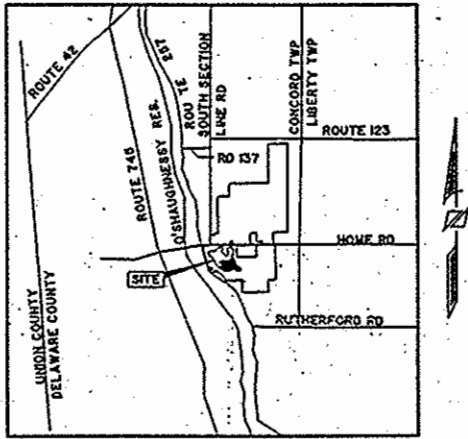
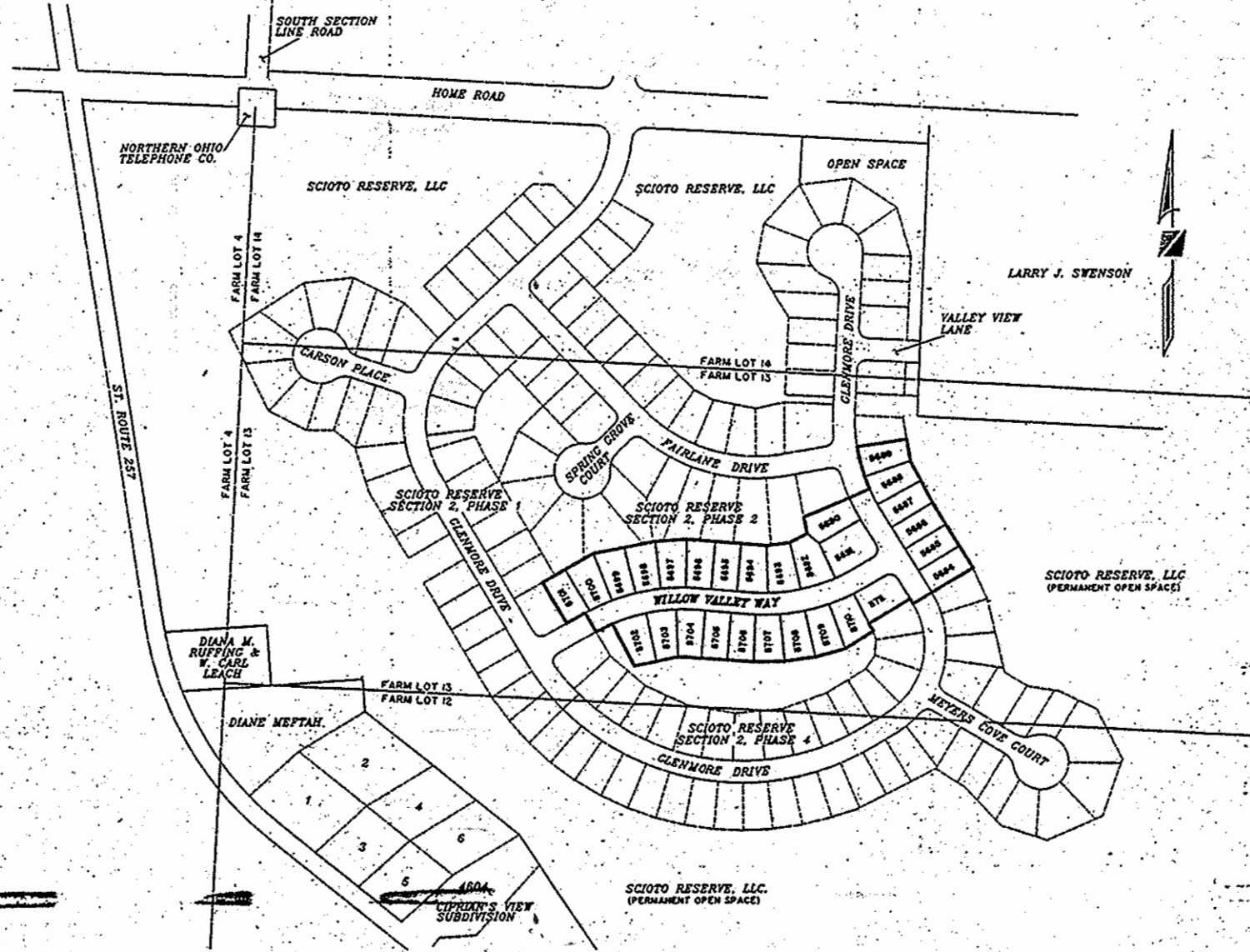


SCIOTO RESERVE

SECTION 2 PHASE 3



VICINITY MAP
NOT TO SCALE



BACKGROUND MAP
SCALE: 1"=200'

ZONING AND AREA CALCULATION:

TOTAL AREA = 8.01 ACRES

AREA PHASE 3 = 8.01 ACRES
LOT AREA = 6.33 ACRES
R.O.W. AREA = 1.62 ACRES
NUMBER OF LOTS = 28
DENSITY = 3.31 D.U./AC.

YARD SETBACKS

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

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 DELCO 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 DELCO 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 BUILDING DEPARTMENT APPROVAL.

THE SITE LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 3904K 02054 (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 LOTS ADJACENT TO SAID SCIOTO RESERVE SECTION 2, 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. AREAS OUTSIDE OF PLATTED AREA DESIGNATED AS OPEN SPACE SHALL BE OWNED AND MAINTAINED BY SCIOTO RESERVE LLC.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF S55°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.

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: [Symbol]

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



[Signature]
REGISTERED SURVEYOR NO. 6502
DATE: 6/29/2001

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD LYING IN FARM LOT 13, BEING 7.988 ACRES, MORE OR LESS, INCLUDING 1.600 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 THEIR "SCIOTO RESERVE SECTION 2, PHASE 3", A SUBDIVISION OF LOT NUMBERS 8884 THROUGH 8728, INCLUSIVE AND DEDICATES TO PUBLIC USE ALL OF THE DRIVE AND WAY 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 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 29 DAY OF July 2001

[Signature]
JOHN H. BAIN, C.E.O.
HOMEWOOD CORPORATION
STATE OF OHIO SS

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, 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 29 DAY OF July 2001
MY COMMISSION EXPIRES 7/1/05
[Signature]
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 30 DAY OF July 2001

[Signature]
PAUL S. COPPEL
PRESIDENT LAND OPERATIONS / GENERAL COUNSEL
M/I SCHOTTENSTEIN HOMES INC.
STATE OF OHIO SS

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 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 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 30 DAY OF July 2001
MY COMMISSION EXPIRES 2-25-04
[Signature]
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

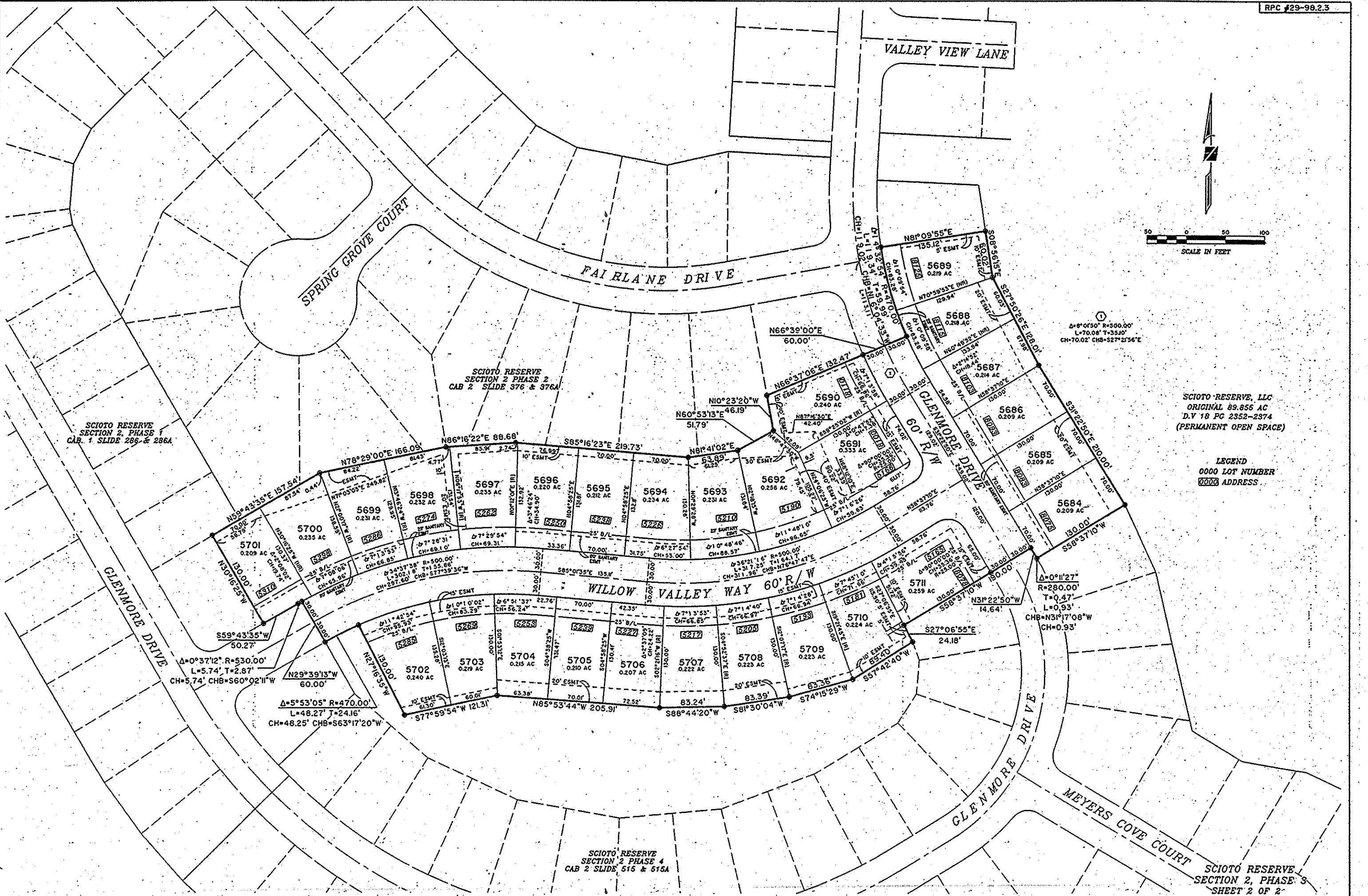
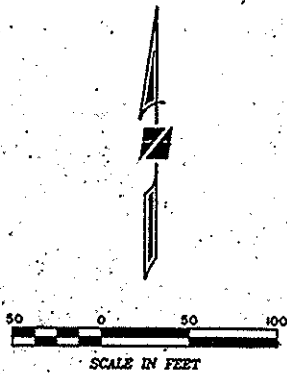
APPROVED BY:

[Signature] 6-7-01
ZONING INSPECTOR, CONCORD TOWNSHIP DATE
[Signature] 6-21-01
COUNTY ENGINEER, DELAWARE COUNTY DATE
[Signature] 6-25-01
COUNTY ENGINEER, DELAWARE COUNTY DATE
[Signature] 6/29/01
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS DAY OF July 2001 RIGHTS-OF-WAY FOR 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.

[Signature] *[Signature]*
DELAWARE COUNTY COMMISSIONERS
TRANSFERRED THIS 31 DAY OF July 2001
[Signature]
AUDITOR, DELAWARE COUNTY, OHIO

DEPUTY AUDITOR, DELAWARE COUNTY, OHIO
FILED FOR RECORD THIS 31st DAY OF July 2001 AT 12:28P #28008
FEE \$40.00 FILED ON *[Signature]*
RECORDER, DELAWARE COUNTY, OHIO
RECORDED THIS 31st DAY OF July 2001 PLAT CABINET 2 SLIDE 565-565A
[Signature]
DEPUTY RECORDER, DELAWARE COUNTY, OHIO



SCIOTO RESERVE SECTION 2, PHASE 1 CAB. 1 SLIDE 286 & 286A

SCIOTO RESERVE SECTION 2 PHASE 2 CAB 2 SLIDE 376 & 376A

SCIOTO RESERVE, LLC ORIGINAL 89.855 AC D.V. 18 PG 2352-2374 (PERMANENT OPEN SPACE)

LEGEND
0000 LOT NUMBER
0000 ADDRESS

SCIOTO RESERVE SECTION 2 PHASE 4 CAB 2 SLIDE 515 & 515A

SCIOTO RESERVE SECTION 2, PHASE 3 SHEET 2 OF 2

2001 8:48 AM