military Lands, and containing 13.330 acres of land being all of the remainder of a 5.027 Acre parcel conveyed to M/I HOMES OF CENTRAL OHIO, LLC, an Ohio Limited Liability Company of record in Deed Book 1599, Page 246 and being all of a 12.575 acre parcel conveyed to M/I HOMES OF CENTRAL OHIO, LLC, an Ohio Limited Liability Company of record in Deed Book 1619, Page 1896.

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 5", a subdivision containing Lots numbered 7321-7362, both inclusive, and areas designated as RESERVE "F", RESERVE "G" & RESERVE "H", (Lot 7363-7365) does hereby accept this plat of the same and dedicates to public use, as such, all or parts of Bluebird Drive, a public right-of-way containing 2.158 acres, 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 hereon 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 14th day of Oct, 2019.

Signed and acknowledged
In the presence of:

M/I HOMES OF CENTRAL OHIO, LLC
an Ohio limited liability company

By Darlene W. Smith

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 as 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 Notary Public, State of Ohio this 14th day of October, 2019.



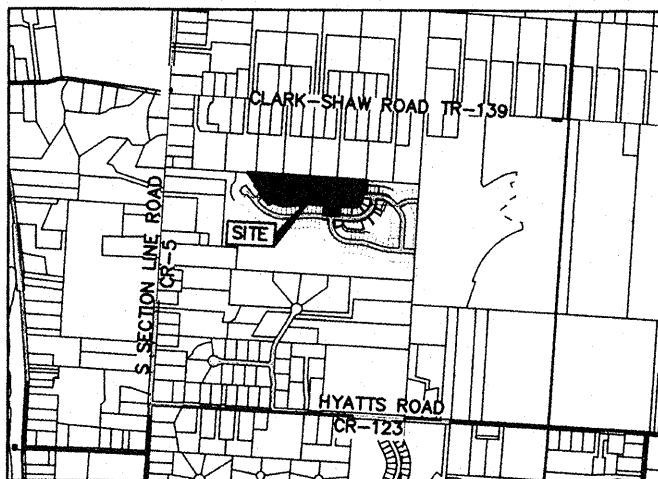
Darlene W. Smith
Notary Public, State of Ohio
My Commission Expires 06-25-2024

My Commission expires 6/25/24

Darlene W. Smith
Notary Public, State of Ohio

Scioto Ridge Crossing Section 5

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



LOCATION MAP
1"=2000'

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.

ACREAGE BREAKDOWN:

Acreeage in Buildable Lots: 7.613 Ac. (42 Lots)
Acreeage in Reserves (Open Space): 3.559 Ac. (3 Lots)
Acreeage in Right-of-Way: 2.158 Ac.

Total Acreeage: 13.330 Ac.

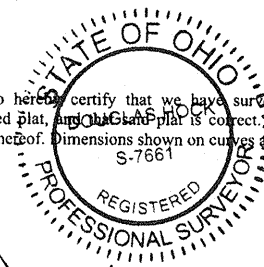
ZONING DESIGNATION

Planned Residential District

SETBACKS

FRONT: 25' From Right-of-Way
SIDE: 5' (Per Side), Total 10' Unless Shown Otherwise
REAR: 20'

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.



By Doug Hoch
Doug Hoch, Ohio P.S.

Approved this 8th day of Nov, 2019

Chris Berman
Delaware County Engineer

Approved this 23 day of Oct, 2019

Debra Jones
Concord Township Zoning Inspector

Approved this 2ND day of Dec, 2019

Scott S. Smith
Delaware County Regional Planning Commission

Approved this 22 day of Oct, 2019

Tyler Mass
Delaware County Sanitary Engineer

Approved this 17 day of OCT, 2019

Shawn F. Kelly
Deputy General Manager, Del-Co Water

This _____ day of _____, 2019 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 19 day of Dec, 2019

Raymond
Delaware County Commissioner

Approved this 19 day of Dec, 2019

Paul Lewis
Commissioner

Approved this 19 day of Dec, 2019

Commissioner

Transferred this 26 day of Dec, 2019

George Kaitera
Auditor, Delaware County, Ohio



Doc ID: 013179280005 Type: OFF
Kind: PLAT
Recorded: 12/26/2019 at 02:38:42 PM
Fee Amt: \$200.00 Page 1 of 5
Workflow# 0000198553-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2019-00037893

Melissa Jordan
Recorder, Delaware County, Ohio

BK 1690 PG 1636-1640

Plat Cabinet 4 Slides 67-67D

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

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: As Noted
DATE: Oct. 10, 2019 SHEET 1 / 5

C:\16-0013-17\DWG Production Drawings\SURVEY\Section 5\0013-17-Plat Section 5.dwg Plat 1 Oct 10, 2019 - 11:01:48am puzzeil

Book: 1690 Page: 1636 Page 1 of 5

Scioto Ridge Crossing Section 5

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

Note "A" - RESERVE "F", RESERVE "G" & RESERVE "H": Reserve "F" (Lot 7363), Reserve "G" (Lot 7364) and Reserve "H" (Lot 7365) as designated and delineated hereon shall be owned and maintained by an association, its successors and assigns, 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 "H": The multi-use paths and walks located within the reserves and/or open spaces on this plat shall be owned and maintained by an association, its successors and assigns, comprised of the Owners of the fee simple titles to the lots in Scioto Ridge Crossing.

Note "C" - 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 numbers 39041C0230K with effective date of April 16, 2009.

Note "D" - 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 "E" - 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 "F" - ACREAGE BREAKDOWNS: Scioto Ridge Crossing Section 5 is comprised of the following Delaware County Parcel Number(s) with the following acreage being platted out of each:

Parcel Number 419-330-02-014-007 12.575 Ac. (12.575 Platted)
Parcel Number 419-330-02-014-010 0.755 Ac. (0.755 Platted)

Total Acreage: 13.330 Ac. (13.330 Platted)

Note "G" - 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 plat plan required with the building permit.

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

Note "J" - 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 "K" - 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" hereon, 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 "L" - 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 "M" - 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 "N" - 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 "O" - 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 "P" - 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 "Q" - 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 "R" - 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 "S" - 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.

Note "T" - The development of Scioto Ridge Crossing Section 5 shall comply with the standards set forth in the approved development plan and text for the Scioto Ridge Crossing Subdivision on file in the zoning office of Concord Township. Zoning setbacks reflect current zoning standards at the time of the zoning inspector's signature of the final plat and are not subdivision plat restrictions.

Note "U" - 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.


Note "V" - As required by the Concord Township 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.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	141.37'	90.00'	090°00'00"	127.28'	S48°42'06"W
C2	65.92'	410.00'	009°12'45"	65.85'	S89°05'44"W
C4	21.21'	13.50'	090°00'00"	19.09'	N48°42'06"E
C5	41.76'	600.00'	003°59'16"	41.75'	S88°17'32"E
C7	52.81'	600.00'	005°02'35"	52.79'	N87°11'33"E
C8	1.90'	600.00'	000°10'54"	1.90'	N84°34'48"E
C10	40.76'	470.00'	004°58'08"	40.75'	N86°58'25"E
C11	70.57'	470.00'	008°36'09"	70.50'	S86°14'26"E
C12	46.26'	470.00'	005°38'23"	46.24'	S79°07'10"E
C13	50.53'	280.00'	010°20'21"	50.46'	S81°28'09"E
C14	50.53'	280.00'	010°20'23"	50.46'	N88°11'29"E
C15	50.53'	280.00'	010°20'23"	50.46'	N77°51'06"E
C16	50.53'	280.00'	010°20'23"	50.46'	N67°30'43"E
C18	21.21'	13.50'	090°00'00"	19.09'	S41°17'54"E
C19	48.60'	540.00'	005°09'23"	48.58'	N88°52'35"W
C20	38.23'	540.00'	004°03'22"	38.22'	S86°31'02"W
C22	3.24'	530.00'	000°21'01"	3.24'	S84°39'52"W
C23	52.51'	530.00'	005°40'37"	52.49'	S87°40'41"W
C24	52.51'	530.00'	005°40'37"	52.49'	N86°38'42"W
C25	52.51'	530.00'	005°40'37"	52.49'	N80°58'05"W
C27	16.93'	530.00'	001°49'48"	16.93'	N77°12'53"W
C28	32.31'	220.00'	008°24'55"	32.28'	N80°30'26"W
C29	99.10'	220.00'	025°48'37"	98.27'	S82°22'48"W
C30	68.80'	220.00'	017°55'02"	68.52'	S60°30'58"W
C33	36.90'	410.00'	005°09'23"	36.89'	S88°52'35"E
C34	29.03'	410.00'	004°03'22"	29.02'	N86°31'02"E
C39	227.52'	250.00'	052°08'34"	219.75'	N77°37'44"E
C40	167.65'	500.00'	019°12'40"	166.87'	S85°54'19"E
C41	91.65'	570.00'	009°12'45"	91.55'	N89°05'44"E

LINE TABLE

LINE	LENGTH	BEARING
L1	55.00'	N86°17'54"W
L2	60.82'	S85°43'18"W
L3	53.47'	N85°58'25"W
L4	53.47'	N76°57'14"W
L5	53.47'	N67°56'03"W
L6	27.46'	N61°06'36"W
L7	24.89'	S77°25'28"W
L8	44.11'	S57°14'09"W
L9	16.21'	N51°33'27"E
L10	28.86'	N51°33'27"E
L13	16.21'	N51°33'27"E



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: No Scale DATE: Oct. 10, 2019	SHEET 2 / 5
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SL67A

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Book: 1630 Page: 1636 Page 2 of 5

Toby A. Sayers and Cheryl L. Sayers, Trust
419-330-02-009-019
D.B. 641, Page 510
5.817 Ac.

John A. Steiner and Deborah Dixon-Steiner, Trust
P.N. 419-330-02-009-015
D.V. 611, Page 64
5.212 Ac.

Scioto Ridge Crossing Section 5

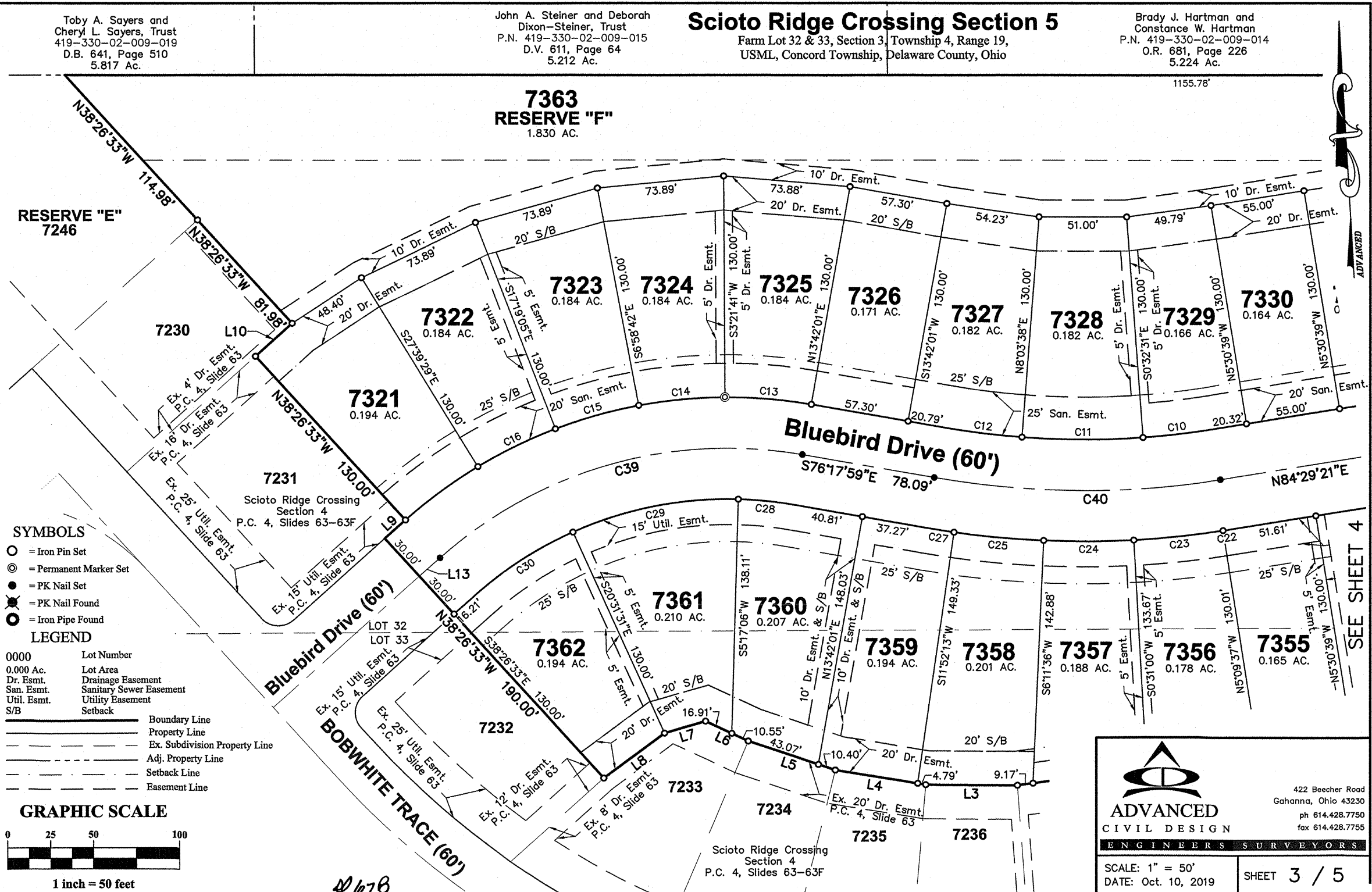
Farm Lot 32 & 33, Section 3, Township 4, Range 19,
USML, Concord Township, Delaware County, Ohio

Brady J. Hartman and Constance W. Hartman
P.N. 419-330-02-009-014
O.R. 681, Page 226
5.224 Ac.

7363
RESERVE "F"
1.830 AC.

RESERVE "E"
7246

1155.78'



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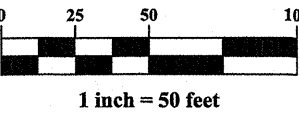
SYMBOLS


- = Iron Pin Set
- ⊙ = Permanent Marker Set
- = PK Nail Set
- ⊗ = PK Nail Found
- ⊘ = Iron Pipe Found

LEGEND

- | | |
|-------------|-------------------------------|
| 0000 | Lot Number |
| 0.000 Ac. | Lot Area |
| Dr. Esmt. | Drainage Easement |
| San. Esmt. | Sanitary Sewer Easement |
| Util. Esmt. | Utility Easement |
| S/B | Setback |
| — | Boundary Line |
| — | Property Line |
| — | Ex. Subdivision Property Line |
| — | Adj. Property Line |
| — | Setback Line |
| — | Easement Line |

GRAPHIC SCALE





ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 50'
DATE: Oct. 10, 2019

SHEET 3 / 5

Book: 1690 Page: 1636 Page 3 of 5

Brady J. Hartman and
Constance W. Hartman
P.N. 419-330-02-009-014
O.R. 681, Page 226
5.224 Ac.

Scioto Ridge Crossing Section 5

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

Frank D. Harmon and
Kelley A. Harmon
P.N. 419-330-02-009-009
O.R. 1148, Page 1383
5.236 Ac.

Mary K. Meagher and
John N. Meagher
P.N. 419-330-02-009-008
O.R. 1164, Page 2304
5.591 Ac.

S86°17'54"E 1622.29'

7363
RESERVE "F"
1.830 AC.

7364
RESERVE "G"
0.467 AC.

60' Right-of-Way

Bluebird Drive (60')


S86°17'54"E 676.31'

N84°29'21"E 128.34'

RESERVE "H"
7365
1.262 AC.

SYMBOLS

- = Iron Pin Set
- ⊙ = Permanent Marker Set
- = PK Nail Set
- ⊗ = PK Nail Found
- ⊙ = Iron Pipe Found



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

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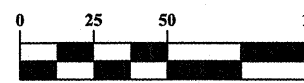
SCALE: 1" = 50'
DATE: Oct. 10, 2019

SHEET 4 / 5

LEGEND

	Boundary Line	0000	Lot Number
	Property Line	0.000 Ac.	Lot Area
	Ex. Subdivision Property Line	Dr. Esmt.	Drainage Easement
	Adj. Property Line	San. Esmt.	Sanitary Sewer Easement
	Setback Line	Util. Esmt.	Utility Easement
	Easement Line	S/B	Setback

GRAPHIC SCALE



1 inch = 50 feet

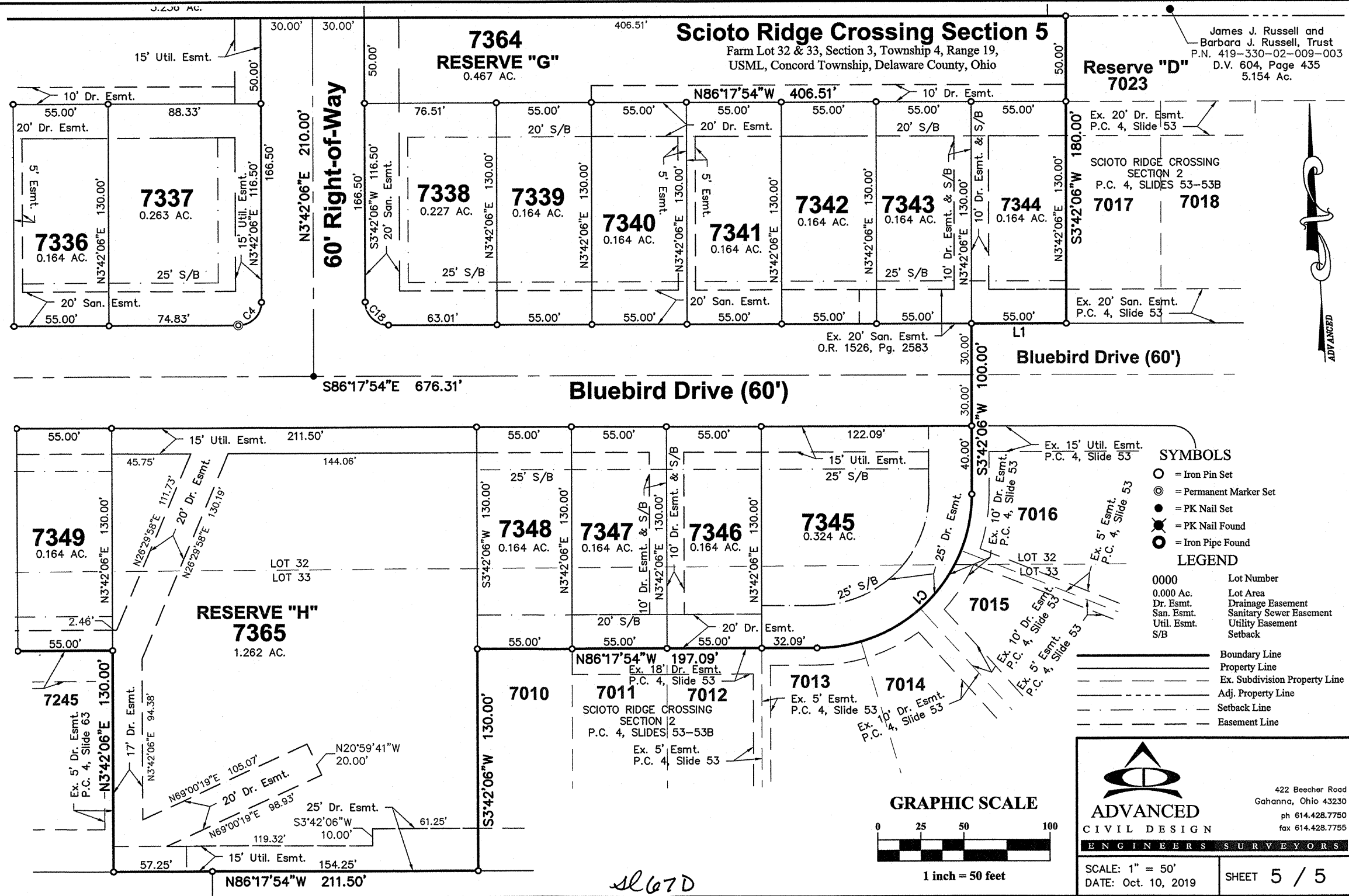
SEE SHEET 3

SEE SHEET 5

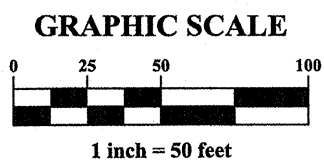
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0:\16-0013-17\DWG\Production Drawings\SURVEY\Section 5\0013-17-Plat Section 5.dwg Plat 5 Oct 10, 2019 - 3:28:51pm Jurrzell

SEE SHEET 4



- SYMBOLS**
- = Iron Pin Set
 - = Permanent Marker Set
 - ⊙ = PK Nail Set
 - ⊗ = PK Nail Found
 - ⊙ = Iron Pipe Found
- LEGEND**
- | | |
|-------------|-------------------------|
| 0000 | Lot Number |
| 0.000 Ac. | Lot Area |
| Dr. Esmt. | Drainage Easement |
| San. Esmt. | Sanitary Sewer Easement |
| Util. Esmt. | Utility Easement |
| S/B | Setback |
- Boundary Line
 ——— Property Line
 - - - - - Ex. Subdivision Property Line
 - - - - - Adj. Property Line
 - - - - - Setback Line
 - - - - - Easement Line



ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
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SCALE: 1" = 50'
DATE: Oct. 10, 2019

SHEET 5 / 5



SL67D