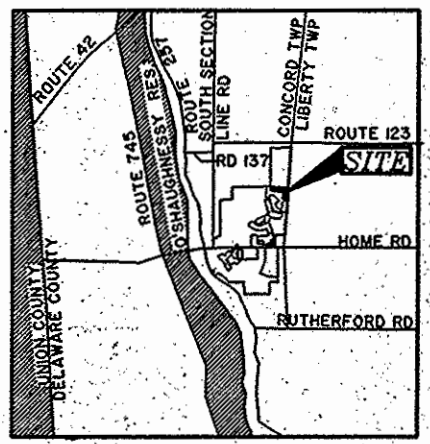


SCIOTO RESERVE SECTION 4 PHASE 9



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 PLOT 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	14,560 ACRES
CURRENT ZONING	PRD
AREA PHASE 9	14,560 ACRES
NUMBER OF LOTS	49
DENSITY	3.266 DU/AC
LOT AREA	11,589 ACRES
R.O.W. AREA	3.071 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.

CERTIFICATION:

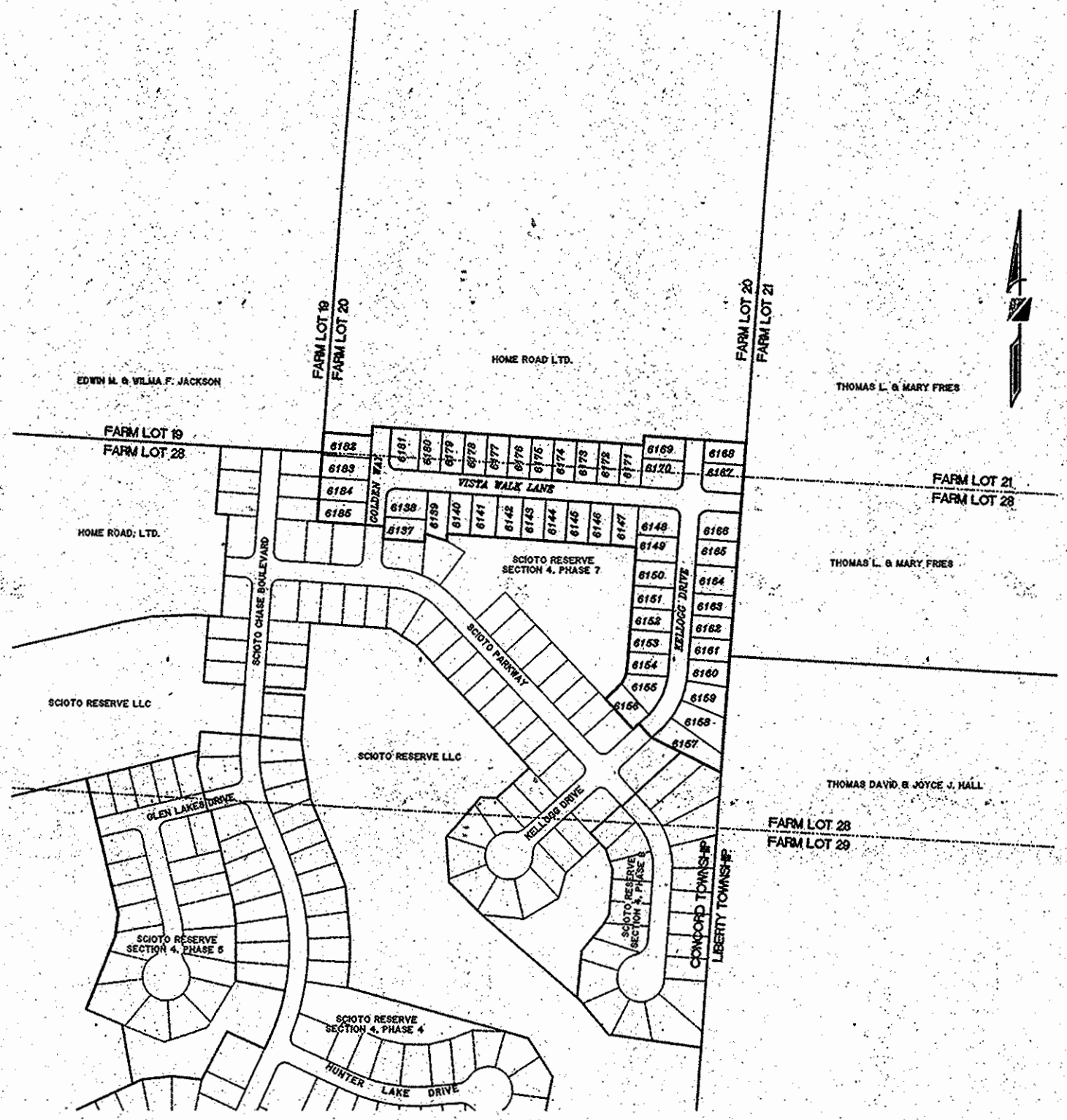
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. P.K. NAILS AND 3/4" HIGH CAPPED IRON PINS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY FOR IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING:

- = IRON PIN SET
- = P.K. NAIL SET



BY: V. Paul Higgins 6/12/02
PROFESSIONAL SURVEYOR NO. 57008 DATE

PREPARED BY:
R.D.Zande & Associates
1237 DUBLIN ROAD
COLUMBUS, OHIO 43216
(614) 499-0800 1-800-540-2700
FAX (614) 499-0807



BACKGROUND MAP
SCALE: 1" = 300'

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 14,560 ACRES, MORE OR LESS, OF WHICH 2,884 ACRES LIES WITHIN FARM LOT 21, 1,876 ACRES LIES WITHIN FARM LOT 20, AND INCLUDES 3,204 ACRES OF RIGHT-OF-WAY AREA, SAID 14,560 ACRES BEING OUT OF THE 221,336 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 SCHOTTENSTEIN HOMES, INC., AN OHIO CORPORATION, MEMBER, BY STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 4, PHASE 9", A SUBDIVISION OF LOT NUMBERS 6137 THROUGH 6195, INCLUSIVE, AND DEDICATES TO PUBLIC USE THE WAY, LANE, AND DRIVE 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 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 23rd DAY OF October, 2002.

WITNESSES:
Elizabeth S. Schilling-Messner
PRINTED: Elizabeth Schilling-Messner
Wally E. McGowan
PRINTED: Wally E. McGowan

John H. Barn
JOHN H. BARN, CEO
HOMEWOOD CORPORATION
HOME ROAD, LTD.

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 23rd DAY OF October, 2002.

MY COMMISSION EXPIRES 03-30-04
Elizabeth S. Schilling-Messner
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS OF M/I SCHOTTENSTEIN HOMES INC., MEMBER OF SAID HOME ROAD, LTD., HAS SET HIS HAND THIS 23rd DAY OF October, 2002.

WITNESSES:
Christa A. Eckstein
PRINTED: Christa A. Eckstein
Vicki H. Larace
PRINTED: Vicki H. Larace

Stephen M. Caplinger
STEPHEN M. CAPLINGER
VICE PRESIDENT-LAND OPERATIONS
M/I SCHOTTENSTEIN HOMES, INC.
HOME ROAD, LTD.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS, 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 23rd DAY OF October, 2002.

MY COMMISSION EXPIRES 8/25/04
Vicki H. Larace
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:
Richard Dodge 10-14-02 DATE
ZONING INSPECTOR, CONCORD TOWNSHIP
Jack Swalter 11-18-02 DATE
SANITARY ENGINEER, DELAWARE COUNTY
Chris E. Brumena 11-18-02 DATE
COUNTY ENGINEER, DELAWARE COUNTY
Robb Scavin 1/26/02 DATE
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS 1st DAY OF December, 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.

Donald Martin Donald White James D. Ward
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 13 DAY OF Dec, 2002
David A. Yost
AUCTOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 13 DAY OF Dec, 2002 AT 4:00 PM

FEES: 40.00 FILED ON 60833
Kay J. Conlin
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS ___ DAY OF ___, 2002 PLAT CABINET 3 SLIDE 77-77A

MATCH LINE (SEE THIS SHEET)

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

HOME ROAD LTD.
ORIGINAL 221.56 ACRES
D.B. 672 PG. 284-299

THOMAS L. & MARY FRIES
153.800 ACRES
D.B. 581, PG. 508

SCIOTO CHASE BOULEVARD

GOLDEN WAY (60' R/W)

VISTA WALK LANE (60' R/W)

KELLOGG DRIVE (60' R/W)

SCIOTO RESERVE
SECTION 4, PHASE 7
CABINET 2 SLIDES 644, 644A, 644B

5928
OPEN SPACE
4.051 AC

SCIOTO PARKWAY

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

PERMANENT GREEN SPACE

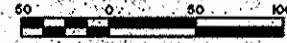
THOMAS L. & MARY FRIES
ORIG. 153.800 ACRES
D.B. 581, PG. 508

LEGEND
0000 = LOT NUMBERS
0000 = ADDRESSES

NO VEHICULAR ACCESS TO BE IN EFFECT UNTR. SAID STREET IS EXTENDED BY PLAT OR DEED.

THOMAS DAVID & JOYCE J. HALL
ORIG. 60 ACRES
TRACT No. 1
D.B. 545, PG. 541

SCIOTO RESERVE
SECTION 4 PHASE 9
SHEET 2 OF 2



MATCH LINE (SEE THIS SHEET)

P:\68522\map\PLAT\168522-02.dwg, SHITZ, 10/1/02 09:17:00 AM, xref.dwg