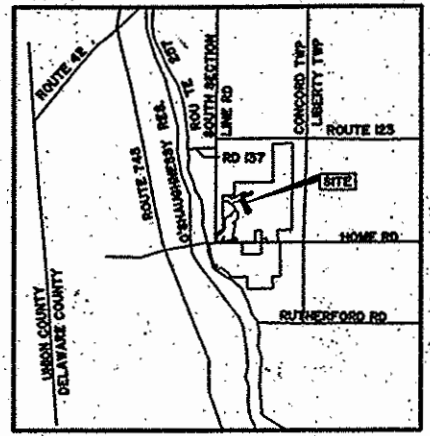


# SCIOTO RESERVE

## SECTION 3 PHASE 5



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 FRESH 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 INTO 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-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 390446-0205J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.

**BASIS OF BEARINGS:**

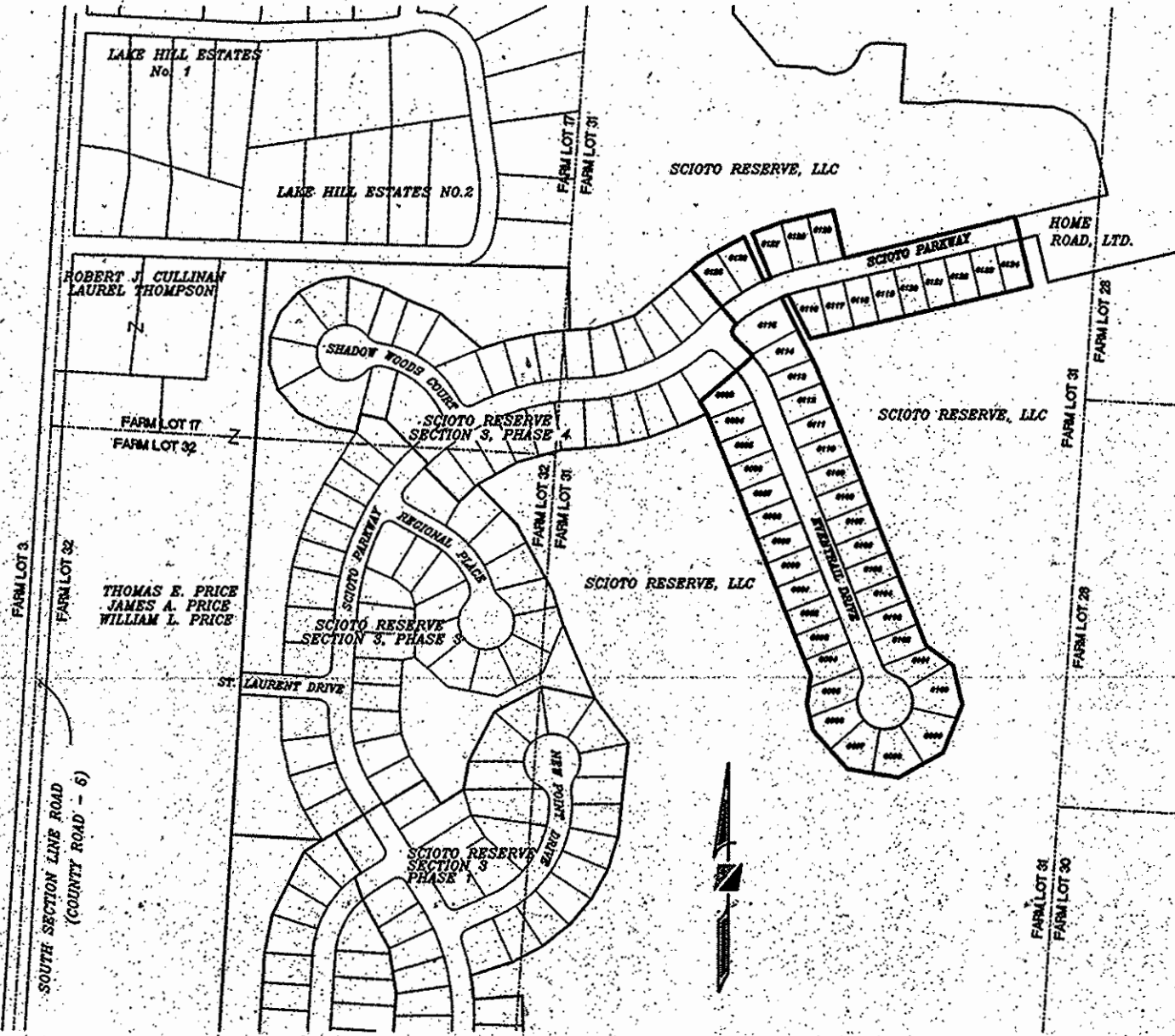
THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 86°28'32" W, BETWEEN DELAWARE COUNTY GIS MONUMENTS DEL 94 AND DEL 96, AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATION PERFORMED IN JULY, 1998.

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



BY: Chris Y. Scheeres P.S. 24 April 2002  
REGISTERED SURVEYOR NO. 7585 DATE



**ZONING AND AREA CALCULATION:**

CURRENT ZONING	PRD
AREA PHASE 5	13.341 ACRES
NET AREA	13.341 ACRES
NUMBER OF LOTS	47
DENSITY	3.52 DU/AC
LOT AREA	10,539 ACRES
R.O.W. AREA	2,802 ACRES
YARD SETBACKS	
FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	20'
SIDE YARD SETBACKS:	5' / 10' TOTAL

### BACKGROUND MAP

SCALE: 1"=500'

DELAWARE COUNTY COMMISSIONERS  
Robert B. Mast Doretha W. Hunt James D. Ward  
 TRANSFERRED THIS 26th DAY OF July 2002  
 ALTON, DELAWARE COUNTY, OHIO  
Michael A. Post  
 DEPUTY AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 26 DAY OF July 2002 AT 4:22 PM  
 FEE 400 FILED ON 34132 Kay C. Corbin RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2002 PLAT CABINET 2 SLIDE 781-781 A  
 DEPUTY RECORDER, DELAWARE COUNTY, OHIO

8.431  
 SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, AND LYING IN FARM LOT 31, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 13.341 ACRES IN FARM LOT 31, AND BEING 13.341 ACRES, MORE OR LESS, INCLUDING 2.802 ACRES OF RIGHT-OF-WAY, AND BEING COMPRISED OF 2.488 ACRES OUT OF THE 12,670 ACRE TRACT AND SOME 4,910 ACRES OUT OF THE 6,658 ACRE TRACT CONVEYED TO TRIANGLE PROPERTIES, INC. BY DEEDS OF RECORD IN DEED BOOK 663, PAGES 648, AND PAGES 653, 656, AND 659, RESPECTIVELY, ALL 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 5", A SUBDIVISION OF LOT NUMBERS 600 THROUGH 647, INCLUSIVE AND DEDICATES TO PUBLIC USE, AS SUCH, THE 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., SCIOTO RESERVE, LLC, AND HOME ROAD, LTD., AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF DONALD R. KENNEY, PRESIDENT OF TRIANGLE PROPERTIES, INC. HAS SET HIS HAND THIS 18th DAY OF May 2002.

WITNESSES:  
Ann L. Robertson-Finn TRIANGLE PROPERTIES, INC.  
 PRINTED: ANN L. ROBERTSON-FINN  
Archie Wall BY: Donald R. Kenney  
 PRINTED: Archie Wall DONALD R. KENNEY  
 PRESIDENT

STATE OF OHIO SS  
 THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May 2002 BY DONALD R. KENNEY, PRESIDENT OF TRIANGLE PROPERTIES, INC. ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES June 3, 2002 Ann L. Robertson-Finn  
 NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF JOHN H. BAIN, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD., HAS SET HIS HAND THIS 22nd DAY OF May 2002.

WITNESSES:  
John H. Bain BY: John H. Bain  
 PRINTED: John H. Bain JOHN H. BAIN, CEO  
Suzanne M. Fallon HOMEWOOD CORPORATION  
 PRINTED: Suzanne M. Fallon HOME ROAD LTD.

STATE OF OHIO SS  
 THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF May 2002 BY JOHN H. BAIN, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD. ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 11/14/04 John H. Bain  
 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 22nd DAY OF May 2002.

WITNESSES:  
Paul S. Coppel BY: Paul S. Coppel  
 PRINTED: Paul S. Coppel PAUL S. COPPEL  
Vicki H. Larmer LAND OPERATIONS/ GENERAL COUNSEL  
 PRINTED: Vicki H. Larmer M/I SCHOTTENSTEIN HOMES, INC.  
 HOME ROAD, LTD.

STATE OF OHIO SS  
 THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF May 2002 BY PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/ GENERAL COUNSEL OF M/I SCHOTTENSTEIN HOMES INC. MEMBER OF HOME ROAD LTD., ON BEHALF OF THE CORPORATION.

MY COMMISSION EXPIRES 7-25-04 Vicki H. Larmer  
 NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF DONALD R. KENNEY, MANAGING MEMBER OF SCIOTO RESERVE, LLC, HAS SET HIS HAND THIS 1st DAY OF May 2002.

WITNESSES:  
Ann L. Robertson-Finn SCIOTO RESERVE, LLC.  
 PRINTED: ANN L. ROBERTSON-FINN  
Archie Wall BY: Donald R. Kenney  
 PRINTED: Archie Wall DONALD R. KENNEY  
 MANAGING MEMBER  
 SCIOTO RESERVE, LLC

STATE OF OHIO SS  
 THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May 2002 BY DONALD R. KENNEY, MANAGING MEMBER FOR SCIOTO RESERVE, LLC, ON BEHALF OF THE CORPORATION.

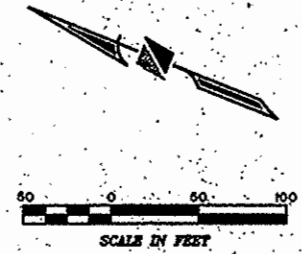
MY COMMISSION EXPIRES June 3, 2002 Ann L. Robertson-Finn  
 NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY  
 APPROVED BY:  
Robert A. Delee 5-6-02  
 ZONING INSPECTOR, CONCORD TOWNSHIP DATE  
Jack Smaller 5-29-02  
 SANITARY ENGINEER, DELAWARE COUNTY DATE  
Chris E. Bannister 5-28-02  
 COUNTY ENGINEER, DELAWARE COUNTY DATE  
Phyllis L. Linn 6-4-02  
 DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 22nd DAY OF May 2002, RIGHTS-OF-WAY FOR 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.

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

FARM LOT 28  
FARM LOT 31  
FARM LOT 29



- △ NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.  
 △ TEMPORARY TURNAROUND EASEMENT SHALL BE VACATED AT THE TIME SCIOTO PARKWAY IS EXTENDED TO THE EAST.  
 ● INDICATES IRON PIN (FOUND)

LEGEND  
 0000 = LOT NUMBERS  
 0000 = ADDRESSES

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

EVENTRAIL DRIVE (60' R/W)

SCIOTO PARKWAY (60' R/W)

6129 0.209 AC  
6128 0.203 AC  
6127 0.222 AC

6124 0.209 AC  
6123 0.209 AC  
6122 0.209 AC  
6121 0.209 AC  
6120 0.209 AC  
6119 0.209 AC  
6118 0.209 AC  
6117 0.209 AC  
6116 0.209 AC  
6115 0.247 AC

6114 0.248 AC  
6113 0.209 AC  
6112 0.209 AC  
6111 0.209 AC  
6110 0.209 AC  
6109 0.209 AC  
6108 0.209 AC  
6107 0.209 AC  
6106 0.209 AC  
6105 0.209 AC  
6104 0.209 AC  
6103 0.209 AC  
6102 0.209 AC

6101 0.224 AC  
6100 0.319 AC  
6099 0.344 AC  
6098 0.295 AC  
6097 0.274 AC  
6096 0.246 AC  
6095 0.282 AC  
6094 0.229 AC  
6093 0.209 AC  
6092 0.209 AC  
6091 0.209 AC  
6090 0.209 AC  
6089 0.209 AC  
6088 0.209 AC  
6087 0.209 AC  
6086 0.209 AC  
6085 0.209 AC  
6084 0.209 AC  
6083 0.220 AC

6126 0.222 AC  
6125 0.226 AC  
5864  
5863  
5862

5843  
5842

SCIOTO RESERVE  
SECTION 3 PHASE 4  
P.C. 2 SLIDES 610-610A

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

SCIOTO RESERVE  
SECTION 3 PHASE 5  
SHEET 2 OF 2

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