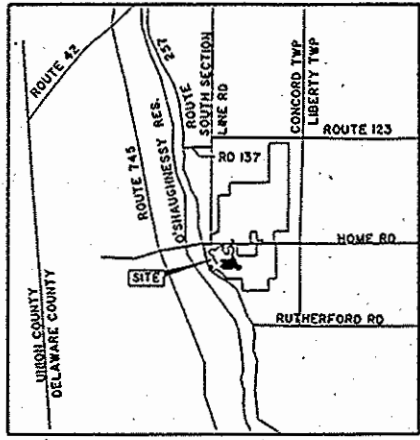
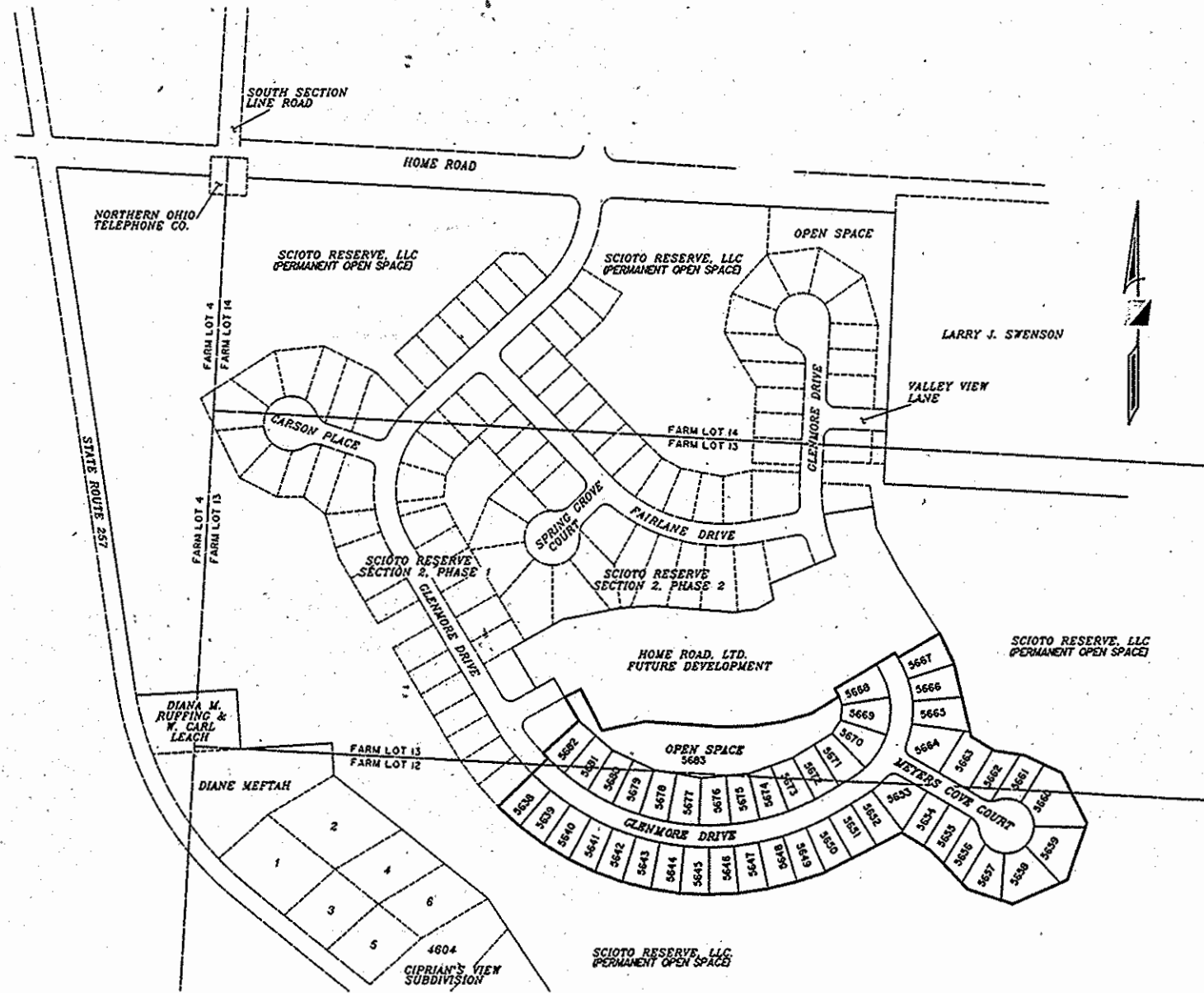


# SCIOTO RESERVE

## SECTION 2 PHASE 4



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 BUREAU OF PUBLIC SAFETY, 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 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 BULDRING DEPARTMENT APPROVAL.

THE SITE LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3904IC 0205J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.

"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 2 PHASE 4" 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 355°04'17"E, FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83, AS DETERMINED BY FIELD MEASUREMENTS BETWEEN NGS MONUMENT NUMBERS 04-0087 AND 04-0088.

**ZONING AND AREA CALCULATION:**  
TOTAL AREA = 15.195 ACRES

AREA PHASE 4 = 15.195 ACRES  
LOT AREA = 10.715 ACRES  
R.O.W. AREA = 2.650 ACRES  
NUMBER OF LOTS = 45  
DENSITY = 2.962 D.U./AC.

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

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 Bryan Wyatt*  
REGISTERED SURVEYOR NO. 6902  
DATE: 01/25/01

SITUATED 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 9.273 ACRES IN FARM LOT 12, AND 5.922 ACRES IN FARM LOT 13, BEING 15.195 ACRES, MORE OR LESS, INCLUDING 2.650 ACRES OF RIGHT-OF-WAY, OUT OF THE 57.583 ACRE TRACT CONVEYED TO HOME ROAD, LTD. BY DEED OF RECORD IN DEED BOOK 672, PAGE 284, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, HOME ROAD, LTD., AN OHIO LIMITED LIABILITY COMPANY, BY HOMEWOOD CORPORATION, AN OHIO CORPORATION, MANAGING MEMBER, BY JOHN H. BAIN, C.E.O., AND BY M/I SCHOTTENSTEIN HOMES, INC., AN OHIO CORPORATION, MEMBER, BY PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/ GENERAL COUNSEL, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "SCIOTO RESERVE SECTION 2, PHASE 4", A SUBDIVISION OF LOT NUMBERS 3538 THROUGH 3582, INCLUSIVE AND DEDICATES TO PUBLIC USE ALL OF THE DRIVE AND COURT 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 HOME ROAD, LTD. AND SCIOTO RESERVE, L.L.C., AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF, JOHN H. BAIN, C.E.O. OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD., HAS SET HIS HAND THIS 29th DAY OF JANUARY, 2001.

*John H. Bain*  
JOHN H. BAIN, C.E.O.  
HOMEWOOD CORPORATION

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BAIN, C.E.O. 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 OF THE SAID HOME ROAD, LTD., FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29th DAY OF JANUARY, 2001.

MY COMMISSION EXPIRES 12-25-04  
*Christy G. Gribble*  
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 SET HIS HAND THIS 31st DAY OF JANUARY, 2001.

*Paul S. Coppel*  
PAUL S. COPPEL  
PRESIDENT LAND OPERATIONS / GENERAL COUNSEL  
M/I SCHOTTENSTEIN HOMES INC.

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 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 HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 31st DAY OF JANUARY, 2001.

MY COMMISSION EXPIRES 2-25-04  
*Richard J. Farmer*  
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DONALD R. KENNEY, MANAGING MEMBER, HAS SET HIS HAND THIS 31st DAY OF JANUARY, 2001.

WITNESSES:  
*Amy L. Robertson-Finn*  
PRINTED: Amy L. Robertson-Finn  
*Katherine Nelson*  
PRINTED: Katherine Nelson

DONALD R. KENNEY  
MANAGING MEMBER  
SCIOTO RESERVE, L.L.C.

STATE OF OHIO SS  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. KENNEY, MANAGING MEMBER FOR SCIOTO RESERVE, L.L.C., 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 SAID SCIOTO RESERVE, L.L.C., FOR THE USES AND PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 31st DAY OF JANUARY, 2001.

MY COMMISSION EXPIRES 6-3-02  
*Amy L. Robertson-Finn*  
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY  
APPROVED BY:  
*Richard A. Datto* 2-5-01  
ZONING INSPECTOR, CONCORD TOWNSHIP DATE  
*Jack Smolter* 2-16-01  
SANITARY ENGINEER, DELAWARE COUNTY DATE  
*Chi-Bauman* 2-7-01  
COUNTY ENGINEER, DELAWARE COUNTY DATE  
*John Lewis* 4-4-2001  
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

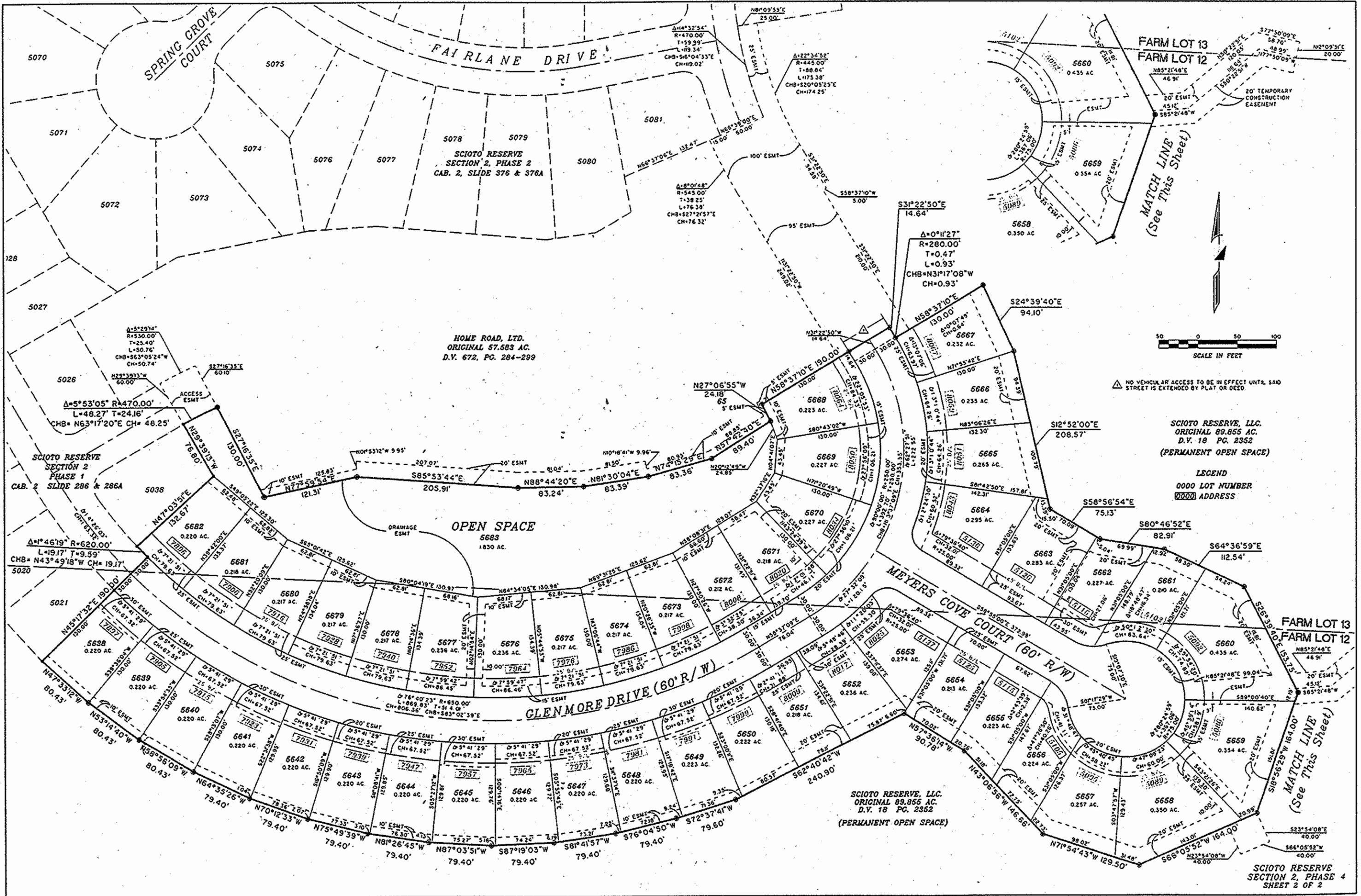
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2001, RIGHTS-OF-WAY FOR ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED AS SUCH BY DELAWARE COUNTY.

*David A. Vostro*  
DAVID A. VOSTRO  
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 4 DAY OF May 2001  
*David A. Vostro*  
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 4 DAY OF May 2001 AT 3:48P  
FEE 40.00 FILED ON 15425  
*Kay J. Conklin*  
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2001 PLAT CABINET 2 SLIDE 515  
515A  
SHEET 1 OF 2



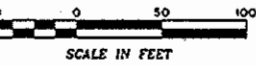
5078 5079  
 SCIOTO RESERVE  
 SECTION 2, PHASE 2  
 CAB. 2, SLIDE 376 & 376A

HOME ROAD, LTD.  
 ORIGINAL 57.583 AC.  
 D.V. 672, PG. 284-299

OPEN SPACE  
 5683  
 1830 AC.

SCIOTO RESERVE, LLC.  
 ORIGINAL 89.855 AC.  
 D.V. 18 PG. 2352  
 (PERMANENT OPEN SPACE)

FARM LOT 13  
 FARM LOT 12



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

SCIOTO RESERVE, LLC.  
 ORIGINAL 89.855 AC.  
 D.V. 18 PG. 2352  
 (PERMANENT OPEN SPACE)

LEGEND  
 0000 LOT NUMBER  
 0000 ADDRESS