

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 39046-0205J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF 4-21-99.

ZONING AND AREA CALCULATION:

TOTAL AREA = 9.020 ACRES  
CURRENT ZONING = PRD

AREA PHASE 3 = 9.020 ACRES  
LOT AREA = 780 ACRES  
R.O.W. AREA = 1.910 ACRES  
NUMBER OF LOTS = 31  
DENSITY = 3.44 D.U./AC

YARD SETBACKS

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

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: —

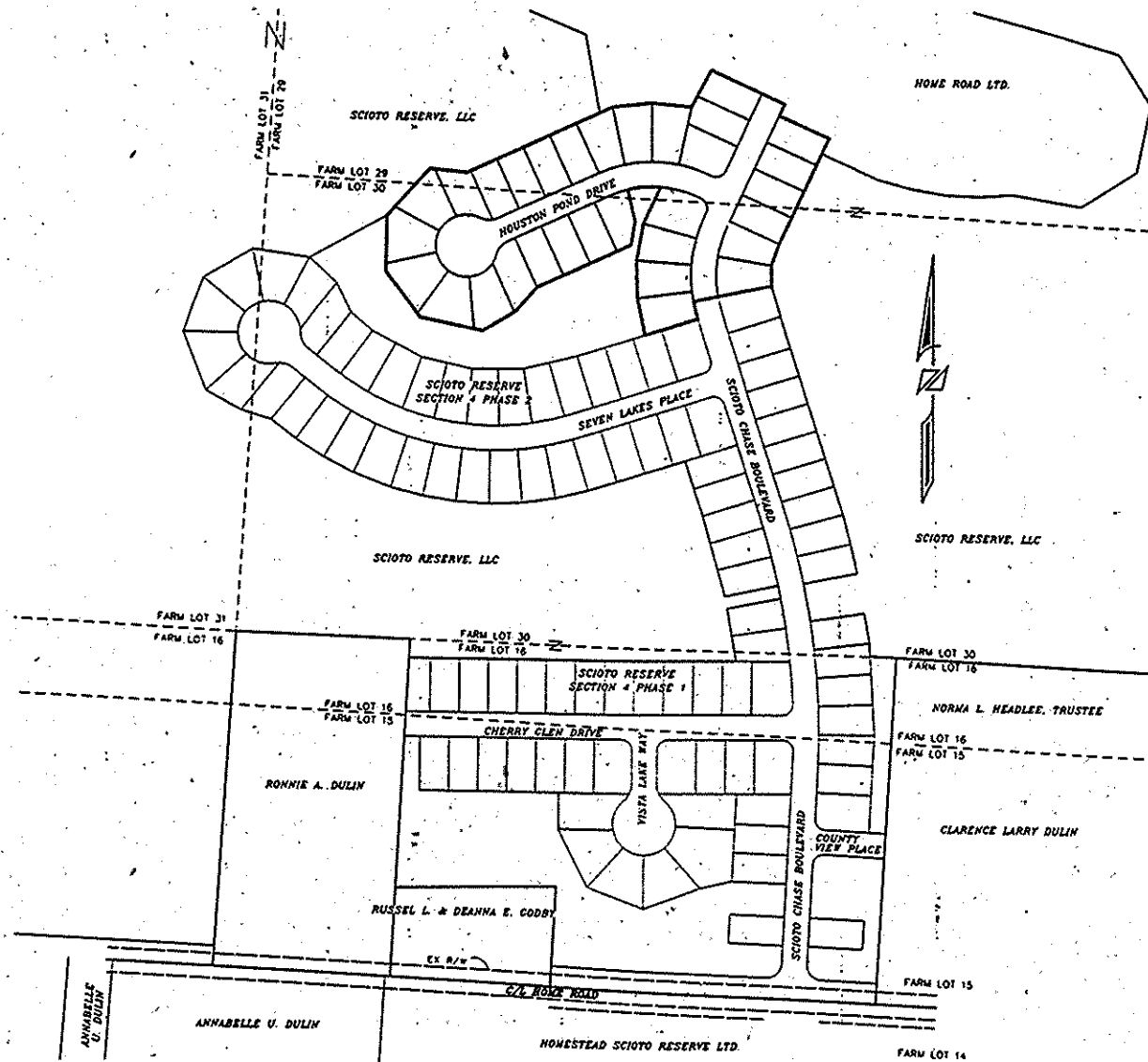
Prepared By:

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



# SCIOTO RESERVE

## SECTION 4 PHASE 3



BACKGROUND DRAWING

SCALE: 1"=200'

LOCATED IN THE STATE OF OHIO COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LYING IN SECTION 2, TOWNSHIP 3, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT CONTAINING 3.780 ACRES IN FARM LOT 29, AND 5.240 ACRES IN FARM LOT 30, BEING 9.020 ACRES, MORE OR LESS, INCLUDING 1.910 ACRES OF RIGHT-OF-WAY, OUT OF THE 22136 ACRE TRACT CONVEYED TO HOME ROAD LTD. IN DEED VOLUME 672 AT PAGE 284, OF RECORD IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.

RPC# 29-98.4.3

THE UNDERSIGNED, HOME ROAD, LTD., AN OHIO LIMITED COMPANY, BY HOMEWOOD CORPORATION, AN OHIO CORPORATION, MANAGING MEMBER, BY JOHN M. BAIN, C.E.O., AND BY M/J SCHOTTENSTEIN HOMES, INC., AN OHIO CORPORATION, MEMBER, BY PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL, DOES HEREBY CERTIFY THAT HIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 4, PHASE 3", A SUBDIVISION OF LOT NUMBERS 554 THROUGH 554A, INCLUSIVE AND DEDICATES TO PUBLIC USE ALL OF THE DRIVE 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 ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

IN WITNESS WHEREOF, JOHN M. BAIN, C.E.O. OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 14th DAY OF August, 2000.

WITNESSES

*John M. Bain*  
John M. Bain, C.E.O.  
Home Road Corporation  
Home Road, Ltd.

*Paul S. Coppel*  
Paul S. Coppel  
President Land Operations/  
General Counsel  
Home Road, Ltd.

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN M. BAIN, C.E.O. 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, AND THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID HOME ROAD, LTD., FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 14th DAY OF August, 2000.

MY COMMISSION EXPIRES 2/1/05

*John M. P. ...*  
Notary Public, State of Ohio

IN WITNESS WHEREOF, PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/GENERAL COUNSEL OF M/J SCHOTTENSTEIN HOMES, INC., MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 15th DAY OF August, 2000.

WITNESSES

*Paul S. Coppel*  
Paul S. Coppel  
President Land Operations/  
General Counsel  
Home Road, Ltd.

*John M. P. ...*  
Notary Public, State of Ohio

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IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 15th DAY OF August, 2000.

MY COMMISSION EXPIRES 8-25-04

*John M. P. ...*  
Notary Public, State of Ohio

DELAWARE COUNTY

APPROVED BY:

*Richard ...* 5-23-00  
ZONING INSPECTOR, CONCORD TOWNSHIP DATE

*Jack ...* 9-12-00  
SANITARY ENGINEER, DELAWARE COUNTY DATE

*John ...* 9-21-00  
COUNTY ENGINEER, DELAWARE COUNTY DATE

*Philip ...* 8-3-00  
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 9 DAY OF Nov, 2000, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREBY 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. ...* *James D. Ward*  
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 17 DAY OF November *David A. Yost*  
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 17 DAY OF Nov, 2000 AT 3:15 PM

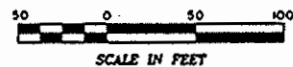
FEES 4000 FILED ON 33634 *Kay L. Conlin*  
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_ DAY OF \_\_\_, 2000 PLAT CABINET 2 SLIDE 447  
447A

**LEGEND**

0000 ADDRESSES

0000 LOT NUMBERS



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

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

HOME ROAD, LTD.  
ORIGINAL 221.136 AC  
D.V. 672 PC. 284-299

FARM LOT 31  
FARM LOT 30

FARM LOT 29  
FARM LOT 30

HOUSTON POND DRIVE 60' R/W

SCIOTO CHASE BOULEVARD 60' R/W

SEVEN LAKES PLACE 60' R/W

5183 RESERVE "E"

SCIOTO RESERVE SECTION 4, PHASE 2  
CAB. 2 SLIDES 378 & 378A

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

SCIOTO RESERVE SECTION 4, PHASE 3  
SHEET 2 OF 2

- ①  $\Delta=18^{\circ}02'38''$  R=250.00'  
L=78.73' T=39.69'  
CH=78.41' CHB=S85°49'58"W
- ② S10°07'01"W 57.32'
- ③  $\Delta=6^{\circ}15'39''$  R=330.00'  
L=36.06' T=18.05'  
CH=36.04' CHB=S14°10'15"E

