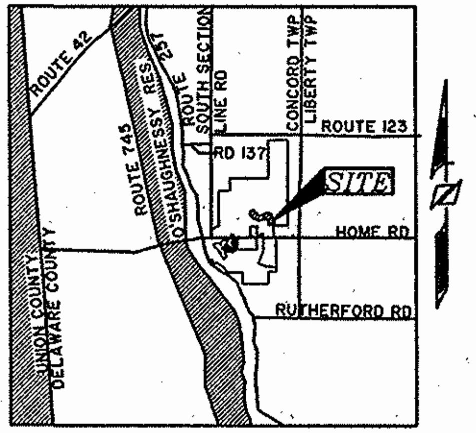
RPC #29-98. 4/2.

SCIOTO RESERVE
SECTION 4 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 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 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.

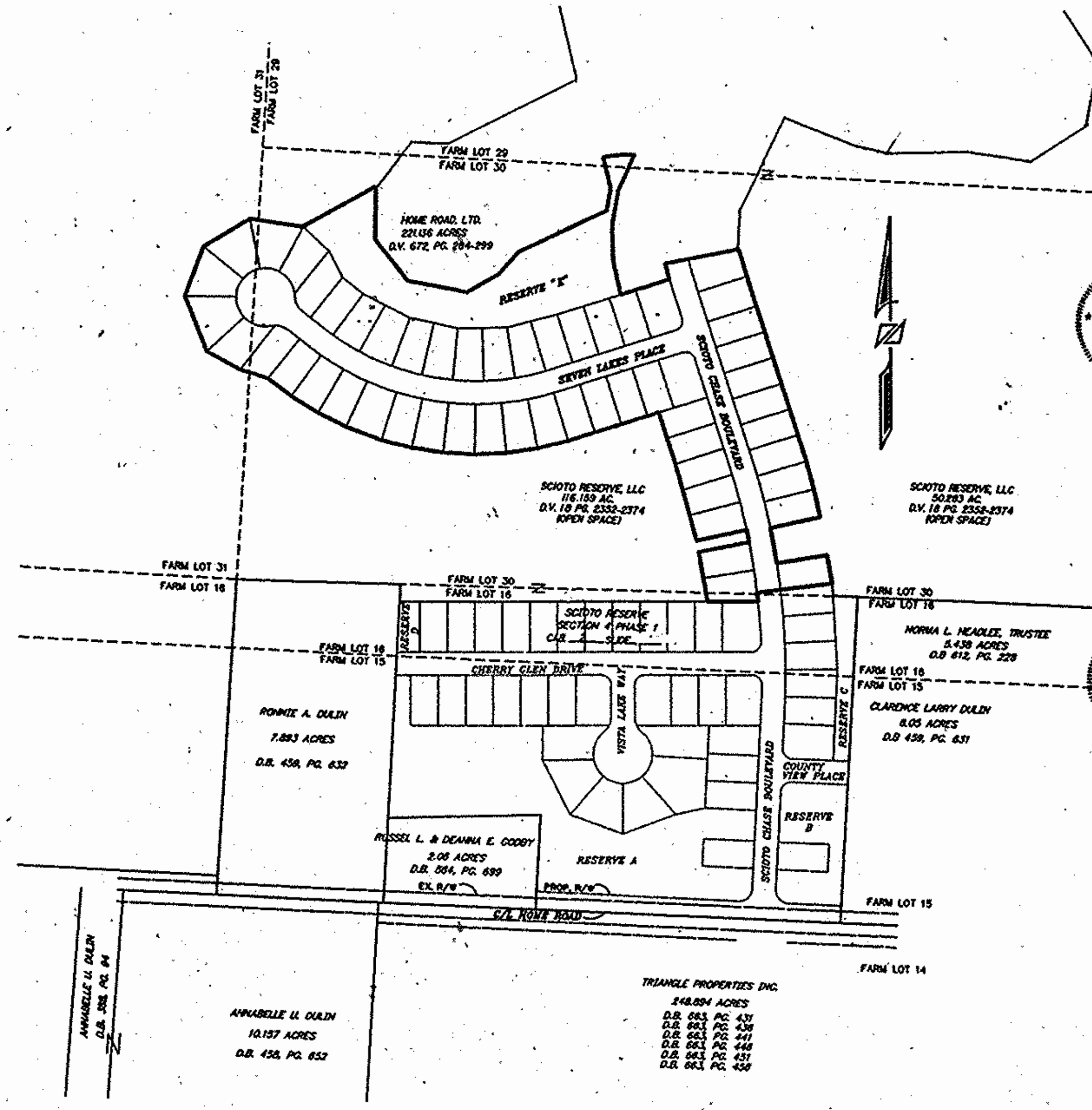
ROOF DOWNSPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTION TO SANITARY SYSTEM IS PROHIBITED.

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 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.



BACKGROUND DRAWING
SCALE: 1"=200'

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, BEING 16.907 ACRES IN FARM LOT 30, 0.061 ACRES IN FARM LOT 16, 0.044 ACRES IN FARM LOT 29, AND 1.130 ACRES IN FARM LOT 31 OF SECTION 2, TOWNSHIP 3, RANGE 19, CONTAINING 18.142 ACRES MORE OR LESS, INCLUDING 3.139 ACRES OF RIGHT-OF-WAY, AND BEING 18.142 ACRES OUT OF THE 221.136 ACRE TRACT CONVEYED TO HOME ROAD LTD., AN OHIO LIMITED LIABILITY COMPANY BY DEED VOLUME 672 PAGE 284-299. ALL OF RECORD IN THE OFFICE OF DELAWARE COUNTY RECORDER.

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, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 4 PHASE 2". A SUBDIVISION OF LOT NUMBERS 5129 THROUGH 5183, 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 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 24th DAY OF June, 1999.

WITNESSES
Jason L. Francis
Jerell C. Spieckowski

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 OF 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, OF THE SAID HOME ROAD, LTD. FOR THE USES AND PURPOSES THEREIN EXPRESSED.

NOTARIAL SEAL · STATE OF OHIO

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

ROGER J. BALLINGER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DEC. 16, 2001
RECORDED IN FRANKLIN COUNTY

IN WITNESS WHEREOF DONALD R. KENNEY, TRUSTEE, HAS SET HIS HAND THIS 26th DAY OF May 2000

WITNESSES
Jerell C. Spieckowski
Jason L. Francis

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.

NOTARIAL SEAL · STATE OF OHIO

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 26th DAY OF MAY 2000.

MY COMMISSION EXPIRES DEC. 16, 2001 Roger J. Ballinger
NOTARY PUBLIC, STATE OF OHIO

ROGER J. BALLINGER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DEC. 16, 2001
RECORDED IN FRANKLIN COUNTY

DELAWARE COUNTY

APPROVED BY:

Richard Dudge ZONING INSPECTOR, CONCORD TOWNSHIP	6-24-99 DATE
Jack Smelker SANITARY ENGINEER, DELAWARE COUNTY	1-20-00 DATE
Chris E. Bauserman COUNTY ENGINEER, DELAWARE COUNTY	1-24-00 DATE
Phil C. Laurien DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION	2-2-2000 DATE

THIS ____ DAY OF ______, 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.

Donald E. Wuertz Anne Mort James D. Ward
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 22 DAY OF June, 2000

David A. Yost
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 22 DAY OF June 2000 AT 2:28 PM
FEE 40.00 FILED ON 17972 Kaye Conklin deputy Lisa Kelly
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS 22 DAY OF June, 2000 PLAT CABINET 2 SLIDE 378 & 378-A

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, 1998.

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

George Brian Wyatt 6/24/99
REGISTERED SURVEYOR NO. 6902 DATE

STATE OF OHIO · GEORGE BRIAN WYATT · 6902 · REGISTERED SURVEYOR

ZONING AND AREA CALCULATION:

TOTAL AREA = 18.142 ACRES
CURRENT ZONING = PRD

AREA PHASE 2 = 18.142 ACRES
LOT AREA = 12.084 ACRES
R.O.W. AREA = 3.139 ACRES
OPEN SPACE AREA = 2.919 ACRES
% OPEN SPACE AREA = 16.09%
NUMBER OF LOTS = 54
DENSITY = 3.55 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 7th DAY OF JANUARY 2000.

WITNESSES
Vicki H. Larmee
VICKI H. LARMEE
Janis A. Eckstein
Janis A. Eckstein

PAUL S. COPPEL
PRESIDENT LAND OPERATIONS/
GENERAL COUNSEL

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 7th DAY OF January 2000.
MY COMMISSION EXPIRES 8-25-04 Vicki H. Larmee
NOTARY PUBLIC, STATE OF OHIO

SHEET

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FARM LOT 29

FARM LOT 30

HOME ROAD, LTD.
221.136 ACRES
D.V. 672 PG. 284-299

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

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

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

SCALE IN FEET
60 0 60 120

5183
RESERVE "E"
(OPEN SPACE)
2.920 AC

SEVEN LAKES PLACE 60' R/W

SCIOTO CHASE BOULEVARD 60' R/W

LEGEND
0000 LOT NUMBERS
0000 ADDRESSES

FARM LOT 31

FARM LOT 30

FARM LOT 16

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

SCIOTO RESERVE
SECTION 4 PHASE 1
CAB. 2 SLIDE

SCIOTO RESERVE
SECTION 4 PHASE 2
SHEET 2 OF 2

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