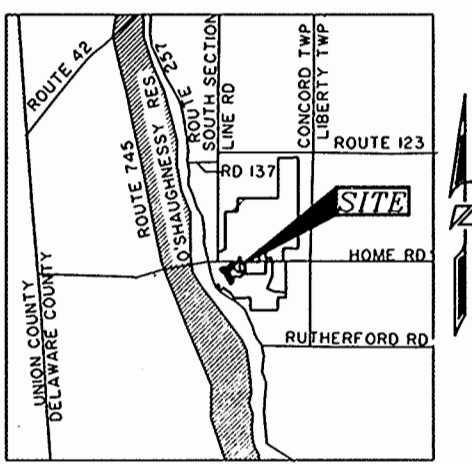


SCIOTO RESERVE

SECTION 2 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 STORM WATER 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 RIGHTS-OF-WAY 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 RIGHTS-OF-WAY AND "EASEMENTS".

STREET IMPROVEMENTS WITHIN DEDICATED RIGHTS-OF-WAY 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.

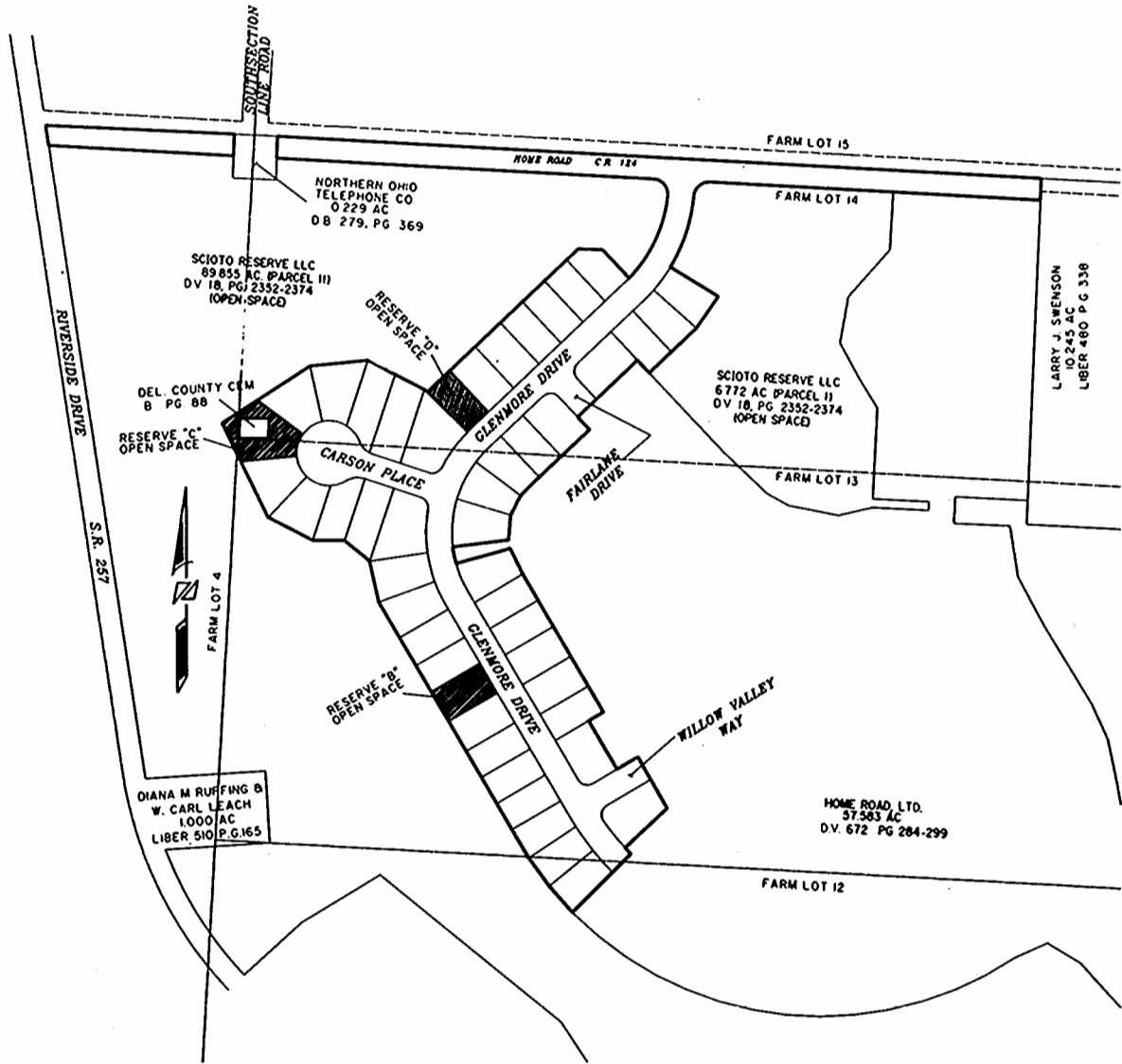
ALL CONTRACTORS SHALL COMPLY WITH THE "DELAWARE COUNTY URBAN SEDIMENT POLLUTION AND WATER RUN-OFF CONTROL REGULATIONS," ADOPTED BY THE COUNTY COMMISSIONERS.

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 380148-0185J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF 4-21-99.

"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 SECTION 2, 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, AND SHALL BE PERMANENT "NO BUILD" AREAS.

EXISTING CEMETERY IN RESERVE "C" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



BACKGROUND DRAWING
SCALE: 1"=200'

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF S 55° 04' 17" E, FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83, AS DETERMINED BY FIELD MEASUREMENTS BETWEEN NGS MONUMENT NUMBERS 04-0087 AND 04-0088.

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 SYMBOLS:

Prepared By:
R. D. Zande & Associates, Inc.
1237 Dublin Road
Columbus, Ohio 43215

Ray B. W. Smith
REGISTERED SURVEYOR NO. 5902
DATE: 5/26/99



ZONING AND AREA CALCULATION:

TOTAL AREA = 17.721 ACRES
CURRENT ZONING = PRD

AREA PHASE 1 = 17.721 ACRES
LOT AREA = 10.662 ACRES
R.O.W. AREA = 6.224 ACRES
OPEN SPACE AREA = 0.835 ACRES
% OPEN SPACE AREA = 4.71 %
NUMBER OF LOTS = 44
DENSITY = 2.606 D.U./AC.

YARD SETBACKS

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

IN WITNESS WHEREOF, PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL OF M/I SCHOTTENSTEIN HOMES, INC., MEMBER OF SAID HOME ROAD, LTD. HAS HEREUNTO SET HIS HAND THIS 22nd DAY OF June, 2000.

WITNESSES:
Paul S. Coppel
Susan L. Elliott
PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL
SUSAN L. ELLIOTT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL OF M/I SCHOTTENSTEIN HOMES, INC., MEMBER OF SAID HOME ROAD, LTD. WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED OF THE SAID HOME ROAD, LTD. FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THIS 22nd DAY OF June, 2000.
MY COMMISSION EXPIRES 9-18-2000.
Susan L. Elliott
NOTARY PUBLIC, STATE OF OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, BEING 0.837 ACRES IN FARM LOT 4, 0.315 ACRES IN FARM LOT 12, 8.932 ACRES IN FARM LOT 13, AND 7.937 ACRES IN FARM LOT 14 OF, SECTION 2, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS CONTAINING 17.721 ACRES MORE OR LESS, INCLUDING 6.224 ACRES OF RIGHT-OF-WAY, OUT OF THE 221136 ACRE TRACT CONVEYED TO HOME ROAD, LTD, AN OHIO LIMITED LIABILITY COMPANY OF RECORD IN DEED VOL. 672 PAGE 284-299, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, HOME ROAD, LTD, AN OHIO LIMITED COMPANY, BY HOMEWOOD CORPORATION, AN OHIO CORPORATION, MANAGING MEMBER, BY JOHN H. BAIN, CEO, AND BY M/I SCHOTTENSTEIN HOMES, INC., AN OHIO CORPORATION, MEMBER, BY PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 2, PHASE 1, A SUBDIVISION OF LOT NUMBERS 4992 THROUGH 5038, INCLUSIVE AND DEDICATES TO PUBLIC USE ALL OF THE DRIVES, PLACE, WAY, AND ROADS NOT HERETOFORE DEDICATED AND THAT THE PROPERTY WITHIN SAID PLAT IS NOT SUBJECT TO ANY LEAS.

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 HOME ROAD, LTD AND SCIOTO RESERVE, LLC AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

IN WITNESS WHEREOF JOHN H. BAIN, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD, HAS SET HIS HAND THIS 21st DAY OF May, 1999.

WITNESSES:
John H. Bain
Paul S. Coppel
JOHN H. BAIN, CEO
HOMEWOOD CORPORATION
HOME ROAD, LTD.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BAIN, CEO FOR THE SAID HOMEWOOD CORPORATION, MANAGING MEMBER OF HOME ROAD, LTD 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 HOME ROAD, LTD 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 May, 1999.

MY COMMISSION EXPIRES 2-6-99
Shirley A. Pica
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF DON KENNEY, MANAGING MEMBER, HAS SET HIS HAND THIS 21st DAY OF May, 1999.

WITNESSES:
Don Kenney
Paul S. Coppel
DON KENNEY, MANAGING MEMBER
SCIOTO RESERVE, LLC

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON KENNEY, FOR THE SAID SCIOTO RESERVE, LLC 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 SCIOTO RESERVE, LLC 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 May, 1999.

MY COMMISSION EXPIRES 12-2-2003
William J. Gaudin
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY
APPROVED BY:

Richard A. Dodge 5-27-99
ZONING INSPECTOR, CONCORD TOWNSHIP DATE

Jack Smelker 10-20-99
SANITARY ENGINEER, DELAWARE COUNTY DATE

James J. Szwarcman 10-25-98
COUNTY ENGINEER, DELAWARE COUNTY DATE

William C. Rami 11-2-1999
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 8th DAY OF Nov., 1999, RIGHTS-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 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.

Richard A. Dodge *James D. Ward*
DELAWARE COUNTY COMMISSIONER

TRANSFERRED THIS 17th DAY OF Dec., 1999
David A. Hart
AUDITOR, DELAWARE COUNTY, OHIO

TRANSFERRED THIS 22nd DAY OF June, 2000
David A. Hart
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 13 DAY OF Dec., 1999 AT 11:18 AM

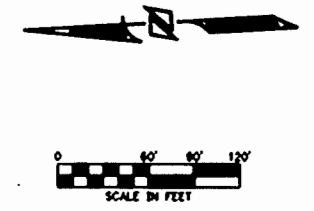
FEES FILED ON 40683 *Kay L. Corbin*
RECORDER, DELAWARE COUNTY, OHIO

PLAT CABINET 2, SLIDE 375 & 375A PLAT CABINET 2 SLIDE 286 & 286A

FILED FOR RECORD THIS 22 DAY OF June, 2000 AT 1:49 PM
FEE 40.00 FILE NO. 17969 *Kay L. Corbin*
RECORDER, DELAWARE COUNTY, OHIO

Re

P:\036313\survey\036313\036312-1.dwg Wed May 26 11:46:05 1999 RCP22



LARRY J. SWENSON
10.245 AC
LIBER 480 PG. 338

SCIOTO RESERVE, LLC
6.772 AC (PARCEL I)
D.V. 18 PG 2352-2374
(OPEN SPACE)

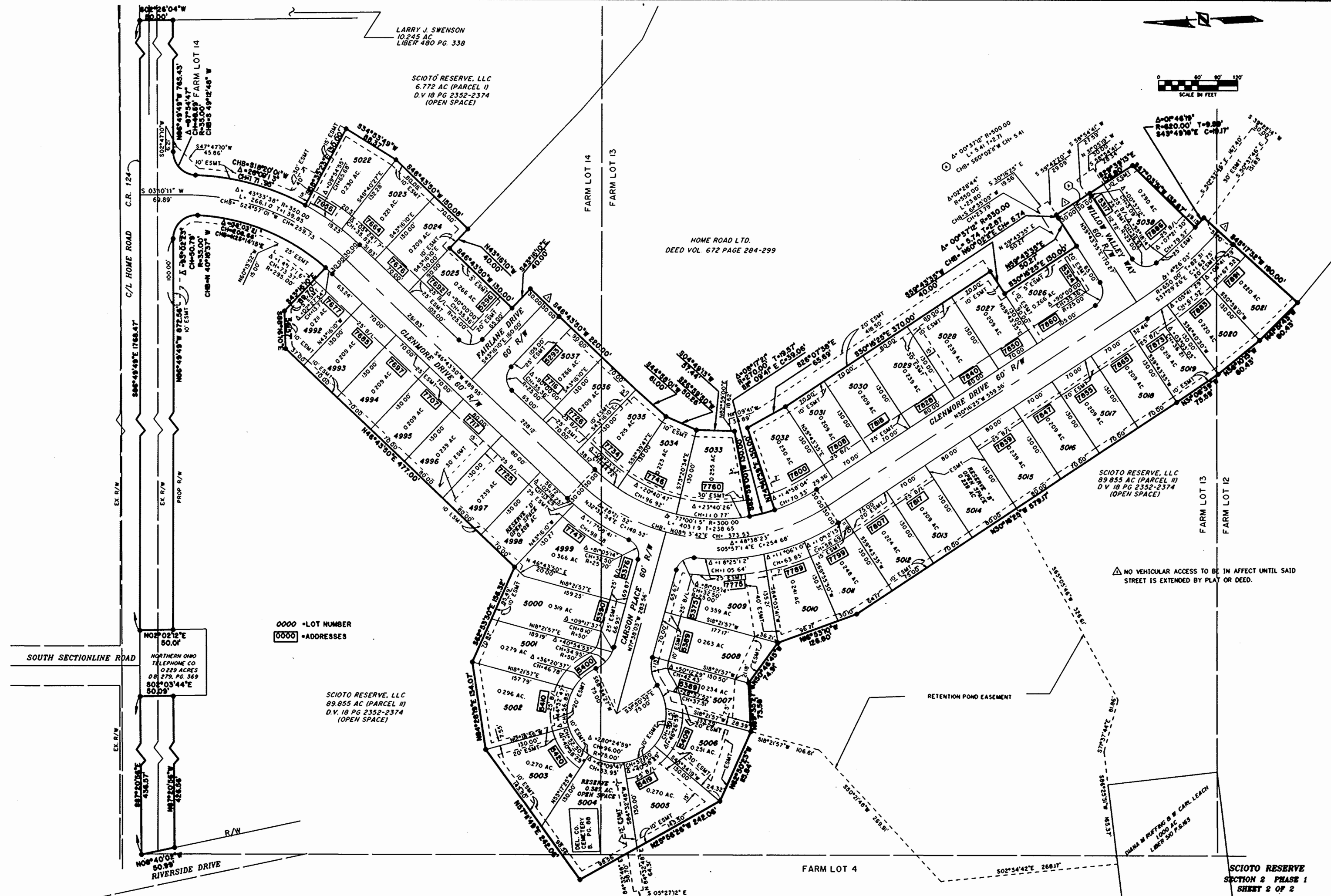
HOME ROAD LTD.
DEED VOL. 672 PAGE 284-299

SCIOTO RESERVE, LLC
89.855 AC (PARCEL II)
D.V. 18 PG 2352-2374
(OPEN SPACE)

0000 = LOT NUMBER
0000 = ADDRESSES

SCIOTO RESERVE, LLC
89.855 AC (PARCEL II)
D.V. 18 PG 2352-2374
(OPEN SPACE)

NO VEHICULAR ACCESS TO BE IN AFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.



80°26'04"W
80.00'

S 03°10'11" W
69.89'

88°49'49"E 1768.47'

88°49'49"E 1768.47'

N02°02'12"E
80.00'

N07°20'54"W
426.66'

N06°40'00"E
80.99'

C.R. 124

C/L HOME ROAD

EX. R/W

EX. R/W

EX. R/W

EX. R/W

EX. R/W

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FARM LOT 14

FARM LOT 13

FARM LOT 12

FARM LOT 11

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