

# SCIOTO RESERVE SECTION 1 PHASE 3

**TOWNSHIP 2, RANGE 19**  
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, CONTAINING 1.313 ACRES IN FARM LOT 13 AND 4.441 ACRES IN FARM LOT 14, BEING 5.754 ACRES, MORE OR LESS, INCLUDING 1.859 ACRES OF RIGHT-OF-WAY, OUT OF THE 29.215 ACRE TRACT CONVEYED TO ROCKFORD HOMES, INC., BY DEED OF RECORD IN DEED VOLUME 44, AT PAGE 1438, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, ROCKFORD HOMES, INC., BY ROBERT YOAKAM, JR., PRESIDENT, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "SCIOTO RESERVE SECTION 1 PHASE 3, A SUBDIVISION OF LOT NUMBERS 5545 THROUGH 5557, INCLUSIVE AND DEDICATES TO PUBLIC USE ALL OF THE 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 FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY ROCKFORD HOMES, INC. AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF ROBERT YOAKAM, JR., PRESIDENT, HAS SET HIS HAND THIS 21 DAY OF September, 2000.

WITNESSES

ROCKFORD HOMES, INC.

*Matthew J. Callahan*  
PRINTED: Matthew J. Callahan  
*Robert Yoakam, Jr.*  
PRINTED: Robert M. Hoese

*Robert Yoakam, Jr.*  
ROBERT YOAKAM, JR., PRESIDENT

MICHAEL DON MILLER, TRUSTEE  
70 ACRES  
D.B. 618, PG. 271

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT YOAKAM, JR., PRESIDENT, FOR THE SAID ROCKFORD HOMES, INC., WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED OF SAID ROCKFORD HOMES, INC., FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 21 DAY OF September, 2000.  
MY COMMISSION EXPIRES Dec. 19, 2003  
*Matthew J. Callahan*  
NOTARY PUBLIC, STATE OF OHIO

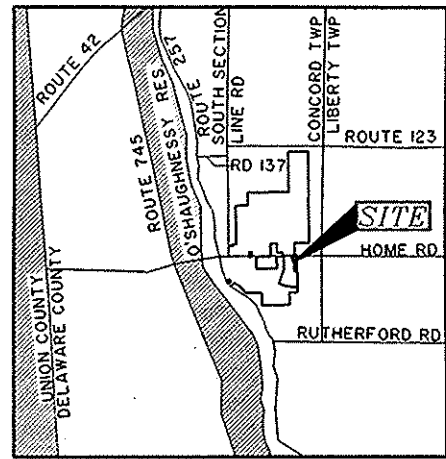
DELAWARE COUNTY

APPROVED BY:  
*Richard Diller* 0-29-00 DATE  
ZONING INSPECTOR, CONCORD TOWNSHIP  
*Jack Smelker* 10-20-00 DATE  
SANITARY ENGINEER, DELAWARE COUNTY  
*Chris Daman* 10-30-00 DATE  
COUNTY ENGINEER, DELAWARE COUNTY  
*Philip O'Leary* 10-30-00 DATE  
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS 13 DAY OF Nov, 2000, RIGHTS-OF-WAY FOR PUBLIC BOULEVARD AND ROAD 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 W. Wiest, James D. Ward*  
DELAWARE COUNTY COMMISSIONERS  
TRANSFERRED THIS 16 DAY OF November, 2000. *David A. Vest*  
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 16th DAY OF Nov, 2000 AT 10:00A  
FEE 20.00 FILED ON 33359 *Kayle Coulter*  
RECORDER, DELAWARE COUNTY, OHIO  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2000 PLAT CABINET 2 SLIDE 446



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 PLOT PLANS REQUIRED WITH THE BUILDING PERMIT.

EASEMENTS ARE RESERVED FOR THE CONSTRUCTION, INSPECTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES AND STORM WATER DRAINAGE, ABOVE AND BELOW THE SURFACE OF THE GROUND, AND WHERE NECESSARY, FOR THE 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-WAYS WILL NOT BE FORMALLY ACCEPTED BY DELAWARE COUNTY FOR PUBLIC USE UNTIL CONSTRUCTION IS SATISFACTORILY COMPLETED.

ROOF DOWN SPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEM ARE 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 0185J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.

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

NVA= NO VEHICULAR ACCESS

"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 1, PHASE 3" 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.

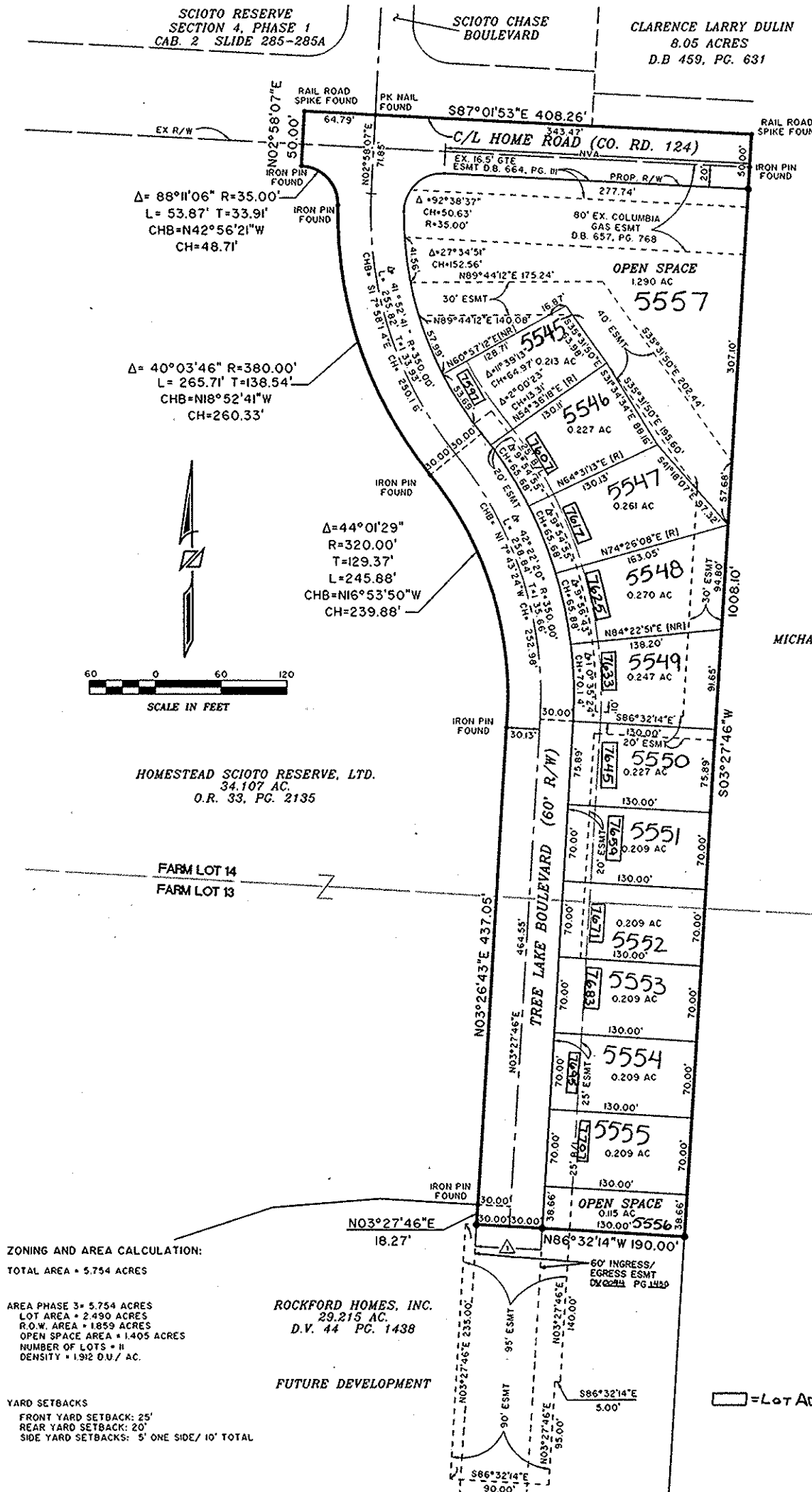
BASIS OF BEARINGS:  
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N86°28'32"W, BETWEEN "SCIOTO RESERVE SECTION 1, PHASE 3" AND DEL09 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JULY, 1998.

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*  
REGISTERED SURVEYOR NO. 6902  
DATE 11/20/00



ZONING AND AREA CALCULATION:  
TOTAL AREA = 5.754 ACRES  
AREA PHASE 3 = 5.754 ACRES  
LOT AREA = 2.490 ACRES  
R.O.W. AREA = 1.859 ACRES  
OPEN SPACE AREA = 1.405 ACRES  
NUMBER OF LOTS = 11  
DENSITY = 1.92 D.U./AC.

ROCKFORD HOMES, INC.  
29.215 AC.  
D.V. 44 PG. 1438

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

□ = Lot Addresses