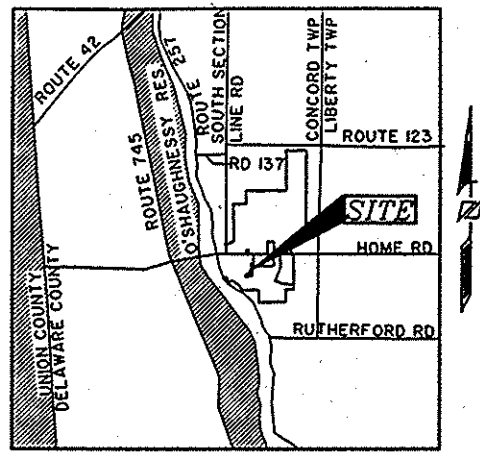


SCIOTO RESERVE SECTION 1 PHASE 4



VICINITY MAP
NOT TO SCALE

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.

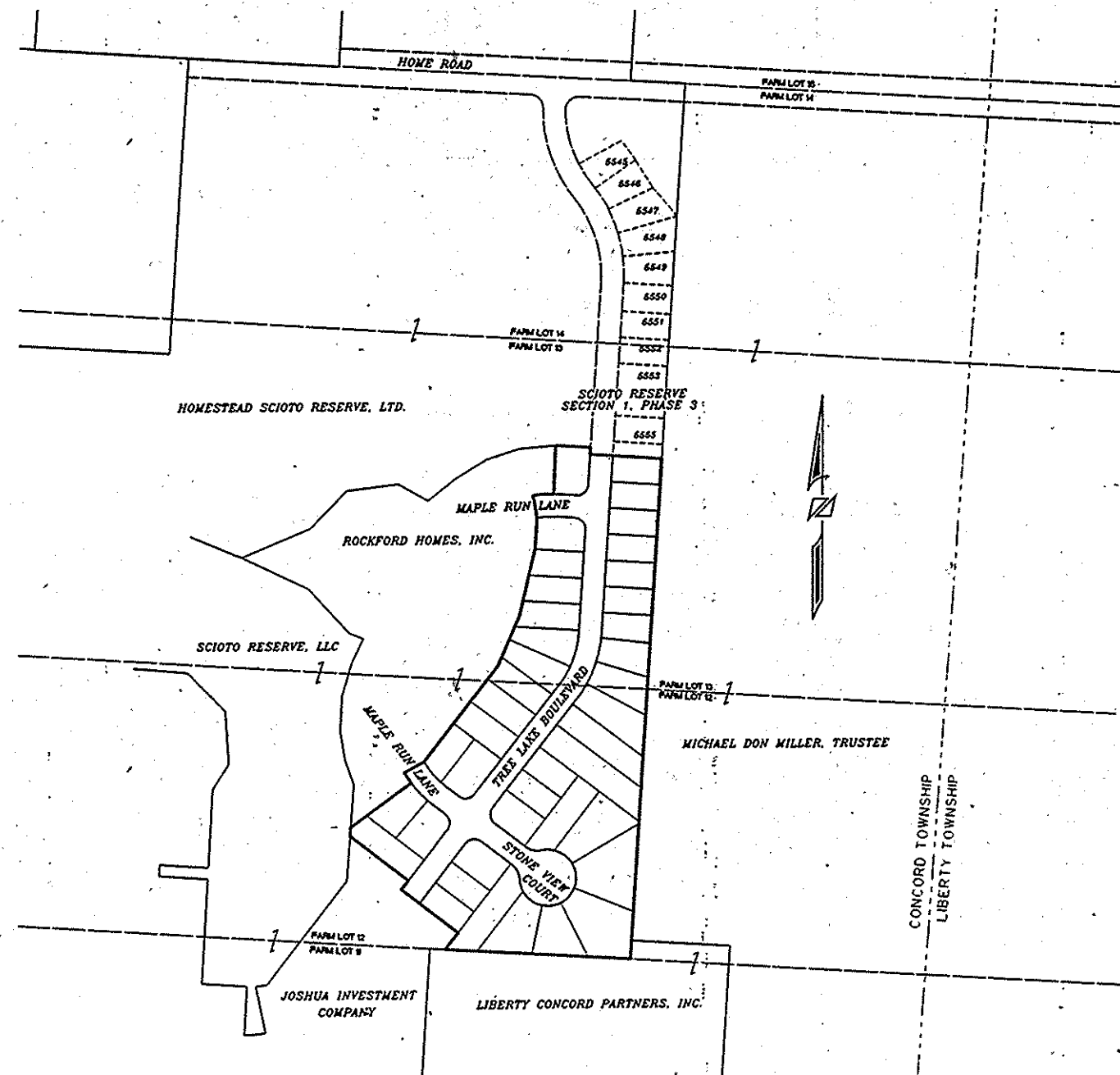
ROOF DOWN SPOUT, SUMP PUMP, STORM DRAINAGE OR OTHER CLEAN WATER CONNECTIONS TO SANITARY SYSTEM IS PROHIBITED.

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 0185J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.

BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE LOCATED AT ALL TIMES.



BACKGROUND MAP
SCALE: 1" = 200'

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N86°28'32"W. BETWEEN DELAWARE CITY GIS MONUMENTS DEL94 AND DEL89 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:

ZONING AND AREA CALCULATION:

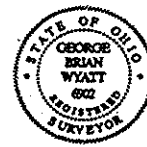
TOTAL AREA = 14,590 ACRES

AREA PHASE 4 = 14,590 ACRES
LOT AREA = 1,661 ACRES
R.O.W. AREA = 2,929 ACRES
OPEN SPACE AREA = 0.00 ACRES
NUMBER OF LOTS = 40
DENSITY = 2.742 D.U./AC.

YARD SETBACKS

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

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



George Brian Wyatt
REGISTERED SURVEYOR NO. 6902
MARCH 27, 2001
DATE

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LYING IN FARM LOTS 12 AND 13, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 9.764 ACRES IN FARM LOT 12 AND 4.826 ACRES IN FARM LOT 13, BEING 14,590 ACRES, MORE OR LESS, INCLUDING 2,929 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, PAGE 1438, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, ROCKFORD HOMES, INC., BY ROBERT YOAKAM JR., PRESIDENT, AND SCIOTO RESERVE, LLC, BY DONALD R. KENNEY, MANAGING MEMBER, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 1 PHASE 4, A SUBDIVISION OF LOT NUMBERS 6545 THROUGH 6594, INCLUSIVE AND DEDICATES TO PUBLIC USE ALL OF THE BOULEVARD, COURT, AND LANE, 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 SCIOTO RESERVE, LLC, 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 28th DAY OF MARCH, 2001.

WITNESSES: *Donald R. Kenney*, *Robert Yoakam Jr.*
Matthew J. Callahan, *Matthew J. Callahan*
STATE OF OHIO SS. ROCKFORD HOMES, INC. ROBERT YOAKAM JR., PRESIDENT

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 USES AND PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF MARCH, 2001.
MY COMMISSION EXPIRES Dec. 11, 2003
Matthew J. Callahan
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF DONALD R. KENNEY, MANAGING MEMBER, HAS SET HIS HAND THIS 29th DAY OF MARCH, 2001.

WITNESSES: *Mary E. Dunne*, *Donald R. Kenney*
Kevin K. Kenney, *Donald R. Kenney*
STATE OF OHIO SS. SCIOTO RESERVE, LLC DONALD R. KENNEY MANAGING MEMBER

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. KENNEY, MANAGING MEMBER, FOR THE SAID SCIOTO RESERVE, LLC, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED OF SAID SCIOTO RESERVE, LLC, FOR THE USES AND PURPOSES HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29th DAY OF MARCH, 2001.
MY COMMISSION EXPIRES 12/16/01
Roger Ballinger
NOTARY PUBLIC, STATE OF OHIO

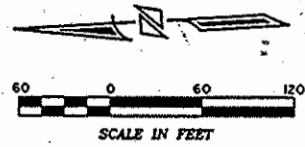
DELAWARE COUNTY, APPROVED BY:

Richard R. Jidos 3-30-01 DATE
ZONING INSPECTOR, CONCORD TOWNSHIP
Jack Smelker 4-23-01 DATE
SANITARY ENGINEER, DELAWARE COUNTY
Chris E. Bowman 4-26-01 DATE
COUNTY ENGINEER, DELAWARE COUNTY
Phyllis C. Lavin 6/4/01 DATE
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS 27 DAY OF Aug, 2001, RIGHTS-OF-WAY FOR PUBLIC BOULEVARD, COURT, AND LANE 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 BOULEVARD, COURT, AND LANE ARE FORMALLY ACCEPTED AS SUCH BY DELAWARE COUNTY.

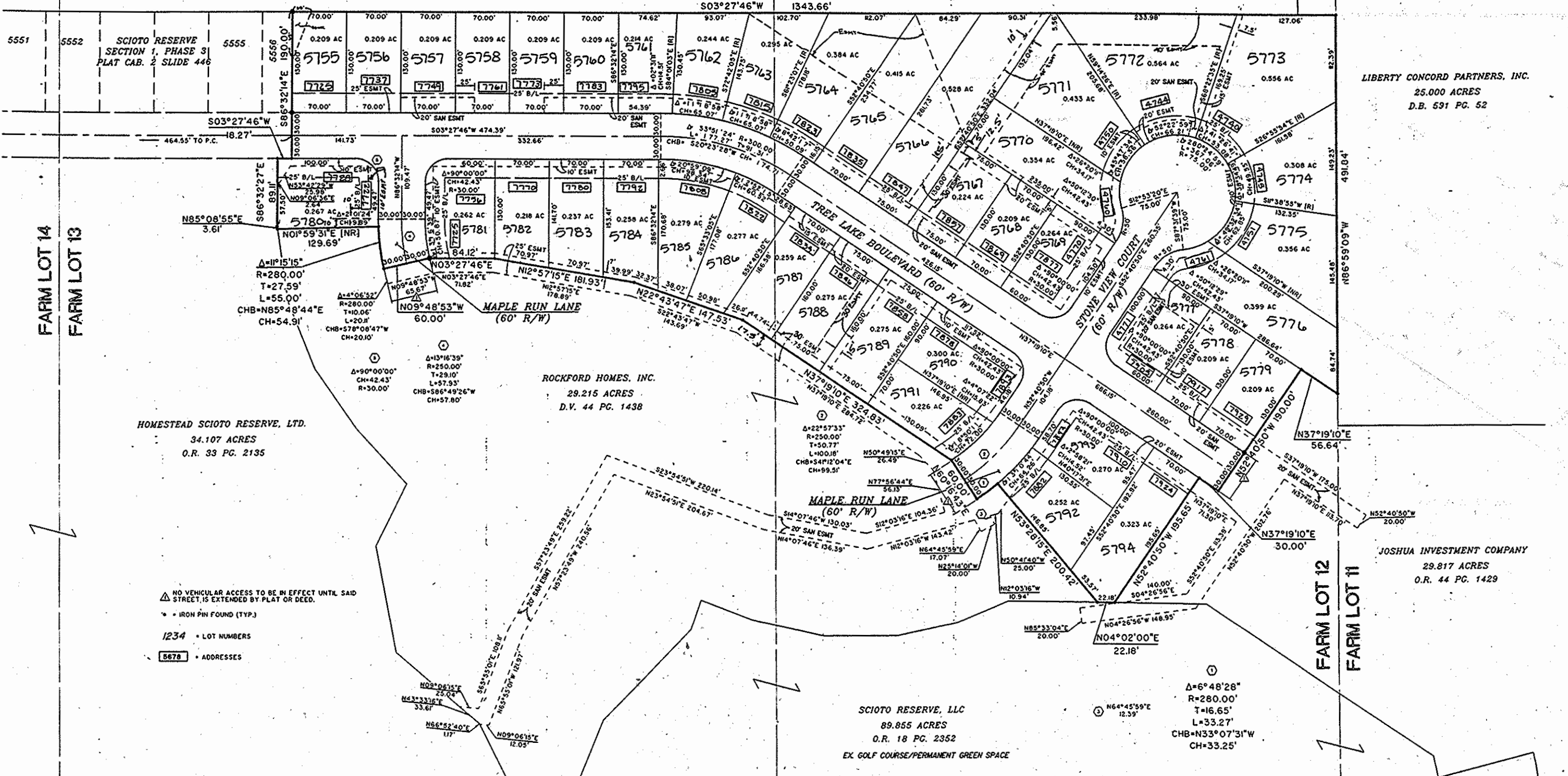
Don St. John, *James D. Ward*, *James B. West*
DELAWARE COUNTY COMMISSIONERS
TRANSFERRED THIS 27 DAY OF Aug, 2001
David A. Yost
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 27 DAY OF Aug, 2001 AT 1:36 PM
FEE 400 FILED ON 31901
Kay E. Conklin
RECORDER, DELAWARE COUNTY, OHIO
RECORDED THIS 27 DAY OF Aug, 2001 PLAT CABINET 2 SLIDE 583
583A



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

FARM LOT 13
FARM LOT 12



LIBERTY CONCORD PARTNERS, INC.
25.000 ACRES
D.B. 591 PG. 52

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

HOMESTEAD SCIOTO RESERVE, LTD.
34.107 ACRES
O.R. 33 PG. 2135

JOSHUA INVESTMENT COMPANY
29.817 ACRES
O.R. 44 PG. 1429

SCIOTO RESERVE, LLC
89.855 ACRES
O.R. 18 PG. 2352
EX. GOLF COURSE/PERMANENT GREEN SPACE

NO VEHICULAR ACCESS TO BE IN EFFECT UNTL SAID STREET IS EXTENDED BY PLAT OR DEED.
* IRON PIN FOUND (TYP.)
1234 • LOT NUMBERS
5678 • ADDRESSES

Δ=6°48'28"
R=280.00'
T=16.65'
L=33.27'
CHB=N33°07'31"W
CH=33.25'