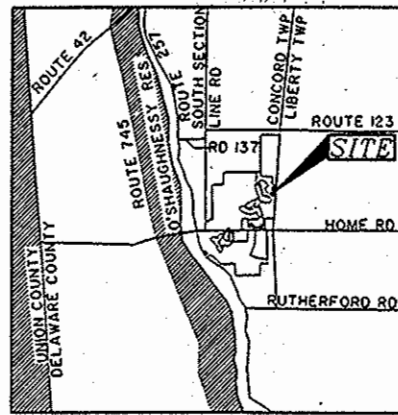


SCIOTO RESERVE

SECTION 4 PHASE 8

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

RPC#29-98.4.8



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 DEDICATED RIGHTS-OF-WAY AND DESIGNATED "EASEMENTS" AND "SANITARY EASEMENTS". ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN "SANITARY EASEMENTS", 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.

ZONING AND AREA CALCULATION:

TOTAL AREA = 6.767 ACRES
CURRENT ZONING = PRD
AREA PHASE 8 = 6.767 ACRES

NUMBER OF LOTS = 21
DENSITY = 3303 DU/AC
LOT AREA = 5.604 ACRES
R.O.W. AREA = 1.163 ACRES

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

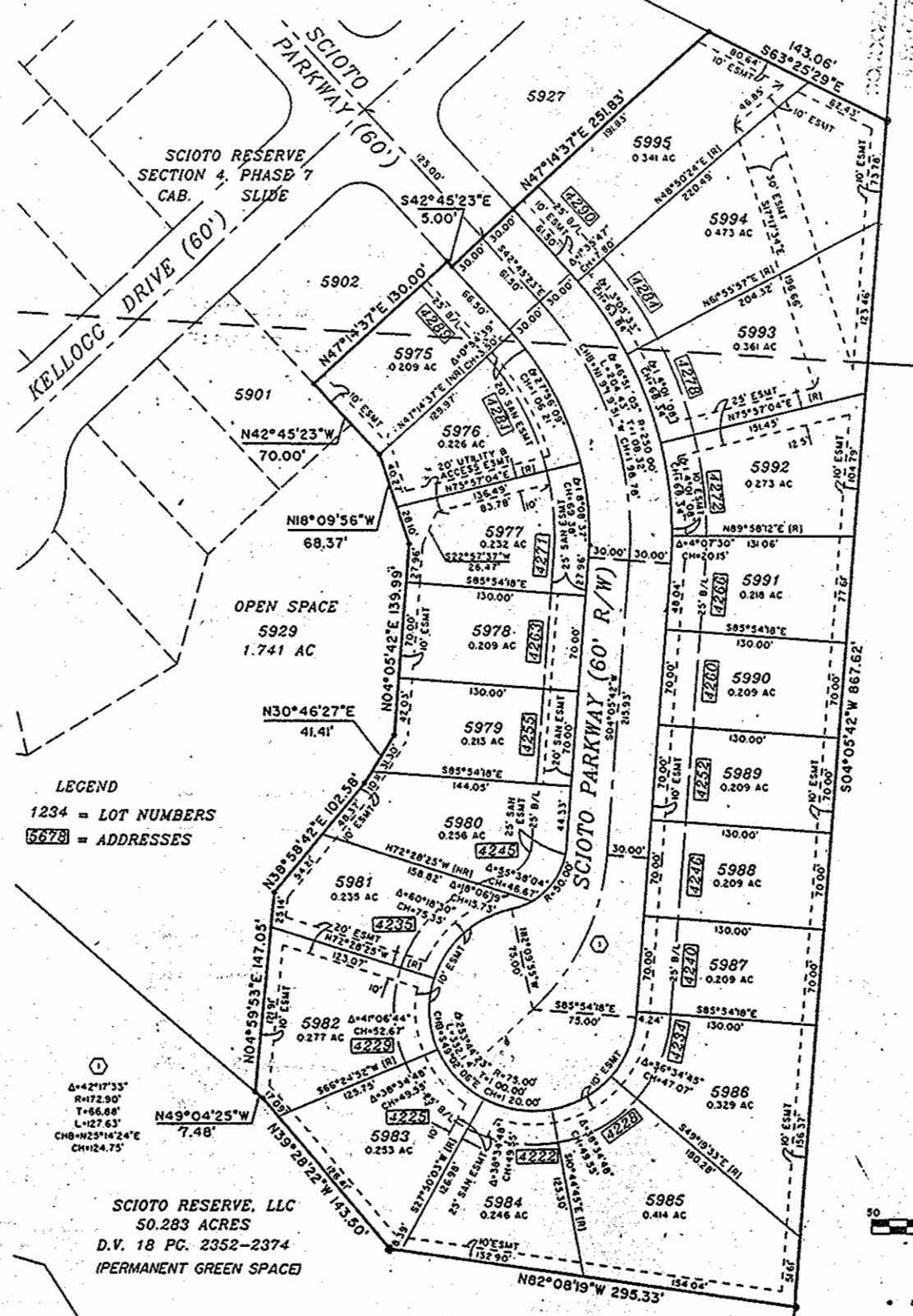
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 86° 28' 33" W. BETWEEN DELAWARE COUNTY GIS MONUMENTS DEL 94 AND DEL 89 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JULY, 1998.

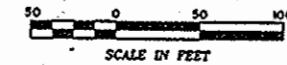
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 3/4" INCH CAPPED IRON PINS, PERMANENT MONUMENTS, ARE TO BE PLACED 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

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



LEGEND
1234 = LOT NUMBERS
5678 = ADDRESSES



• INDICATES IRON PIN (FOUND)

THOMAS DAVID & JOYCE J. HALL
ORIG. 50 ACRES
TRACT No. 1
D.B. 545 PG. 541

THOMAS DAVID & JOYCE J. HALL
ORIG. 100 ACRES
TRACT No. 2
D.B. 545 PG. 541

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 125 ACRES IN FARM LOT 28, AND 3.332 ACRES IN FARM LOT 29, BEING 6.767 ACRES, MORE OR LESS, INCLUDING 1.163 ACRES OF RIGHT-OF-WAY, OUT OF THE 221.136 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. BAHM, CEO AND BY M/J SCHOTTENSTEM 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 8", A SUBDIVISION OF LOT NUMBERS 5973 THROUGH 5995, INCLUSIVE, AND DEDICATES TO PUBLIC USE THE PARKWAY 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 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 ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING EASEMENTS PARAGRAPH

IN WITNESS WHEREOF JOHN H. BAHM, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD HAS SET HIS HAND THIS 03rd DAY OF October, 2001

WITNESSES:
Printed: Barbara Schilling Descher
Kelly R. McGowan
STATE OF OHIO SS
JOHN H. BAHM, CEO
HOMEWOOD CORPORATION
HOME ROAD LTD

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BAHM, 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 03rd DAY OF October, 2001

MY COMMISSION EXPIRES 1/30/02
William S. Dillman
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/ GENERAL COUNSEL OF M/J SCHOTTENSTEM HOMES INC., MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 03rd DAY OF October, 2001

WITNESSES:
Printed: Janis A. Eckstein
Victor H. Lamm
STATE OF OHIO SS
PAUL S. COPPEL
LAND OPERATIONS/ GENERAL COUNSEL
M/J SCHOTTENSTEM 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/J SCHOTTENSTEM 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 03rd DAY OF November, 2001

MY COMMISSION EXPIRES 8/25/02
Victor H. Lamm
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:
Richard A. Padon 11-5-01
ZONING INSPECTOR, CONCORD TOWNSHIP DATE
Jack Smoller 11-20-01
SANITARY ENGINEER, DELAWARE COUNTY DATE
Chris E. Boush 11-20-01
COUNTY ENGINEER, DELAWARE COUNTY DATE
Philip Lamm 12/05/01
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 13th DAY OF February, 2001 RIGHTS-OF-WAY FOR PUBLIC STREETS AND 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.

Alvin B. Matz David A. Vost
DELAWARE COUNTY COMMISSIONERS AUDITOR, DELAWARE COUNTY, OHIO

TRANSFERRED THIS 13 DAY OF February, 2001
FILED FOR RECORD THIS 14 DAY OF Feb, 2001 AT 8:41 AM

FEE 20.00 FILED ON instrument # 7773
RECORDER DELAWARE COUNTY, OHIO

RECORDED THIS 14 DAY OF February, 2001 PLAT CABINET 2 SLIDE 685

Chris V. Scheeres R.S. 30 October 2001
REGISTERED SURVEYOR NO. 7385 DATE

