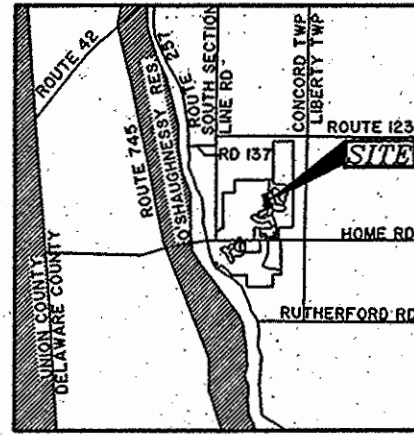


SCIOTO RESERVE SECTION 4 PHASE 5



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 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-CCO 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-CCO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER CROCKS AND APPURTENANCES IN "SANITARY EASEMENTS" OR "EASEMENTS" OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHTS-OF-WAY FOR PUBLIC ROADS.

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 SPACE" 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 5" AND ALL SUBSEQUENT AND FUTURE PHASES OF THIS DEVELOPMENT. ALL "OPEN SPACE" ARE SPECIFICALLY CREATED, IN PART, FOR THE CONSTRUCTION, MAINTAINANCE, AND CONTINUED FUNCTION OF DRAINAGE SYSTEMS, AND SHALL BE PERMANENT "NO BULD" AREAS.

ZONING AND AREA CALCULATION:

TOTAL AREA	= 8.918 ACRES
CURRENT ZONING	= PRD
AREA PHASE 5	= 8.918 ACRES
OPEN SPACE AREA	= 1.633 ACRES
% OPEN SPACE	= 18.30%
NET AREA	= 7.285 ACRES
NUMBER OF LOTS	= 22
DENSITY	= 2.467 DU/AC
LOT AREA	= 6.783 ACRES
R.O.W. AREA	= 1.502 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' 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" HIGH 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



[Signature]
REGISTERED SURVEYOR NO. 6094
DATE: 7/19/02



BACKGROUND MAP
SCALE: 1" = 200'

SITUATE 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 8.918 ACRES, MORE OR LESS, OF WHICH 0.796 ACRES LIES WITHIN FARM LOT 28, 8.122 ACRES LIES WITHIN FARM LOT 29, AND INCLUDES 1502 ACRES OF RIGHT-OF-WAY AND BEING OUT OF THE 22136 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. BARN, CEO AND BY M/I 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 5", A SUBDIVISION OF LOT NUMBERS 5032 THROUGH 5054, INCLUSIVE, AND OPEN SPACE, AND DEDICATES TO PUBLIC USE THE DRIVE AND COURT 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. BARN, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 25th DAY OF January, 2002.

WITNESSES:
[Signature]
PRINTED: Elizabeth Scilling-Mendenhall
[Signature]
PRINTED: Kelly K. McElahan
[Signature]
PRINTED: Kelly E. McGowan

[Signature]
JOHN H. BARN, CEO
HOMEWOOD CORPORATION
HOME ROAD LTD.

STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BARN, 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 25th DAY OF January, 2002.

MY COMMISSION EXPIRES 1-20-04
[Signature]
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, PAUL S. COPPEL, PRESIDENT LAND OPERATIONS/ GENERAL COUNSEL OF M/I SCHOTTENSTEM HOMES INC., MEMBER OF SAID HOME ROAD, LTD., HAS SET HIS HAND THIS 22nd DAY OF February, 2002.

WITNESSES:
[Signature]
PRINTED: John A. Eckstein
[Signature]
PRINTED: Vicki H. Larnee

[Signature]
PAUL S. COPPEL
LAND OPERATIONS/ GENERAL COUNSEL
M/I SCHOTTENSTEM 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 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 22nd DAY OF FEBRUARY, 2002.

MY COMMISSION EXPIRES 2-25-04
[Signature]
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DONALD R. KENNEY, MANAGING MEMBER OF SCIOTO RESERVE, LLC, HAS SET HIS HAND THIS 26th DAY OF FEBRUARY, 2002.

WITNESSES:
[Signature]
PRINTED: Amy L. Robertson-Finn
[Signature]
PRINTED: Jamie R. Kocelus

[Signature]
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 26th DAY OF February, 2002.

MY COMMISSION EXPIRES June 3, 2003
[Signature]
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:
[Signature] 2-27-02
ZONING INSPECTOR, CONCORD TOWNSHIP DATE
[Signature] 3-12-02
SANITARY ENGINEER, DELAWARE COUNTY DATE
[Signature] 3-12-02
COUNTY ENGINEER, DELAWARE COUNTY DATE
[Signature] 7/16/02
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

[Signature]
AMY L. ROBERTSON-FINN
NOTARY PUBLIC, STATE OF OHIO

TRANSFERRED THIS 30th DAY OF July, 2002
FILED FOR RECORD THIS 30 DAY OF July, 2002 AT 4:20 PM
FEE 4000 FILED ON 34622
RECORDED THIS DAY OF July, 2002 PLAT CABINET R, SLIDE 785-785A

[Signature]
AUDITOR, DELAWARE COUNTY, OHIO
[Signature]
RECORDER, DELAWARE COUNTY, OHIO

THIS 28 DAY OF July, 2002, 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.
[Signature]
DELAWARE COUNTY COMMISSIONERS

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

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

FARM LOT 28
 FARM LOT 29

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

SCIOTO RESERVE
 SECTION 4, PHASE 3
 CABINET 2 SLIDE 447, 447A

SCIOTO RESERVE
 SECTION 4/PHASE 6
 SHEET 2 OF 2

