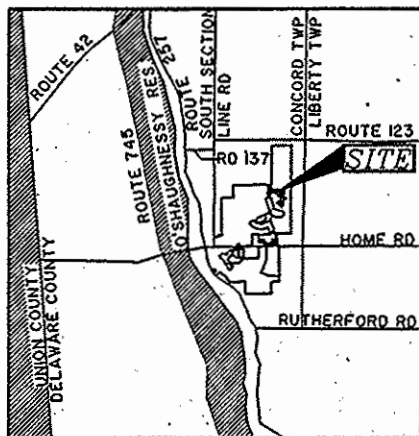


SCIOTO RESERVE SECTION 4 PHASE 7



VICINITY MAP
NOT TO SCALE

EDWIN M. & WILMA F. JACKSON

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 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-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, MAP 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 COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN "SCIOTO RESERVE SECTION 4, PHASE 7" 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	• 23,792 ACRES
CURRENT ZONING	• PRD
AREA PHASE 7	• 23,792 ACRES
OPEN SPACE AREA	• 5,794
% OPEN SPACE	• 24.353
NET AREA	• 17,998
NUMBER OF LOTS	• 58
DENSITY	• 3.223 DU/AC
LOT AREA	• 13,445 ACRES
R.O.W. AREA	• 4,553 ACRES

YARD SETBACKS

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

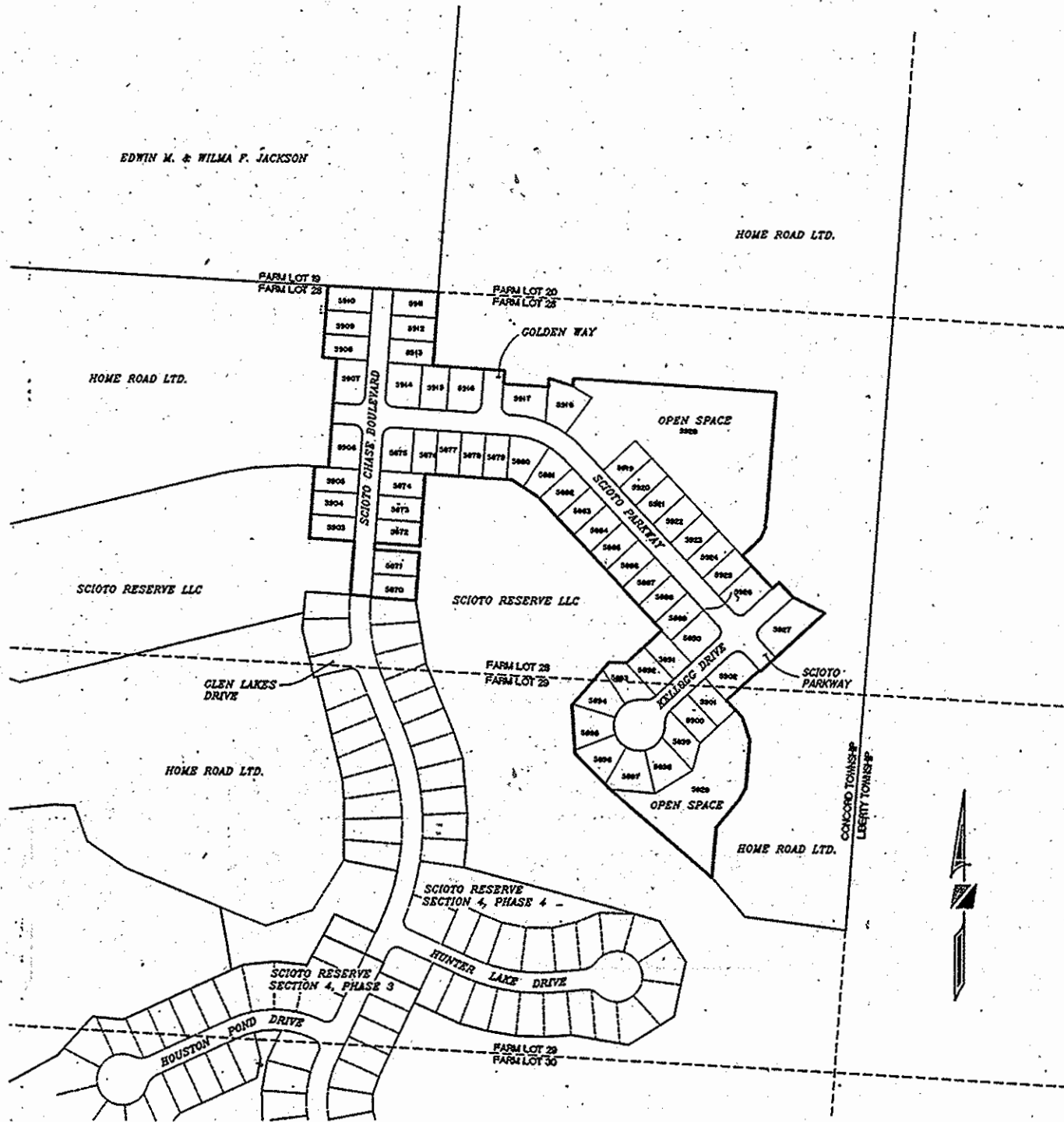
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 86° 29' 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 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

REGISTERED SURVEYOR NO. 9902
DATE: June 20, 2001



BACKGROUND DRAWING
SCALE: 1"=200'

TRANSFERRED THIS 30 DAY OF November, 2001
FILED FOR RECORD THIS 3 DAY OF Dec, 2001 AT 8:07 AM
FEE 60.00 FILED ON 46178
RECORDED THIS ___ DAY OF ___, 2001 PLAT CABINET 2 SLIDE 644-644A-644B

DAVID A. YOST
AUDITOR, DELAWARE COUNTY, OHIO

KAY L. CONNER
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 LANDS CONTAINING 19,396 ACRES IN FARM LOT 28, AND 4,396 ACRES IN FARM LOT 29, BEING 23,792 ACRES, MORE OR LESS, INCLUDING 4,550 ACRES OF RIGHT-OF-WAY, OUT OF THE 22,136 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 H. 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 HIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 4, PHASE 7", A SUBDIVISION OF LOT NUMBERS 970 THROUGH 999 INCLUSIVE, AND OPEN SPACES, AND DEDICATES TO PUBLIC USE THE BOULEVARD, DRIVE, PARKWAY, 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 ALL 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 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 H. BAIN, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 21st DAY OF June, 2001

WITNESSES:

PRINTED: KELLY R. MCGOWAN

PRINTED: PAUL S. COPPEL

JOHN H. BAIN, CEO
HOMEWOOD CORPORATION
HOME ROAD LTD.

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BAIN, CEO OF 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 21st DAY OF June, 2001

MY COMMISSION EXPIRES 03/31/04

CHAD S. DILLING
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 27th DAY OF JUNE, 2001

WITNESSES:

PRINTED: JANIS A. FOSTER

PRINTED: VICKI H. LARDNER

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

STATE OF OHIO SS

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 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 27th DAY OF JUNE, 2001

MY COMMISSION EXPIRES 8-25-04

VICKI H. LARDNER
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF DONALD R. KENNEY, MANAGING MEMBER OF SCIOTO RESERVE, LLC, HAS SET HIS HAND THIS 21st DAY OF June, 2001

WITNESSES:

PRINTED: KELLY R. MCGOWAN

PRINTED: DONALD R. KENNEY

DONALD R. KENNEY
MANAGING MEMBER
SCIOTO RESERVE, LLC

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. KENNEY, MANAGING MEMBER FOR 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 21st DAY OF June, 2001

MY COMMISSION EXPIRES 03/31/04

CHAD S. DILLING
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:

RICHARD A. DADAS 6-28-01
ZONING INSPECTOR, CONCORD TOWNSHIP DATE

JACK SWALLOWER 7-17-01
SANITARY ENGINEER, DELAWARE COUNTY DATE

CHRIS E. BANNEMAN 7-17-01
COUNTY ENGINEER, DELAWARE COUNTY DATE

PHIL S. LEWIS 11/7/01
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 15th DAY OF NOV, 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.

DELAWARE COUNTY COMMISSIONERS

EDWIN M. & WILMA F. JACKSON
99 ACRES
D.B. 633 PG. 744

FARM LOT 19
FARM LOT 28

FARM LOT 20
FARM LOT 28

HOME ROAD LTD.
ORIGINAL 221.136 ACRES
D.B. 672 PG. 284-299

HOME ROAD LTD.
ORIGINAL 221.136 ACRES
D.B. 672 PG. 284-299

SCIOTO RESERVE, LLC
116.159 ACRES
D.V. 18 PG. 2352-2374.

SCIOTO RESERVE, LLC
50.283 ACRES
D.V. 18 PG. 2352-2374

SCIOTO RESERVE
SECTION 4, PHASE 4
CABINET 2 SLIDES 516, 516 A

SCIOTO RESERVE
SECTION 4/PHASE 7
SHEET 2 OF 3

GOLDEN WAY
(60' R/W)

SCIOTO PARKWAY (60' R/W)

SCIOTO CHASE BOULEVARD

OPEN SPACE
4.051 AC
5928

LEGEND
0000 = LOT NUMBERS
0000 = ADDRESSES

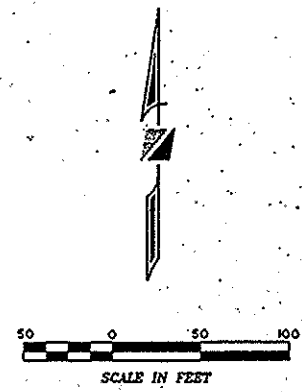
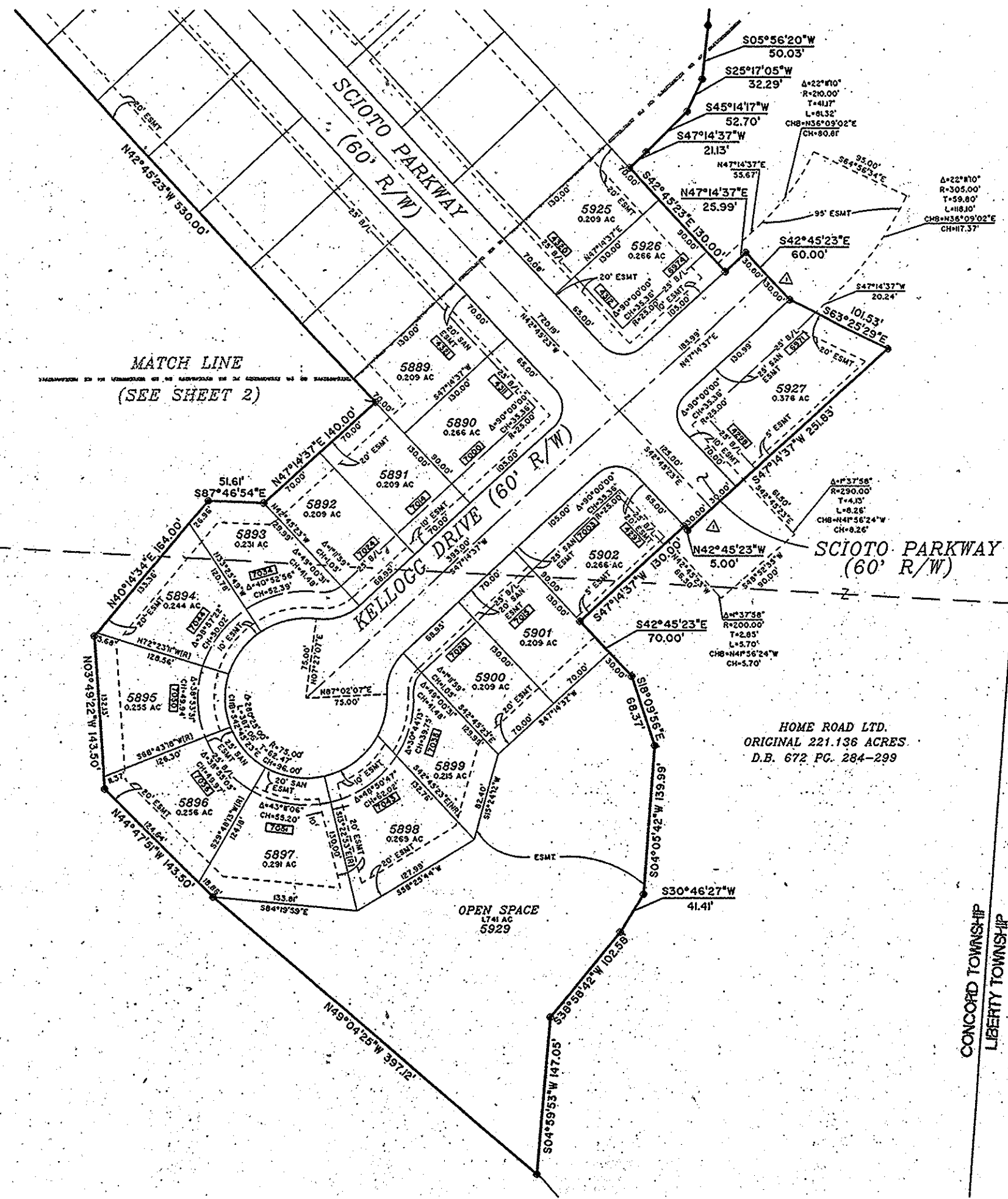
NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
INDICATES IRON PIN FOUND

MATCH LINE
(SEE SHEET 3)

SCALE IN FEET

2025 01 13 10:00 AM

SCIOTO RESERVE, LLC
 50.283 ACRES
 D.V. 18 PG. 2352-2374
 PERMANENT GREEN SPACE



FARM LOT 28
 FARM LOT 29

SCIOTO RESERVE
 SECTION 4, PHASE 4
 CABINET 2
 SLIDES 516 & 516 A

HOME ROAD LTD.
 ORIGINAL 221.136 ACRES
 D.B. 672 PG. 284-299

LEGEND
 0000 = LOT NUMBERS
 0000 = ADDRESSES
 △ NO VEHICULAR ACCESS TO BE IN EFFECT UNTL. SAID STREET IS EXTENDED BY PLAT OR DEED.
 • INDICATES IRON PIN FOUND

2000 2 11 11:14 AM