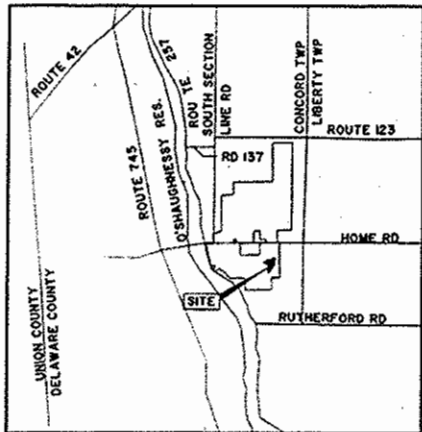
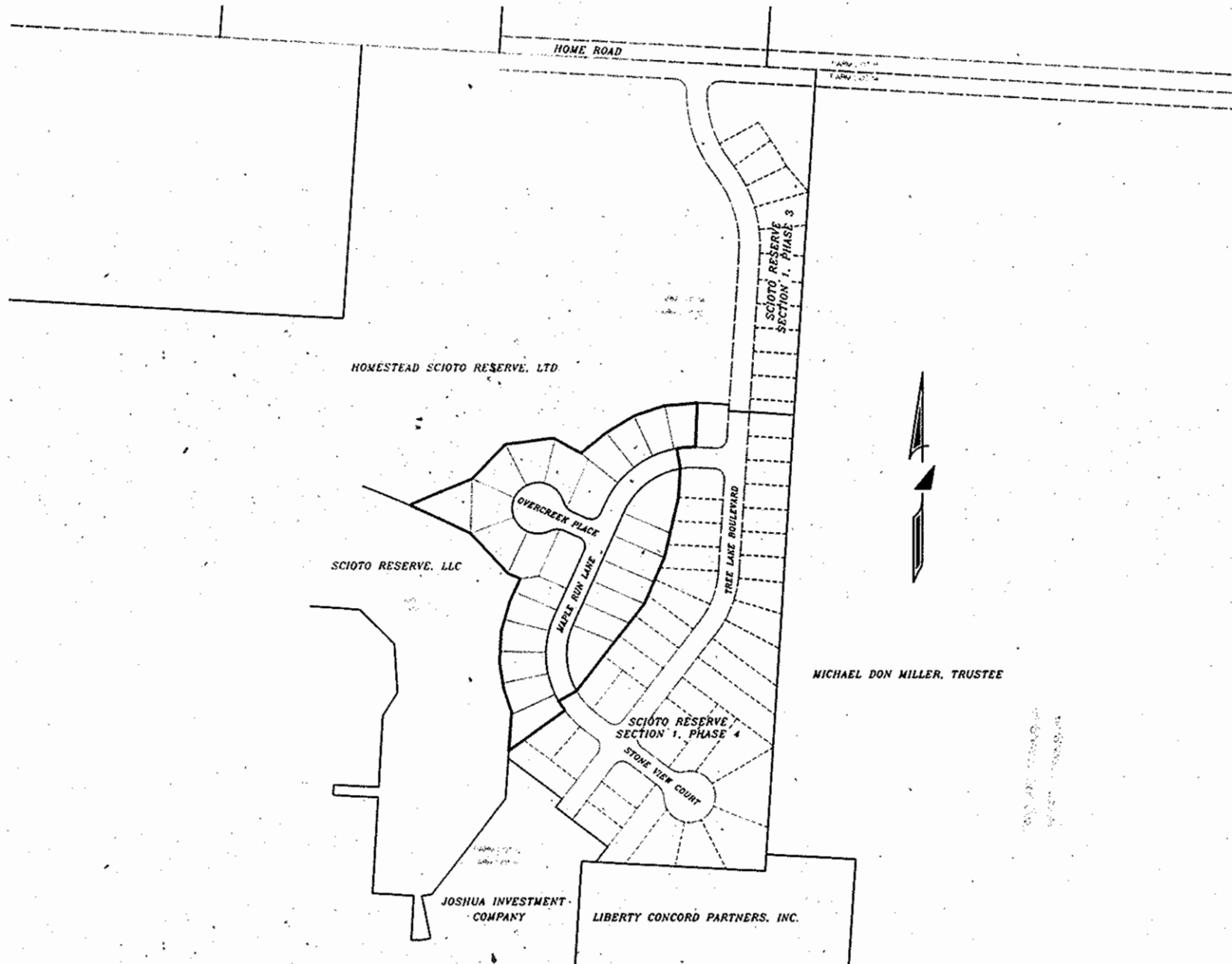


SCIOTO RESERVE SECTION 1 PHASE 5



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, COMMUNITY PANEL NUMBER 3901C 0185J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF APRIL 21, 1999.

"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 1, PHASE 5" 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.

BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE LOCATED AT ALL TIMES.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF S55°04'17"E, FROM THE OHIO COORDINATE SYSTEM, SOUTH ZONE, NAD 83, AS DETERMINED BY FIELD MEASUREMENTS BETWEEN NGS MONUMENT NUMBERS 04-0087 AND 04-0088.

ZONING AND AREA CALCULATION:

TOTAL AREA: 6.87 ACRES

AREA PHASE 5: 6.87 ACRES
LOT AREA: 6.56 ACRES
R.O.W. AREA: 1.71 ACRES
OPEN SPACE AREA: 0.60 ACRES
NUMBER OF LOTS: 26
DENSITY: 2.93 DU / AC

YARD SETBACKS:

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

Prepared By:
R. D. Zande & Associates, Inc.
1237 Dublin Road
Columbus, Ohio 43215



By: *Chris V. Scheerer* R.S. 3/11/2002
REGISTERED SURVEYOR NO. 7395 DATE

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD LYING IN FARM LOTS 12 AND 13, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 2.07 ACRES IN FARM LOT 12, AND 6.854 ACRES IN FARM LOT 13, BEING 8.924 ACRES, MORE OR LESS, INCLUDING 1.71 ACRES OF RIGHT-OF-WAY, OUT OF THE 29.215 ACRE TRACT CONVEYED TO ROCKFORD HOMES, INC. BY DEED OF RECORD IN DEED BOOK 672, PAGE 284, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, ROCKFORD HOMES, INC. BY ROBERT YOAKAM JR., PRESIDENT, AND SCIOTO RESERVE, LLC, BY DONALD R. KENNEY, MANAGING MEMBER, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 1, PHASE 5", A SUBDIVISION OF LOT NUMBERS 9150 THROUGH 9176, INCLUSIVE AND DEDICATES TO PUBLIC USE ALL OF THE LANE AND PLACE 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 SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY ROCKFORD HOMES, INC. AND SCIOTO RESERVE, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF ROBERT YOAKAM JR. PRESIDENT, HAS SET HIS HAND THIS 1 DAY OF May 2002

Robert Yoakam Jr.
ROCKFORD HOMES, INC.
ROBERT YOAKAM JR., PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT YOAKAM JR. PRESIDENT, FOR ROCKFORD HOMES, INC., 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 THE SAID ROCKFORD HOMES, INC., FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1 DAY OF May 2002

MY COMMISSION EXPIRES Dec. 19, 2003

Matthew Lalloh
NOTARY PUBLIC, STATE OF OHIO

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

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DONALD R. KENNEY, MANAGING MEMBER, FOR SAID 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 THE SAID SCIOTO RESERVE, LLC, FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1 DAY OF May 2002

MY COMMISSION EXPIRES 10/23/2002

Michael Don Miller
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY
APPROVED BY:

Richard A. Datta 5-6-02
ZONING INSPECTOR, CONCORD TOWNSHIP DATE

Jack Jemelker 5-23-02
SANITARY ENGINEER, DELAWARE COUNTY DATE

Chris Bannerman 5-24-02
COUNTY ENGINEER, DELAWARE COUNTY DATE

Phil Laine 6-4-2002
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 19th DAY OF August 2002, RIGHTS-OF-WAY FOR PUBLIC LANE AND PLACE 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.

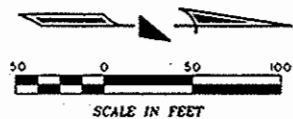
TRANSFERRED THIS 22nd DAY OF August 2002

David A. Vest
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 22 DAY OF Aug 2002 AT 2:50 PM

FEE 4000 FILED ON 38461 Kay C. Conklin
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS ___ DAY OF ___ 2002 PLAT CABINET 2 SLIDE 800-800A



SCIOTO RESERVE, LLC
 89.855 ACRES
 O.R. 18 PG. 2352
 EX. GOLF COURSE/PERMANENT GREEN SPACE

JOSHUA INVESTMENT COMPANY
 29.817 ACRES
 O.R. 44 PG. 1429

HOMESTEAD SCIOTO RESERVE, LTD.
 34.107 ACRES
 O.R. 33 PG. 2135

SCIOTO RESERVE
 SECTION 1, PHASE 4
 PLAT CAB. 2 SLIDE 583 & 583A

- IRON PIN FOUND (TYP)
- 1234 • LOT NUMBERS
- 5678 • ADDRESSES

SCIOTO RESERVE
 SECTION 1, PHASE 3
 PLAT CAB. 2 SLIDE 446

SCIOTO RESERVE
 SECTION 1, PHASE 5
 SHEET 2 OF 2