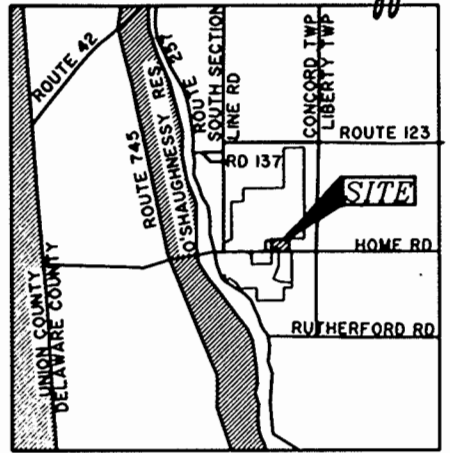


SCIOTO RESERVE SECTION 4 PHASE 1



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. AND FOR TEMPORARY TIE TURN GROUND.

EASEMENTS ARE SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY, INC. ITS SUCCESSORS OR ASSIGNS FOR THE LOCATION OF WATER LINES, VALVES, AND APPURTENANCES WITHIN DEDICATED RIGHTS-OF-WAY AND DESIGNATED "EASEMENTS". ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR "EASEMENTS".

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

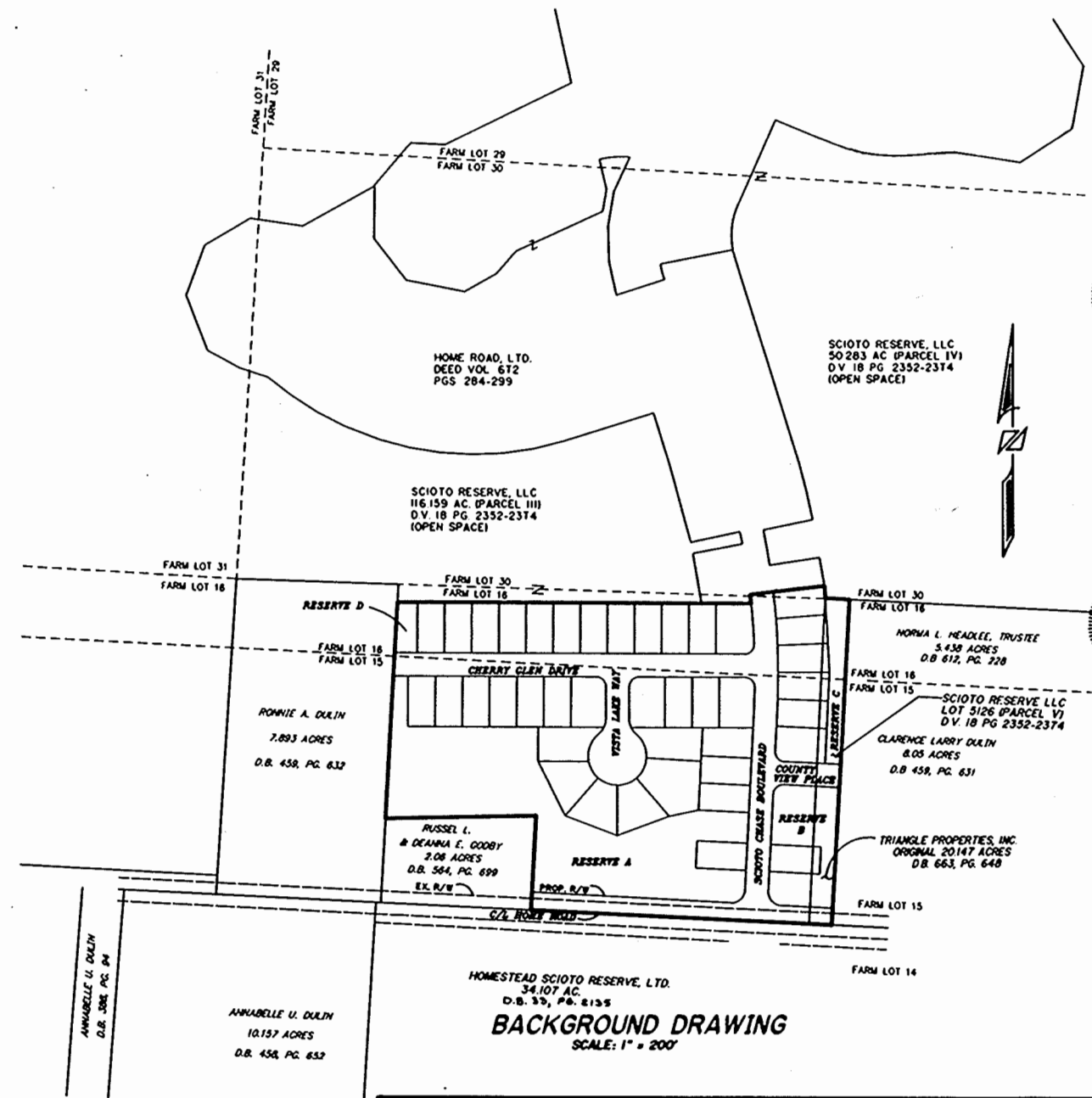
ROOF DOWNSPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTION TO SANITARY SYSTEM IS PROHIBITED.

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 390146-0205J (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 4, 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.



BACKGROUND DRAWING
SCALE: 1" = 200'

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 86° 28' 32" W, BETWEEN DELAWARE COUNTY GIS MONUMENTS DEL 94 AND DEL 89 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JULY, 1999.

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. 6902

6/22/99
DATE



ZONING AND AREA CALCULATION:
TOTAL AREA = 19.556 ACRES
CURRENT ZONING = PRD
AREA PHASE 1 = 19.556 ACRES
LOT AREA = 9.271 ACRES
R.O.W. AREA = 4.126 ACRES
OPEN SPACE AREA = 6.159 ACRES
% OPEN SPACE AREA = 31.49 %
NUMBER OF LOTS = 40
DENSITY = 2.986 DU / AC.

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

IN WITNESS WHEREOF DONALD R. KENNEY, MANAGING MEMBER OF SCIOTO RESERVE, LLC HAS SET HIS HAND THIS 18th DAY OF June, 2000.
WITNESSES

DONALD R. KENNEY, MANAGING MEMBER
SCIOTO RESERVE, LLC
STATE OF OHIO SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. 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 18th DAY OF June, 2000.
MY COMMISSION EXPIRES 12/12/02

SUSAN M. BARKLEY
NOTARY PUBLIC, STATE OF OHIO

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
PRESIDENT LAND OPERATIONS/
GENERAL COUNSEL
STATE OF OHIO SS
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 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 June, 2000.
MY COMMISSION EXPIRES 9-15-04

LAURA S. ELLIOTT
NOTARY PUBLIC, STATE OF OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, SECTION 2, TOWNSHIP 3, RANGE 19 WEST, CONTAINING 14.913 ACRES IN FARM LOTS 15, 4.561 ACRES IN FARM LOT 16, AND 0.082 ACRES IN FARM LOT 30, FURTHER CONTAINING 18.391 ACRES OUT OF PARCEL II OF THE 221136 ACRE TRACT CONVEYED TO HOME ROAD LTD IN DEED VOLUME 672 AT PAGE 284, 0.712 ACRES OUT OF THE ORIGINAL 20147 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC. IN DEED BOOK 643 AT PAGE 648, ALL OF THE 0.446 ACRE TRACT CONVEYED, AS PARCEL V, TO SCIOTO RESERVE, LLC IN DEED VOLUME 18 AT PAGE 2353, AND ALL OF THE 0.001 ACRE TRACT CONVEYED TO SCIOTO RESERVE, LLC IN DEED VOLUME 18 AT PAGE 2353, AND BEING IN ALL, 19.556 ACRES, MORE OR LESS, INCLUDING 4.126 ACRES OF RIGHT-OF-WAY, RECORDS OF THE DELAWARE COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, HOME ROAD, LTD., AN OHIO LIMITED COMPANY, BY HOMEWOOD CORPORATION, AN OHIO CORPORATION, MANAGING 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, AND TRIANGLE PROPERTIES, INC., BY DONALD R. KENNEY, TRUSTEE, AND BY SCIOTO RESERVE, LLC BY DONALD R. KENNEY, MANAGING MEMBER, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR SCIOTO RESERVE SECTION 4 PHASE 1, A SUBDIVISION OF LOT NUMBER 5085 THROUGH 5126, INCLUSIVE AND DEDICATES TO PUBLIC USE ALL OF THE DRIVE, WAY, PLACE, ROAD, 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 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 24th DAY OF June, 1999.

WITNESSES

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

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 PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 24th DAY OF June, 1999.

MY COMMISSION EXPIRES Dec. 16, 2001

ROGER J. BALLINGER
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF DONALD R. KENNEY, TRUSTEE, HAS SET HIS HAND THIS 28th DAY OF May, 2000.

WITNESSES

DONALD R. KENNEY, TRUSTEE
TRIANGLE PROPERTIES, INC.
STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. KENNEY, 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 16th DAY OF May, 2000.

MY COMMISSION EXPIRES Dec. 16, 2001

ROGER J. BALLINGER
NOTARY PUBLIC, STATE OF OHIO

APPROVED BY:

RICHARD DODGE
ZONING INSPECTOR, CONCORD TOWNSHIP
DATE: 6-24-99

JACK SMELLER
SANITARY ENGINEER, DELAWARE COUNTY
DATE: 10-20-99

CHUN S. PANAMUNEE
COUNTY ENGINEER, DELAWARE COUNTY
DATE: 10-25-99

PAUL C. LAVIN
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION
DATE: 11-2-1999

THIS 8 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.

DAVID A. HART, NOTARY PUBLIC
DELAWARE COUNTY COMMISSIONERS
TRANSFERRED THIS 17th DAY OF Dec, 1999

DAVID A. HART, AUDITOR
DELAWARE COUNTY, OHIO

TRANSFERRED THIS 22 DAY OF June, 2000.

DAVID A. HART, AUDITOR
DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 13 DAY OF Dec, 1999 AT 11:18 AM
FEE 40.00 FILED ON 4/2/02

KAY E. CONKLIN
RECORDER, DELAWARE COUNTY, OHIO

PLAT CABINET 2 SLIDE 311 & 312-A PLAT CABINET 2 SLIDES 285 & 285A
FILED FOR RECORD THIS 22 DAY OF June, 2000 AT 2:17 P M
FEE 42.00 FILE NO. 17971

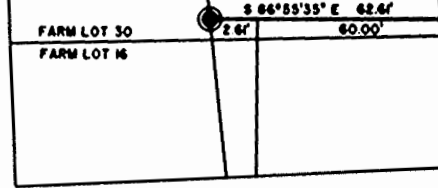
KAY E. CONKLIN, DEPUTY CLERK
RECORDER, DELAWARE COUNTY, OHIO

FARM LOT 31
FARM LOT 30

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

HOME ROAD, LTD
221.136 ACRES
DEED VOL. 672 PGS. 284-299

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



DETAIL

RESERVE "D"
OPEN SPACE
0.164 AC

FARM LOT 16
FARM LOT 15

A TEMPORARY TEE TURN AROUND
AROUND SHALL BE CONSTRUCTED IN
THIS LOCATION TO REMAIN UNTIL
SUCH TIME AS CHERRY GLEN DRIVE
IS EXTENDED.

RONNIE A. DULIN
7.893 ACRES
D.B. 459, PG. 632

LEGEND
0000 LOT NUMBERS
0000 ADDRESSES

RUSSEL L. & DEANNA E. GOBBY
2.06 ACRES
D.B. 564, PG. 699

HOMESTEAD SCIOTO RESERVE, LTD
34.107 AC
D.B. 55 PG. 2155

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

NORMA L. HEADLEE, TRUSTEE
5.438 ACRES
D.B. 612, PG. 228
SCIOTO RESERVE, LLC
D.V. 18 PG 2352-2374
LOT 5126 (PARCEL V)

TRIANGLE PROPERTIES, INC
ORIGINAL 20.147 ACRES
D.B. 663, PG. 648

CLARENCE LARRY DULIN
8.05 ACRES
D.B. 459, PG. 631

TRIANGLE PROPERTIES, INC.
ORIGINAL 20.147 ACRES
D.B. 663, PG. 648

