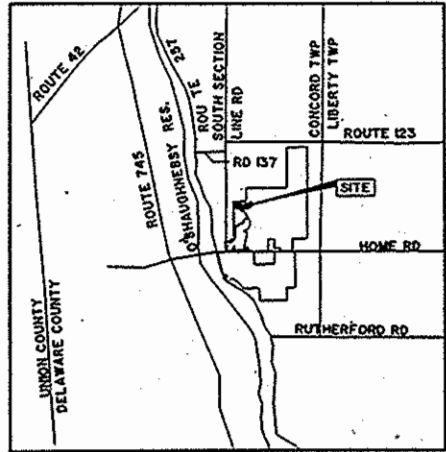
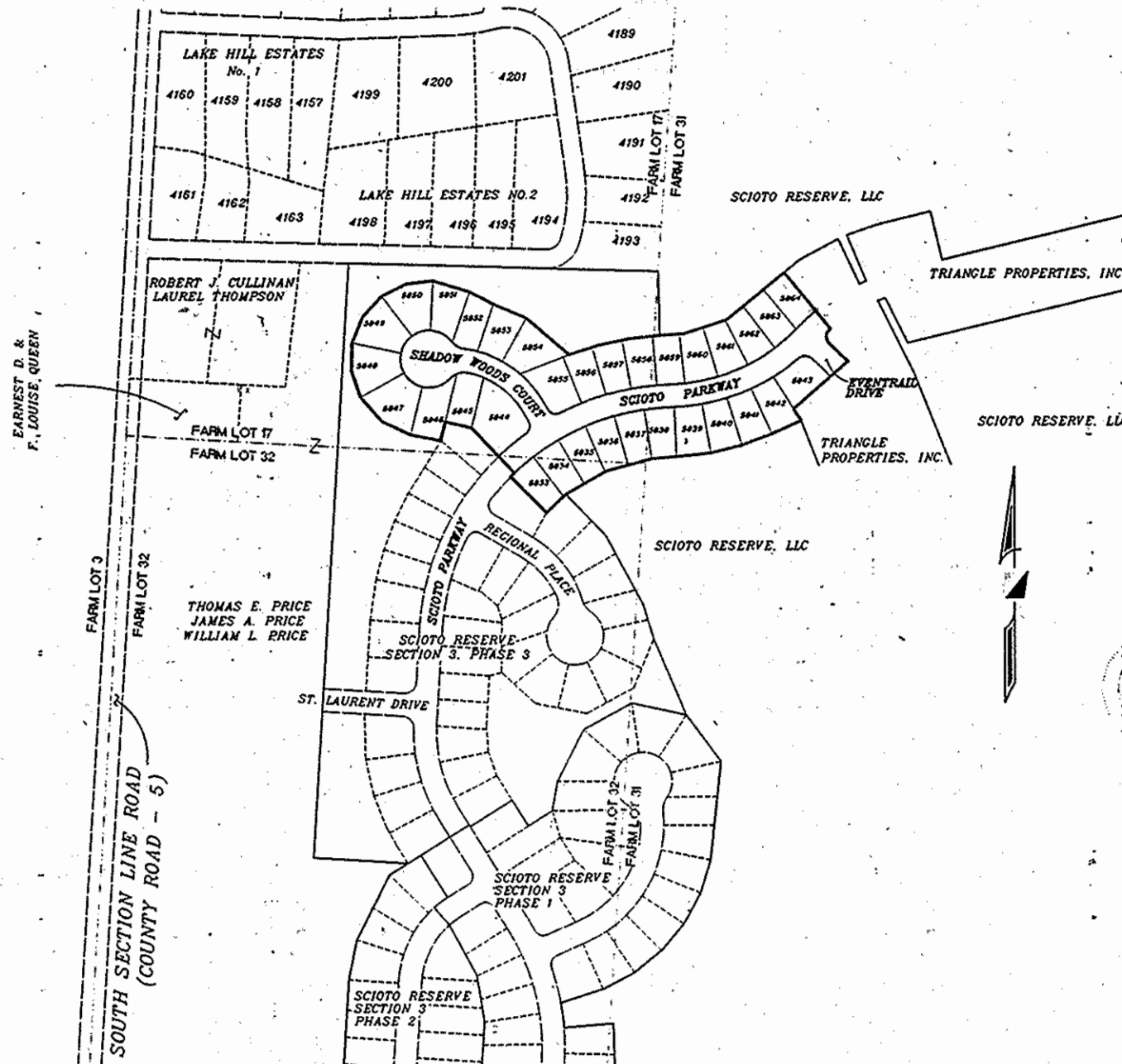


SCIOTO RESERVE SECTION 3 PHASE 4



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 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, MAP NUMBER 390146-0205J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.

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 98, AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATION PERFORMED IN JULY, 1998.

ZONING AND AREA CALCULATION:

CURRENT ZONING	PRD
AREA PHASE 4	10.064 ACRES
NET AREA	10.064 ACRES
NUMBER OF LOTS	32
DENSITY	3180 DU/AC
LOT AREA	7.826 ACRES
R.O.W. AREA	2.238 ACRES
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



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LYING IN SECTION 2, TOWNSHIP 3, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 6.000 ACRES IN FARM LOT 17, 3.541 ACRES IN FARM LOT 31, AND 0.523 ACRES IN FARM LOT 32, BEING 8.478 ACRES OUT OF THE 11.658 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC. IN DEED BOOK 663 AT PAGES 653, 656 AND 659, AND 1.586 ACRES OUT OF THE 121.758 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC. IN DEED BOOK 663 AT PAGE 648, IN ALL 10.064 ACRES MORE OR LESS, INCLUDING 2.238 ACRES OF RIGHT-OF-WAY, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

TRIANGLE PROPERTIES, INC., BEING THE OWNER OF THE LAND PLATTED HEREIN DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "SCIOTO RESERVE SECTION 3, PHASE 4", A SUBDIVISION OF LOT NUMBERS 5833 THROUGH 5864, INCLUSIVE AND DEDICATES TO PUBLIC USE, AS SUCH, THE COURT, DRIVE AND PARKWAY SHOWN HEREON AND NOT HERETOFORE DEDICATED.

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 TRIANGLE PROPERTIES, INC. AND SCIOTO RESERVE, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF TRIANGLE PROPERTIES, INC., HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 20TH DAY OF JUNE 2001.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Paul C. Sniechowski
PRINTED: PAUL C. SNECHOWSKI
Kevin D. Kershner
PRINTED: KEVIN D. KERSHNER

TRIANGLE PROPERTIES, INC.

BY: Donald R. Kenney
DONALD R. KENNEY
TRUSTEE

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF JUNE 2001 BY DONALD R. KENNEY, TRUSTEE OF TRIANGLE PROPERTIES, INC., ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 12/16/01 Roger Ballinger
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF DONALD R. KENNEY, MANAGING MEMBER OF SCIOTO RESERVE, LLC, HAS SET HIS HAND THIS 20TH DAY OF JUNE 2001.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

Paul C. Sniechowski
PRINTED: PAUL C. SNECHOWSKI
Kevin D. Kershner
PRINTED: KEVIN D. KERSHNER

SCIOTO RESERVE, LLC

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

STATE OF OHIO SS

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 20TH DAY OF JUNE 2001 BY DONALD R. KENNEY, MANAGING MEMBER FOR SCIOTO RESERVE LLC, ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 12/16/01 Roger Ballinger
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:

Robert A. Sindle 6-21-01
ZONING INSPECTOR, CONCORD TOWNSHIP DATE
Jack Smoller 7-18-01
SANITARY ENGINEER, DELAWARE COUNTY DATE
Chris E. Bauman 7-16-01
COUNTY ENGINEER, DELAWARE COUNTY DATE
Pete Lavin 7/31/01
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 10TH DAY OF September 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.

David A. Vost
DELAWARE COUNTY COMMISSIONERS
TRANSFERRED THIS 5 DAY OF October 2001
DAVID A. VOST
AUDITOR, DELAWARE COUNTY, OHIO

DEPUTY AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 5 DAY OF Oct 2001 AT 8:37 AM

FEE 4000 FILED ON 37584 Kay C. Conrath
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS ___ DAY OF ___ 2001 PLAT CABINET 2 SLIDE 610-610A

DEPUTY RECORDER, DELAWARE COUNTY, OHIO

LAKE HILL ESTATES NO.2
P.B. 7 PG. 255

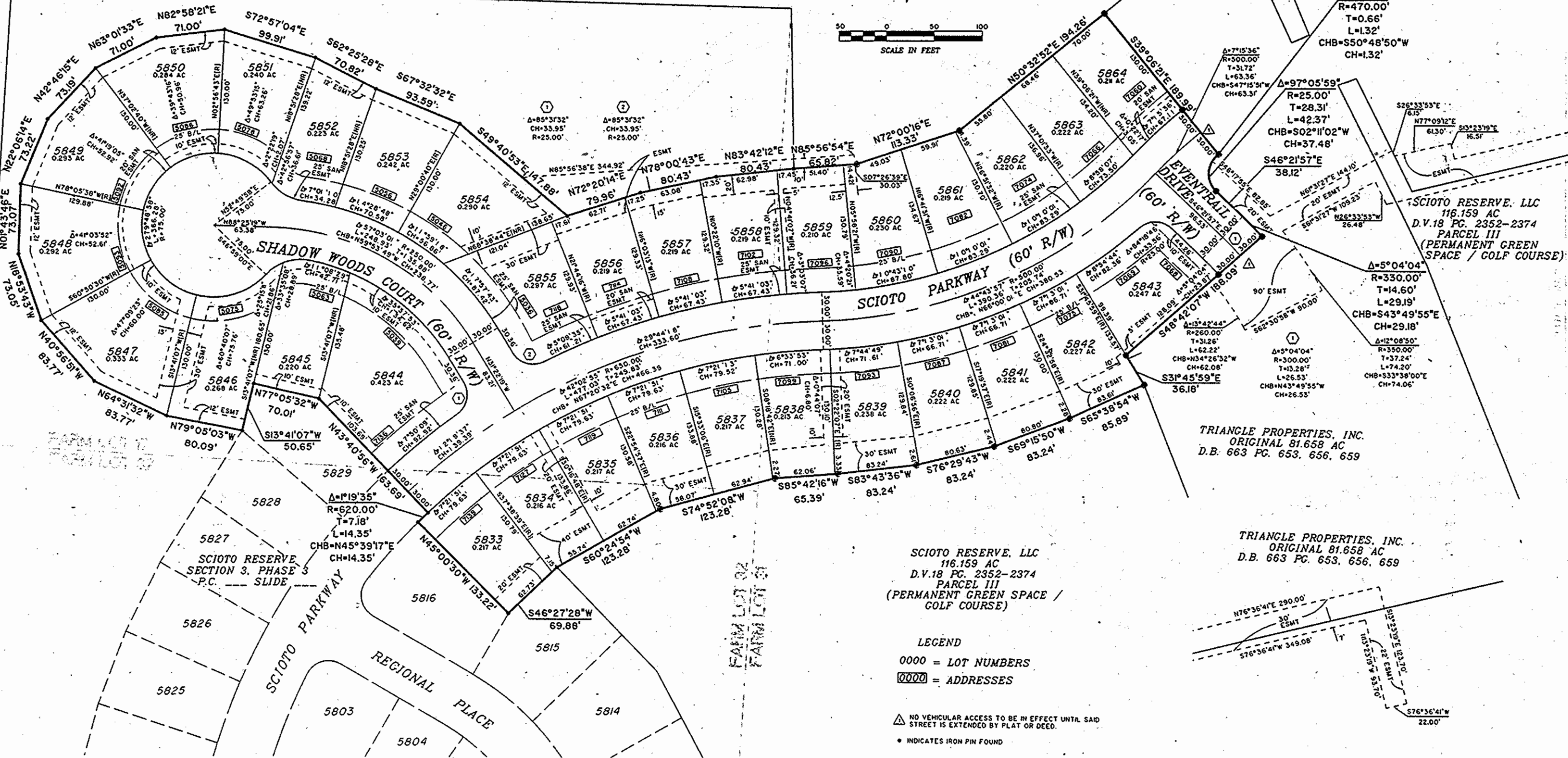
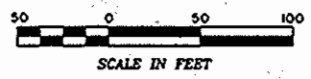
4198 4197 4196 4195 4194

LAKEHILL ROAD SOUTH

4192 4193

SCIOTO RESERVE, LLC
116.159 AC
D.V.18 PG. 2352-2374
PARCEL III
(PERMANENT GREEN SPACE /
GOLF COURSE)

TRIANGLE PROPERTIES, INC.
ORIGINAL 81.658 AC
D.B. 663 PG. 653, 656, 659



SCIOTO RESERVE, LLC
116.159 AC
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D.B. 663 PG. 653, 656, 659

TRIANGLE PROPERTIES, INC.
ORIGINAL 81.658 AC
D.B. 663 PG. 653, 656, 659

LEGEND
0000 = LOT NUMBERS
0000 = ADDRESSES

NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID
STREET IS EXTENDED BY PLAT OR DEED.
• INDICATES IRON PIN FOUND

SCIOTO RESERVE, LLC
116.159 AC
D.V.18 PG. 2352-2374
PARCEL III
(PERMANENT GREEN SPACE /
GOLF COURSE)

202 21:45:33 (am) D:\3833-4.dwg L:\small\lloyd AUG 22, 2001 11:25 AM