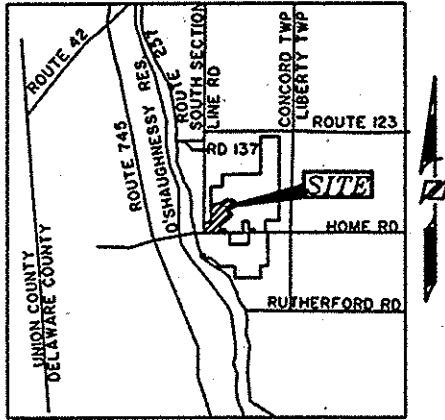


SCIOTO RESERVE SECTION 3 PHASE 1



VICINITY MAP
NOT TO SCALE

NOTES:

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMENDED FINISH FLOOR 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 PLANS REQUIRED WITH THE BUILDING PERMIT.

EASEMENTS ARE RESERVED FOR CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND STORMWATER DRAINAGE, ABOVE AND BELOW THE GROUND, AND WHERE NECESSARY, FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTION TO LOTS AND LANDS.

EASEMENTS ARE GRANTED WITHIN DEDICATED ROAD RIGHT-OF-WAYS AND DESIGNATED "EASEMENTS" TO DEL-CO WATER CO. INC., ITS SUCCESSORS AND OR ASSIGNS FOR THE INSTALLATION AND MAINTENANCE OF WATERLINES, VALVES AND APPURTENANCES. DEL-CO WATER CO. INC. IS ALSO GRANTED THE RIGHT TO INSTALL AND MAINTAIN METER CROCKS AND APPURTENANCES OUTSIDE OF AND ADJACENT TO DEDICATED ROAD RIGHT-OF-WAYS AND "EASEMENTS".

STREET IMPROVEMENTS WITHIN DEDICATED RIGHT-OF-WAYS WILL NOT BE FORMALLY ACCEPTED BY DELAWARE COUNTY FOR PUBLIC USE UNTIL CONSTRUCTION IS SATISFACTORILY COMPLETED.

ROOF DOWNSPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTION TO SANITARY SYSTEM IS PROHIBITED.

ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS," ADOPTED BY THE COUNTY COMMISSIONERS.

FIRST FLOOR ELEVATIONS SHALL NOT BE ALTERED WITHOUT BUILDING DEPARTMENT APPROVAL.

THE SITE LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3904K-0M5J WHICH BEARS AN EFFECTIVE DATE OF 4-23-99.

"OPEN SPACES" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN "SCIOTO RESERVE PHASE 1" AND ALL SUBSEQUENT PHASES OF THIS DEVELOPMENT. ALL "OPEN SPACES" ARE SPECIFICALLY CREATED, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, AND CONTINUED FUNCTION OF DRAINAGE SYSTEMS.

BASIS OF BEARINGS:

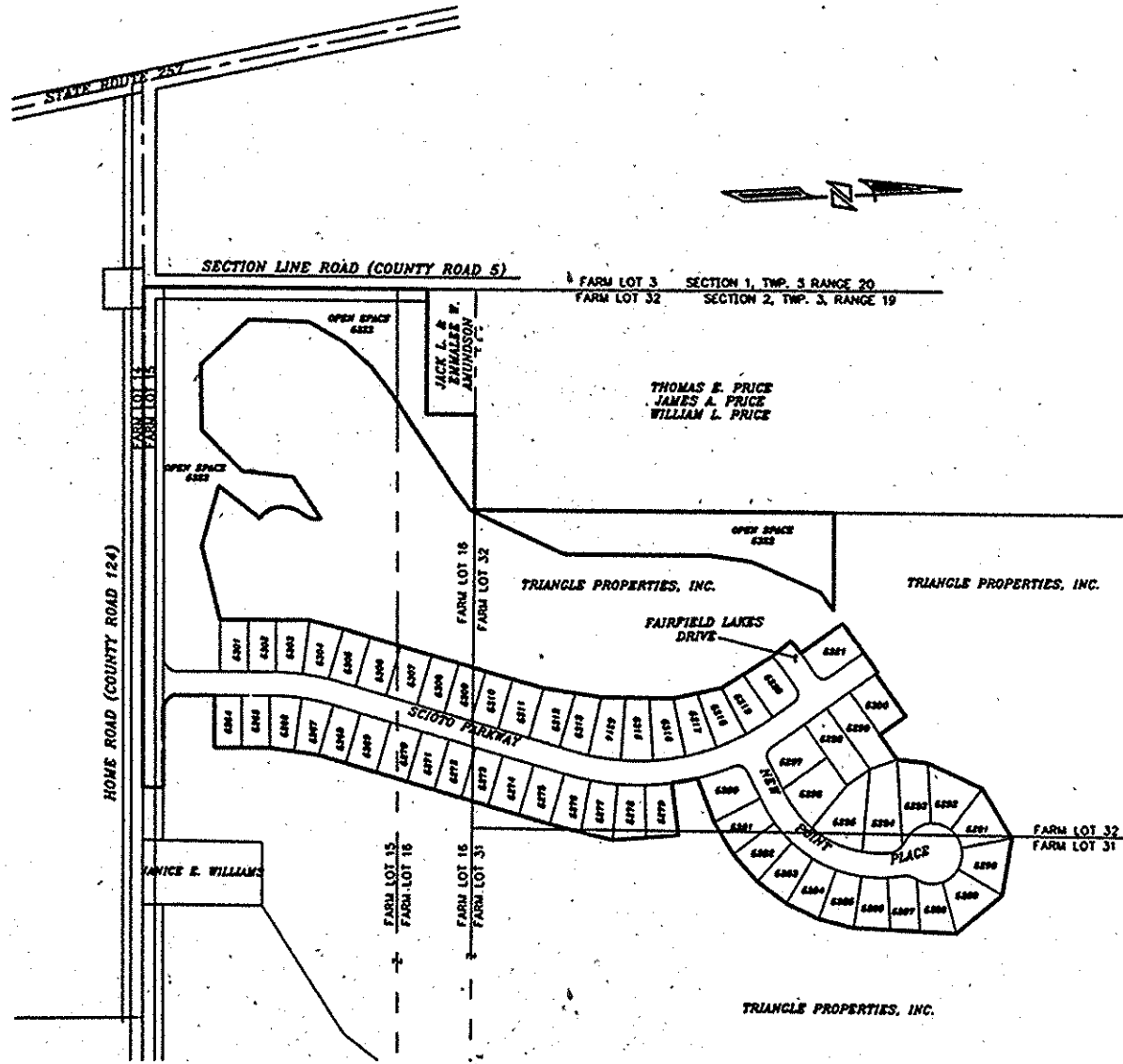
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 86°28'32" W, BETWEEN DELAWARE COUNTY GIS MONUMENTS NAMED DEL94 AND DEL99 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JULY, 1996.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 3/4 INCH CAPPED IRON PINS, PERMANENT MONUMENTS, ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOL:

Prepared By:
R. D. Zande & Associates, Inc.
1237 Dublin Road
Columbus, Ohio 43216

R. D. Zande
REGISTERED SURVEYOR NO. 8502

7/2/99
DATE



BACKGROUND MAP
SCALE: 1"=200'

ZONING AND AREA CALCULATION:

TOTAL AREA = 27.447 ACRES

AREA PHASE 1 = 27.447 ACRES
LOT AREA = 14,395 ACRES
R.O.W. AREA = 5,924 ACRES
OPEN SPACE AREA = 7.331 ACRES
% OPEN SPACE AREA = 26.71 %
NUMBER OF LOTS = 58
DENSITY = 2.33 D.U./AC.

YARD SETBACKS
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 20'
SIDE YARD SETBACKS:
5' MINIMUM / 10' TOTAL

MINIMUM FRONTAGE: 70 FEET

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, SECTION 1, TOWNSHIP 2, RANGE 19 OF THE UNITED STATES MILITARY LANDS, CONTAINING 27.447 ACRES, MORE OR LESS, INCLUDING 5.924 ACRES OF RIGHT-OF-WAY, BEING 9.82 ACRES OUT OF FARM LOT 15, 2.465 ACRES OUT OF FARM LOT 16, 3.269 ACRES OUT OF FARM LOT 31 AND 12.301 ACRES OUT OF FARM LOT 32, BEING 12.071 ACRES OUT OF THE 61658 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC., BY DEED OF RECORD IN DEED BOOK 643 AT PAGES 653, 656, AND 659, AND 15.376 ACRES OUT OF THE 121758 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC., BY DEED OF RECORD IN DEED BOOK 643 AT PAGE 648, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, TRIANGLE PROPERTIES, INC., BY DONALD R. KEMNEY, TRUSTEE DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 3 PHASE 1", A SUBDIVISION OF LOT NUMBERS 4204 THROUGH 4292, INCLUSIVE AND DEDICATED TO PUBLIC USE ALL OF THE DRIVE PARKWAY AND PLACE NOT HERETOFORE DEDICATED AND THAT THE PROPERTY WITHIN SAID PLAT IS NOT SUBJECT TO ANY LIENS.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

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

IN WITNESS WHEREOF TRIANGLE PROPERTIES INC., DONALD R. KEMNEY, TRUSTEE, HAS SET HIS HAND THIS 21ST DAY OF SEPTEMBER, 1999.

WITNESSES
Donal R. Kemney
DONALD R. KEMNEY, TRUSTEE
Donal R. Kemney
DONALD R. KEMNEY, TRUSTEE

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. KEMNEY, TRUSTEE FOR THE SAID TRIANGLE PROPERTIES, INC. WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED, AND THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID TRIANGLE PROPERTIES INC. FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21ST DAY OF SEPTEMBER, 1999.

MY COMMISSION EXPIRES DEC. 14, 2001
Boyer Ballinger
NOTARY PUBLIC, STATE OF OHIO



DELAWARE COUNTY

APPROVED BY:
Richard Sledge 0-3-99
ZONING INSPECTOR, CONCORD TOWNSHIP DATE
Jack Smith 12-9-99
SANITARY ENGINEER, DELAWARE COUNTY DATE
Chris E. Boussemant 12-15-99
COUNTY ENGINEER, DELAWARE COUNTY DATE
M. A. Martin 12-21-99
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 21ST DAY OF June, 2000 RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED AS SUCH BY DELAWARE COUNTY.

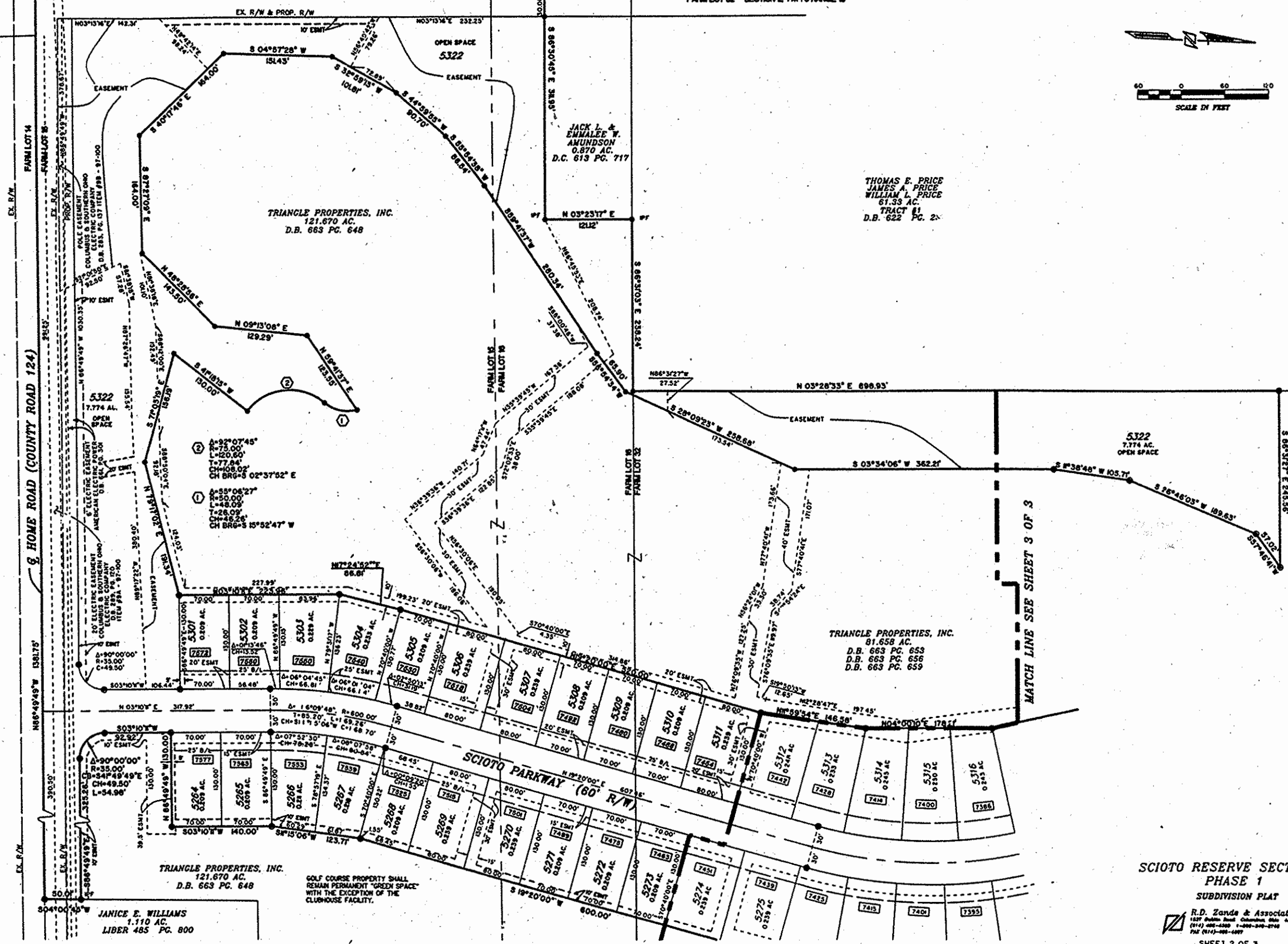
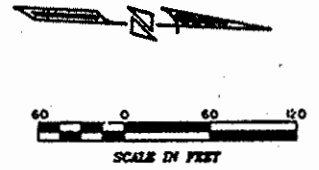
Donal R. Kemney, Chris E. Boussemant, James D. Ward
DELAWARE COUNTY COMMISSIONERS
TRANSFERRED THIS 4 DAY OF Feb., 2000 *David A. Yocat*
AUGTOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 4 DAY OF Feb., 2000 12:17 PM
FEE 60.00 FILED ON 3651 *Kay E. Conklin*
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS _____ DAY OF _____ 2000 PLAT CABINET 2 SLIDE 319-319A-
319B

SECTION LINE ROAD (COUNTY ROAD 5)
N 05°13'16" E 707.96'

FARM LOT 3 SECTION 1 TWP. 3 R. 4-2E 20
FARM LOT 32 SECTION 2, TWP. 3 RANGE 19



SCIOTO RESERVE SECTION 3
PHASE 1
SUBDIVISION PLAT
R.D. Zarda & Associates, Inc.
1227 Buhio Road Columbus, Ohio 43216
(614) 486-4300 1-800-340-0700
FAX (614) 486-1097
SHEET 2 OF 3

THOMAS E. PRICE
 JAMES A. PRICE
 WILLIAM L. PRICE
 ORIG. 61.33 AC.
 TRACT 61
 D.B. 622 PG. 239

N 03°28'33" E 698.93'

S 28°09'23" W 258.85'

S 03°34'06" W 362.21'

S 8°38'48" W 105.71'

S 28°46'03" W 189.83'

5322
 OPEN SPACE
 7.774 ACRES

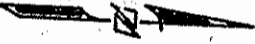
DETENTION &
 DRAINAGE ESMT

S 0°23'0" E 153.73'

FUTURE DEVELOPMENT

TRIANGLE PROPERTIES, INC.
 81.658 AC.
 D.B. 663 PG. 653
 D.B. 663 PG. 656
 D.B. 663 PG. 659

FAIRFIELD LAKES
 DRIVE (60' R/W)



MATCH LINE SEE SHEET 2 OF 3

FARM LOT 28
 FARM LOT 29

FUTURE OPEN SPACE

TRIANGLE PROPERTIES, INC.
 81.658 AC.
 D.B. 663 PG. 653
 D.B. 663 PG. 656
 D.B. 663 PG. 659

FARM LOT 32
 FARM LOT 31

TRIANGLE PROPERTIES, INC.
 121.670 AC.
 D.B. 663 PG. 648

GOLF COURSE PROPERTY SHALL REMAIN
 PERMANENT "GREEN SPACE" WITH THE
 EXCEPTION OF THE CLUBHOUSE FACILITY.

TRIANGLE PROPERTIES, INC.
 121.670 AC.
 D.B. 663 PG. 648

NO VEHICULAR ACCESS TO BE IN EFFECT UNLESS
 SAID STREET IS EXTENDED BY PLAT OR DEC.

SCIOTO RESERVE SECTION 8
 PHASE 1
 SUBDIVISION PLAT

R.D. Zanda & Associates, Inc.
 1807 Parkway Road, Columbus, Ohio 43216
 (614) 488-2000 1-800-340-0700
 FAX (614) 488-4807