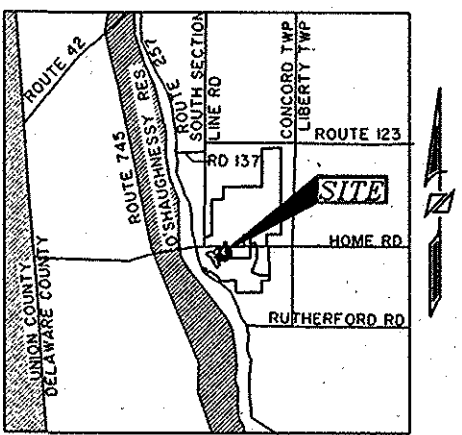


SCIOTO RESERVE

SECTION 2 PHASE 2



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 SURVEY 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 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 300146-0185J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF 4-21-98.

"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 2" 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.

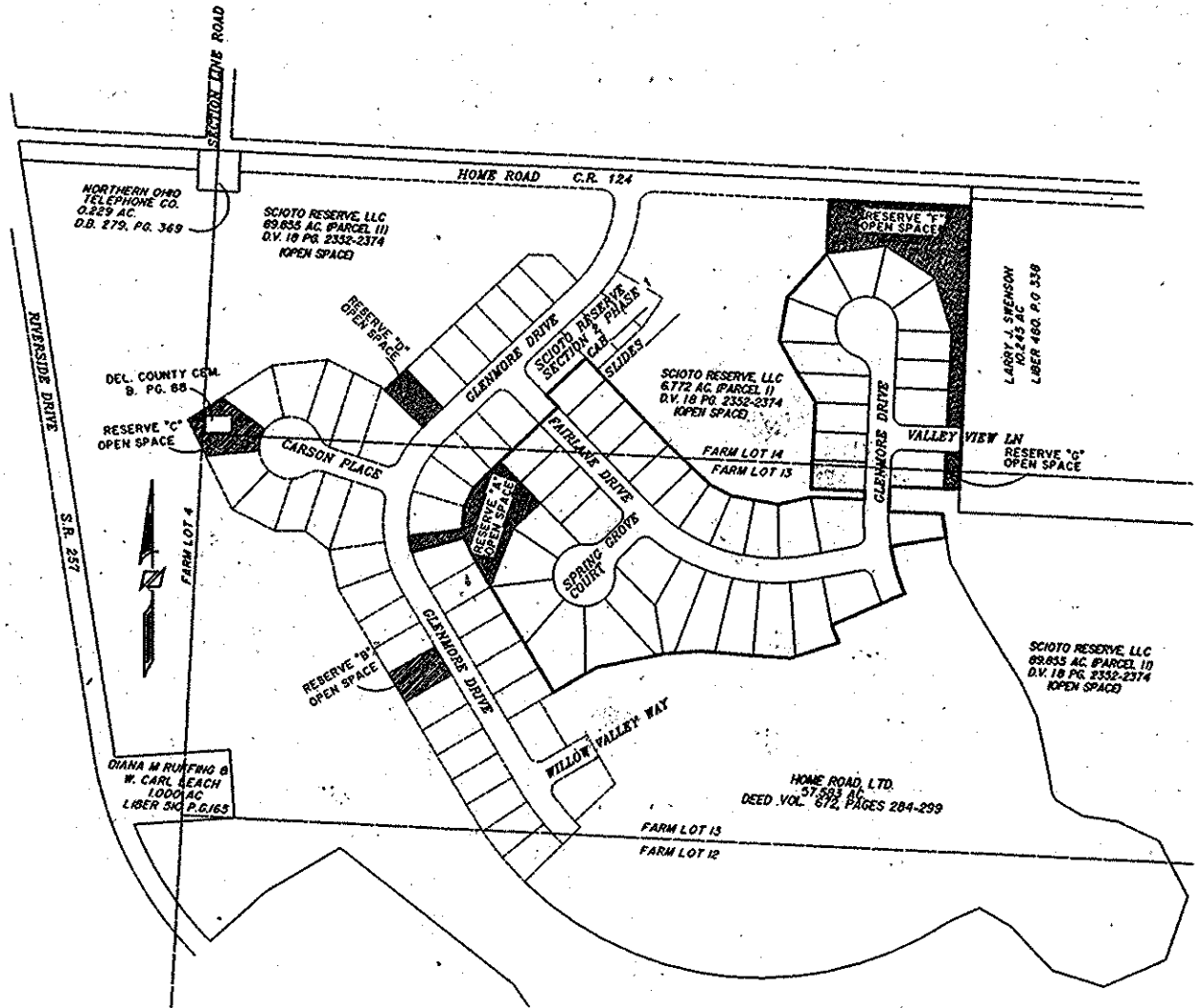
BASIS OF BEARINGS:

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 SYMBOL:

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

REGISTERED SURVEYOR NO. 4302
DATE: 9/12/99



BACKGROUND DRAWING
SCALE: 1"=200'

ZONING AND AREA CALCULATION:

TOTAL AREA = 17.257 ACRES
CURRENT ZONING = PRD

AREA PHASE 2 = 17.257 ACRES
LOT AREA = 14.657 ACRES
R.O.W. AREA = 3.309 ACRES
OPEN SPACE AREA = 2.291 ACRES
X OPEN SPACE AREA = 13.28 X
NUMBER OF LOTS = 43
DENSITY = 2.492 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 HEREIN SET HIS HAND THIS 22nd DAY OF MAY, 2000

WITNESSES:

PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL.
FRANK CIPRIANO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL, MEMBER OF SAID 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 22nd DAY OF MAY, 2000
MY COMMISSION EXPIRES 12-25-04

NOTARY PUBLIC, STATE OF OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, BEING 10.497 ACRES IN FARM LOT 13 AND 6.760 ACRES IN FARM LOT 14, OF SECTION 2, TOWNSHIP 3, RANGE 19, CONTAINING 17.257 ACRES MORE OR LESS, INCLUDING 3.309 ACRES OF RIGHT-OF-WAY, OUT OF THE 57,883 ACRE TRACT CONVEYED TO HOME ROAD, LTD., AN OHIO LIMITED LIABILITY COMPANY OF RECORD IN DEED VOL. 672, PAGES 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. BARN, CEO, AND BY M/I SCHOTTENSTEIN HOMES, INC., AN OHIO CORPORATION, MEMBER, BY PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL, AND TRIANGLE PROPERTIES INC. BY DONALD R. KENNEY, TRUSTEE, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SCIOTO RESERVE SECTION 2 PHASE 2: A SUBDIVISION OF LOT NUMBERS 5039 THROUGH 5084, INCLUSIVE AND DEDICATES TO PUBLIC USE, ALL OF THE PLACE AND BOULEVARD 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 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. BARN, PRESIDENT, HAS SET HIS HAND THIS 22nd DAY OF MAY, 1999

WITNESSES:

JOHN BARN, CEO
HOMEWOOD CORPORATION
HOME ROAD, LTD.
STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BARN, CEO FOR THE SAID HOMEWOOD CORPORATION 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 HOMEWOOD CORPORATION 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 MAY, 1999.

MY COMMISSION EXPIRES 0-16-2003

NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DON KENNEY, MANAGING MEMBER, HAS SET HIS HAND THIS 22nd DAY OF MAY, 2000

WITNESSES:

DON KENNEY, MANAGING MEMBER
SCIOTO RESERVE, LLC
STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DON KENNEY, MANAGING MEMBER 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 22nd DAY OF MAY, 2000

MY COMMISSION EXPIRES Dec 8, 2003

NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:

	5-27-99
ZONING INSPECTOR, CONCORD TOWNSHIP	DATE
	12-6-99
SANITARY ENGINEER, DELAWARE COUNTY	DATE
	12-13-99
COUNTY ENGINEER, DELAWARE COUNTY	DATE
	12-21-99
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION	DATE

THIS 22nd DAY OF MAY, 2000, 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.

DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 22nd DAY OF JUNE, 2000

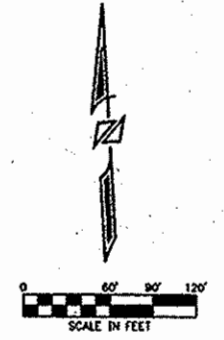
FILED FOR RECORD THIS 22nd DAY OF JUNE, 2000 2:00 PM
FEE \$0.00 FILED ON 1790

RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS 22nd DAY OF JUNE, 2000 PLAT CABINET 2 SLIDE 3764 370-A

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

0000 = LOT NUMBERS
0000 = ADDRESSES



LARRY J. SWENSON
10.245 AC
LIBER 480, P.G. 338

SCIOTO RESERVE
SECTION 2, PHASE 1
CABINET 2 SLIDE

CARSON PLACE

RESERVE "A"
OPEN SPACE
0.742 AC

RESERVE "F"
OPEN SPACE
1.475 AC

RESERVE "G"
OPEN SPACE
0.77 AC

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

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

HOME ROAD, LTD.
57.583 AC
DEED VOL. 672, PAGES 204-299

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

