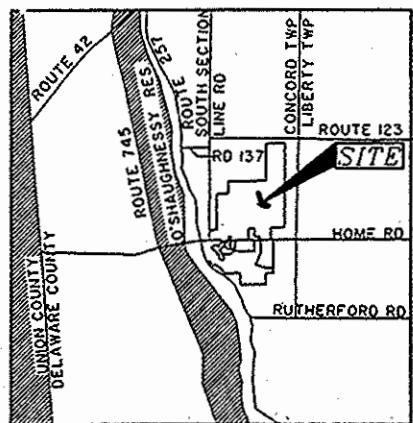


SCIOTO RESERVE SECTION 4 PHASE 4



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 DESIGNATED 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 DESIGNATED RIGHT-OF-WAY FOR PUBLIC ROADS OR 'EASEMENTS'.

STREET IMPROVEMENTS WITHIN DESIGNATED 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.

'OPEN SPACES' AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPOSED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN 'SCIOTO RESERVE SECTION 4, PHASE 1' 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.

ZONING AND AREA CALCULATION:

TOTAL AREA = 14.462 ACRES
CURRENT ZONING = PRO
AREA PHASE 4 = 14.462 ACRES
LOT AREA = 10,172 ACRES
R.O.W. AREA = 2,943 ACRES
NUMBER OF LOTS = 43
DENSITY = 328 DU/AC
YARD SETBACKS
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 20'
SIDE YARD SETBACKS: 5' / 10' TOTAL

BASIS OF BEARINGS:

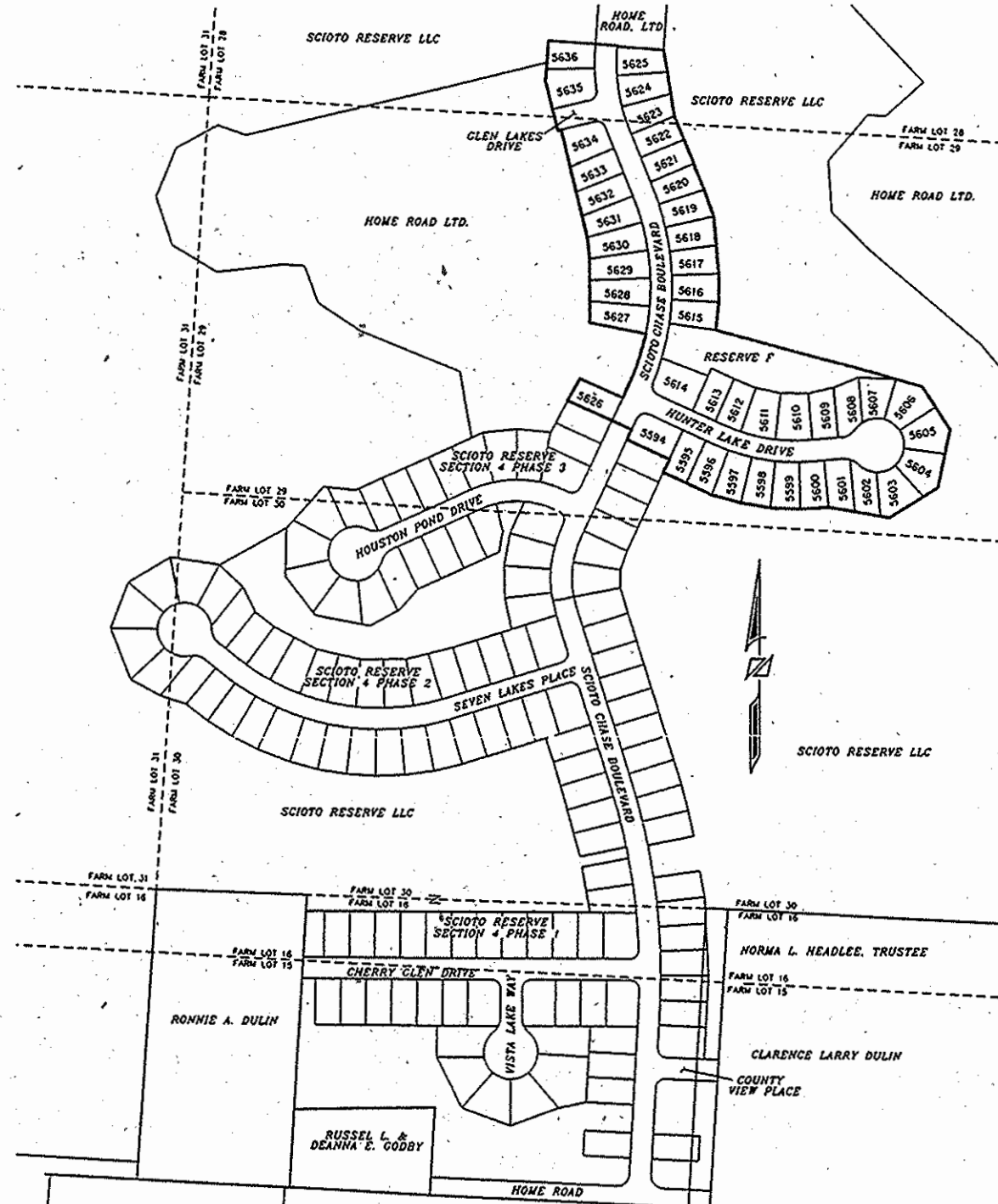
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 86° 28' 32" W BETWEEN DELAWARE COUNTY GIS MONUMENTS DEL 94 AND DEL 89 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JULY, 1998.

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" HIGH 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

Jim P. Smith
REGISTERED SURVEYOR NO. 6502

11/17/2000
DATE



BACKGROUND DRAWING
SCALE: 1"=200'

TRANSFERRED THIS 4 DAY OF May 2001
FILED FOR RECORD THIS 4 DAY OF May 2001 AT 3:59 PM
FEE 4000 FILED ON 15426
RECORDED THIS 4 DAY OF May 2001 PLAT CABINET 2 SLUC 516-516 A

David A. Vost
AUDITOR, DELAWARE COUNTY, OHIO

Kay E. Conklin
RECORDER, DELAWARE COUNTY, OHIO

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 1600 ACRES IN FARM LOT 28, AND 12.862 ACRES IN FARM LOT 29, BEING 14.662 ACRES, MORE OR LESS, INCLUDING 2.943 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.

THE UNDERSIGNED, HOME ROAD, LTD., AN OHIO LIMITED COMPANY, BY HOMEWOOD CORPORATION, AN OHIO CORPORATION, MANAGING MEMBER, BY JOHN M. 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 4', A SUBDIVISION OF LOT NUMBERS 5622 THROUGH 5632, INCLUSIVE, AND RESERVE 'F', AND DEDICATES TO PUBLIC USE THE DRIVES 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 BELOW THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE THOSE TRACTS OF LAND OWNED BY HOME ROAD, LTD. AND SCIOTO RESERVE, LLC, AND ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

IN WITNESS WHEREOF JOHN M. BAIN, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 9th DAY OF January, 2001.

WITNESSES:
John M. Bain
PRINTED: John M. Bain
Judy A. Hume
PRINTED: Judy A. Hume
STATE OF OHIO 55

John M. Bain
JOHN M. BAIN, CEO
HOMEWOOD CORPORATION
HOME ROAD LTD.

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 9th DAY OF January, 2001.

MY COMMISSION EXPIRES 3/16/05
Paul M. Dawson
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 9th DAY OF January, 2001.

WITNESSES:
Paul S. Coppel
PRINTED: Paul S. Coppel
Mark H. Laeme
PRINTED: Mark H. Laeme
STATE OF OHIO 55

Paul S. Coppel
PAUL S. COPPEL
PRESIDENT-LAND OPERATIONS/GENERAL COUNSEL
M/I SCHOTTENSTEIN HOMES, INC.
HOME ROAD, LTD.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/ GENERAL COUNSEL, 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 SAID HOME ROAD, LTD. FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 17th DAY OF JANUARY, 2001.

MY COMMISSION EXPIRES 8-25-04
Vicki L. Larnee
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF DONALD R. KENNEY, MANAGING MEMBER OF SCIOTO RESERVE, LLC, HAS SET HIS HAND THIS 23rd DAY OF JANUARY, 2001.

WITNESSES:
Amy L. Robertson - Finn
PRINTED: Amy L. ROBERTSON - FINN
Matthew C. Nelson
PRINTED: Matthew C. Nelson
STATE OF OHIO 55

Donald R. Kenney
DONALD R. KENNEY
MANAGING MEMBER
SCIOTO RESERVE, LLC

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. KENNEY, MANAGING MEMBER OF 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 SAID SCIOTO RESERVE LLC, FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 23rd DAY OF JANUARY, 2001.

MY COMMISSION EXPIRES June 3, 2002
Amy L. Robertson - Finn
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:
Richard A. Suda 2-13-01
ZONING INSPECTOR, CONCORD TOWNSHIP DATE
Jack Smelber 2-21-01
SANITARY ENGINEER, DELAWARE COUNTY DATE
Chris E. ... 3-7-01
COUNTY ENGINEER, DELAWARE COUNTY DATE
Phyllis C. ... 4-4-2001
DIRECTOR DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 9th DAY OF January, 2001, 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.
David W. ...
James D. Ward
Shane B. ...
DELAWARE COUNTY COMMISSIONERS

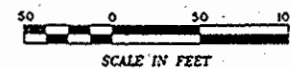
- ① S04°00'07"W 18.75'
- ② N04°00'07"E 23.99'
- ③ S04°00'07"W 20.00'
- ④ N85°59'53"W 10.00'

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

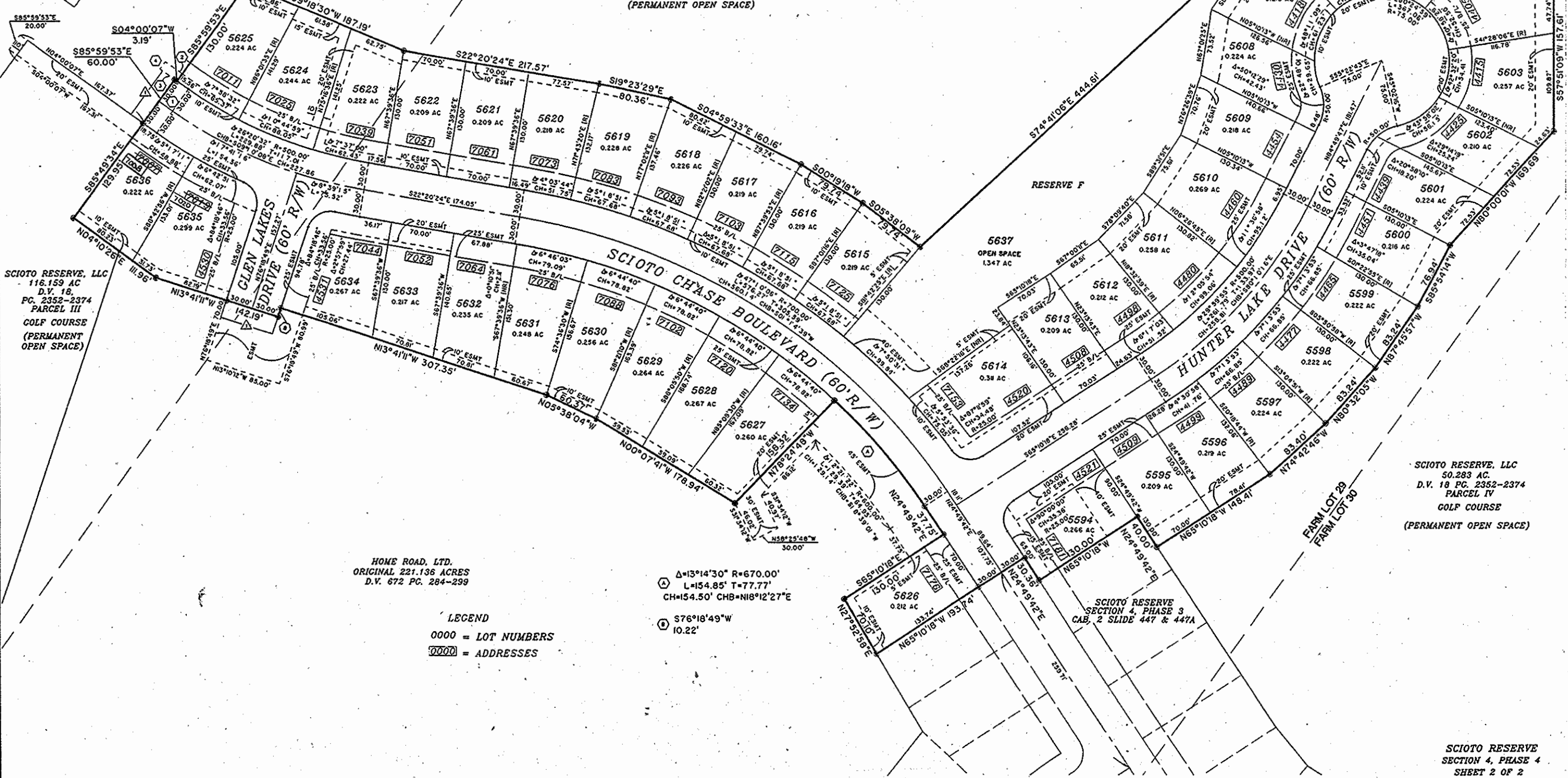
FARM LOT 28
FARM LOT 29

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

GOLF COURSE
(PERMANENT OPEN SPACE)



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
GOLF COURSE
(PERMANENT OPEN SPACE)

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

△=13°14'30" R=670.00'
L=154.85' T=77.77'
CH=154.50' CHB=N18°12'27"E

④ S76°18'49"W 10.22'

LEGEND
0000 = LOT NUMBERS
0000 = ADDRESSES

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