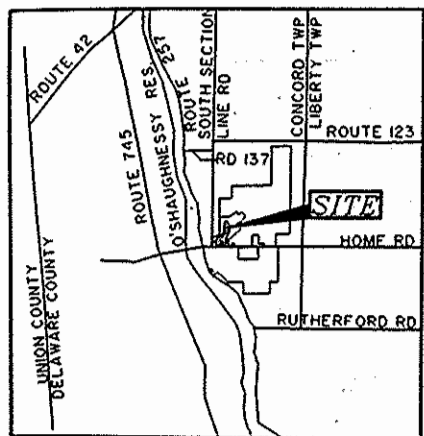
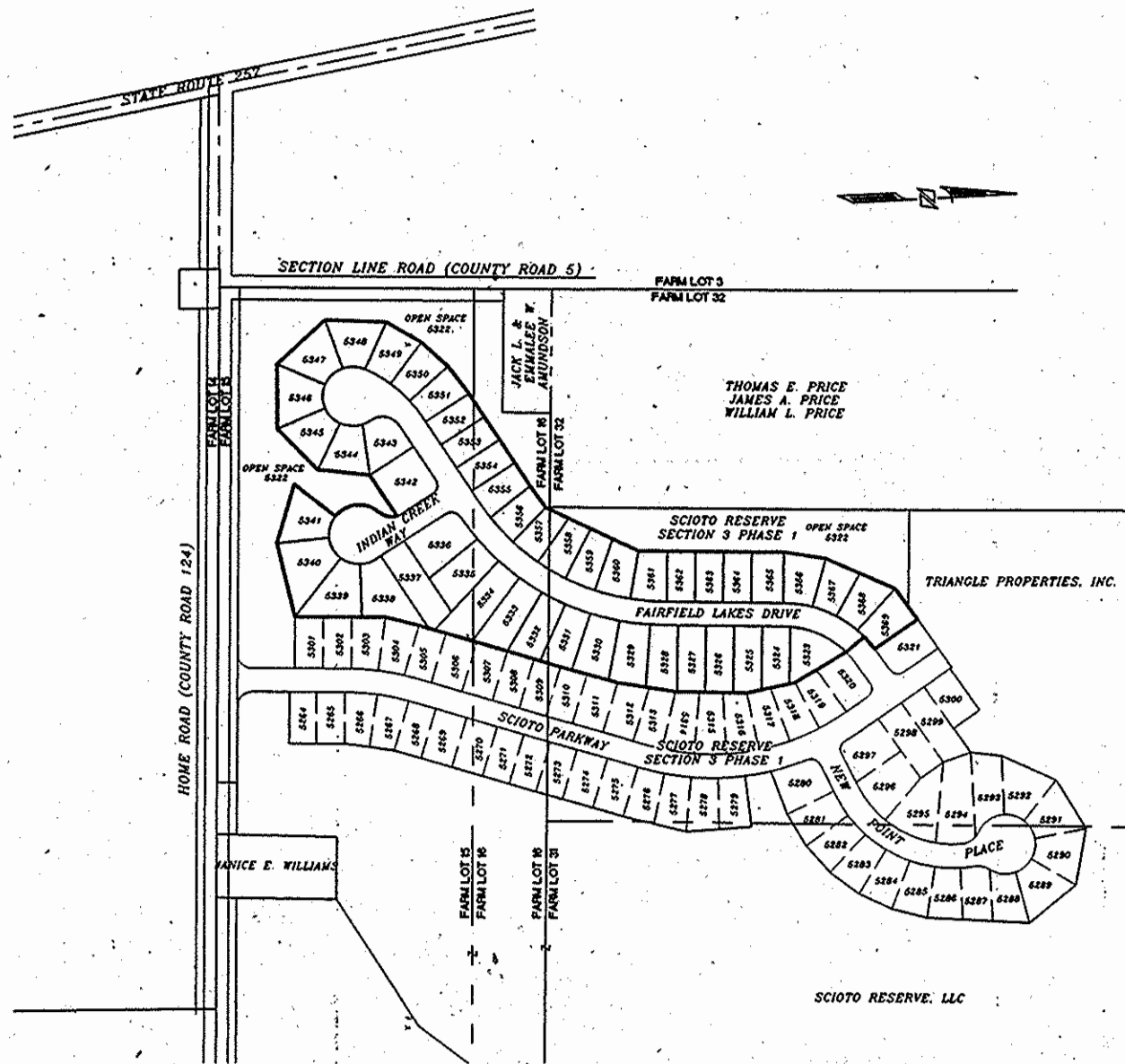


# SCIOTO RESERVE

## SECTION 3 PHASE 2



VICINITY MAP  
NOT TO SCALE



BACKGROUND MAP  
SCALE: 1"=200'

**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 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 3904C-0485J WHICH BEARS AN EFFECTIVE DATE OF 4-21-99

**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 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



**ZONING AND AREA CALCULATION:**

TOTAL AREA = 15.875 ACRES

AREA PHASE 2 = 15.875 ACRES  
LOT AREA = 12,788 ACRES  
R.O.W AREA = 3,087 ACRES

NUMBER OF LOTS = 47  
DENSITY = 2.96 DU / 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, BEING 15.875 ACRES, MORE OR LESS, INCLUDING 3,087 ACRES OF RIGHT-OF-WAY, CONTAINING 7,279 ACRES OUT OF FARM LOT 15, 2,165 ACRES OUT OF FARM LOT 16, AND 6.431 ACRES OUT OF FARM LOT 32, AND BEING 6.431 ACRES OUT OF THE 81658 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC., BY DEED OF RECORD IN DEED BOOK 663 AT PAGES 653, 656, AND 659, AND 9.444 ACRES OUT OF THE 121,758 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC., BY DEED OF RECORD IN DEED BOOK 663 AT PAGE 648, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

TRIANGLE PROPERTIES, INC., BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "SCIOTO RESERVE SECTION 3 PHASE 2", A SUBDIVISION OF LOT NUMBERS 5323 THROUGH 5369, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, THE DRIVE AND WAY SHOWN HEREON AND 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., HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 29 DAY OF SEPTEMBER, 2000.

SIGNED AND ACKNOWLEDGED

IN THE PRESENCE OF:  
*Wm. J. Robertson - Finn*  
PRINTED: Wm. J. ROBERTSON - FINN  
*Emily J. Silvermail*  
PRINTED: Emily J. Silvermail

TRIANGLE PROPERTIES, INC.

BY: *Donald R. Kenney*  
DONALD R. KENNEY, TRUSTEE

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF SEPTEMBER, 2000 BY DONALD R. KENNEY, TRUSTEE OF TRIANGLE PROPERTIES, INC., ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES June 3, 2002

*Wm. J. Robertson - Finn*  
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:

*Robert J. Duder* 9-29-00  
ZONING INSPECTOR, CONCORD TOWNSHIP DATE

*Jack Smeltzer* 10-20-00  
SENIOR ENGINEER, DELAWARE COUNTY DATE

*Chris Bauman* 10-23-00  
COUNTY ENGINEER, DELAWARE COUNTY DATE

*Philip Louison* 10-27-00  
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000, RIGHTS-OF-WAY FOR PUBLIC DRIVES AND WAYS 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.

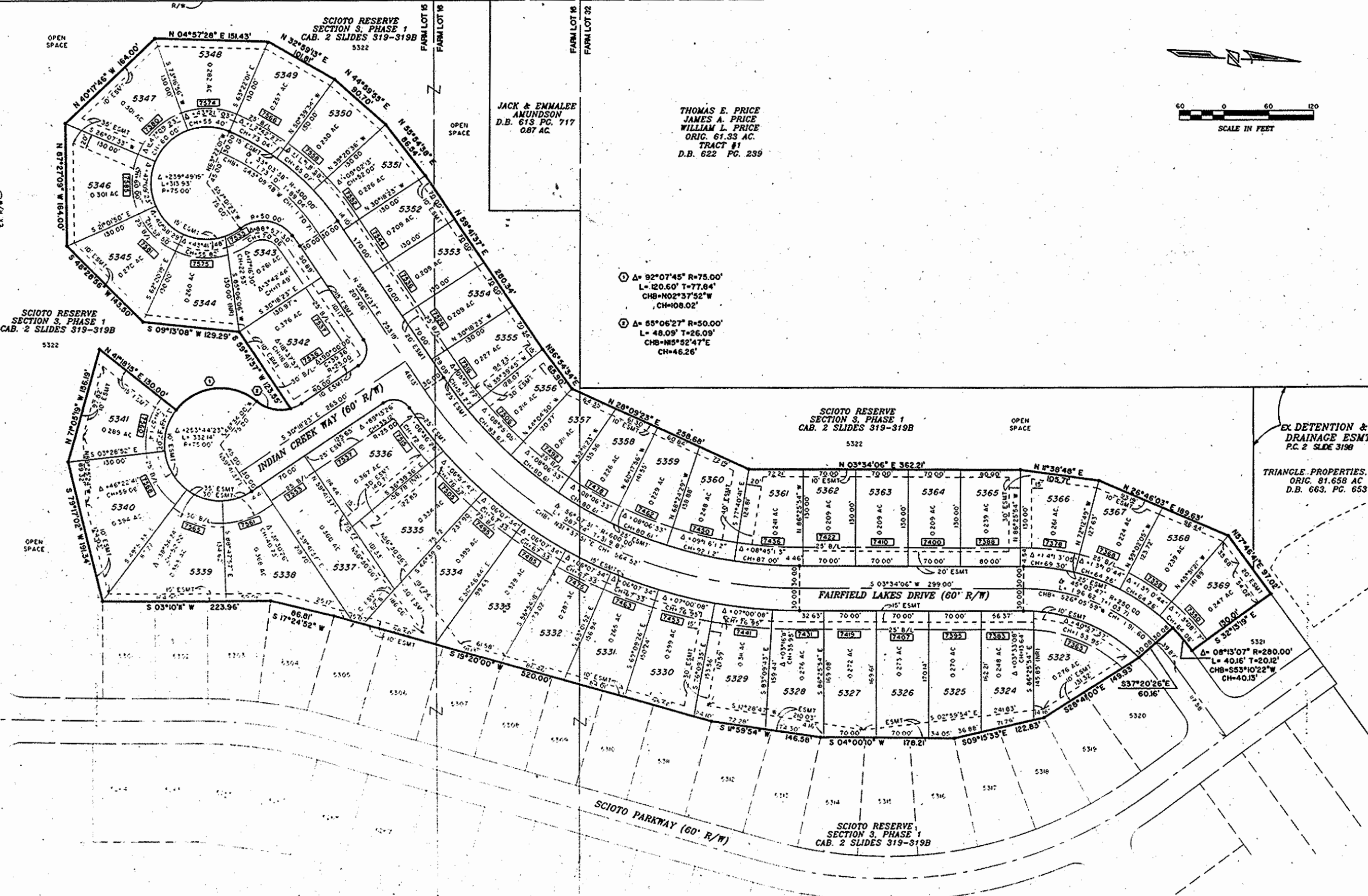
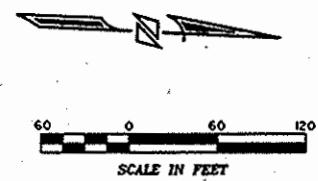
*Donald R. Kenney, James D. Ward, David J. West*  
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 6 DAY OF Nov, 2000  
*James D. Ward*  
ASSOCIATE, DELAWARE COUNTY, OHIO  
11/08/00

FILED FOR RECORD THIS 8 DAY OF Nov, 2000 AT 3:13 PM

FEE 400 FILED ON 32661 Kay E. Conklin  
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2000 PLAT CABINET 2 SLIDE 439  
439A



JACK & EMMALEE AMUNDSON D.B. 613 PC. 717 0.87 AC.

THOMAS E. PRICE JAMES A. PRICE WILLIAM L. PRICE ORIG. 61.33 AC. TRACT #1 D.B. 622 PC. 239

- ① Δ = 92°07'45" R=78.00' L=120.60' T=77.84' CHB=N02°37'52"W CH=108.02'
- ② Δ = 55°06'27" R=50.00' L=48.09' T=26.09' CHB=N5°52'47"E CH=46.26'

EX. DETENTION & DRAINAGE ESMT P.C. 2 SLIDE 319B TRIANGLE PROPERTIES, INC. ORIG. 81.658 AC D.B. 663, PC. 653

1992 P. 41053 Survey plat for Scioto Reserve Section 3, Phase 2, Sheet 2 of 2. Prepared by...