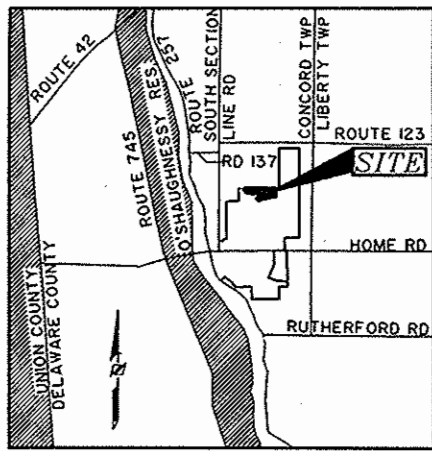


SCIOTO RESERVE SECTION 4 PHASE 10



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". 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-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 39046-02054 (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF 4-21-99.

"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 4, PHASE 10" AND ALL PREVIOUS AND 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.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 86° 25' 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 INCH CAPPED IRON PINS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- IRON PIN SET
- P.K. NAIL SET

R. D. ZANDE & ASSOCIATES, INC

BY: [Signature] PROFESSIONAL SURVEYOR NO. DATE

PREPARED BY:

R.D.Zande & Associates

1237 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 486-4383 1-800-240-2743
FAX (614) 486-1251

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ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER ITEMS PREPARED BY R.D. ZANDE & ASSOCIATES, INC. ("ZANDE") ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE ITEMS BY ZANDE'S CLIENT IS SUBJECT TO ALL OF THE TERMS, CONDITIONS AND LIMITATIONS SET FORTH IN THE AGREEMENT BETWEEN SUCH CLIENT AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.

ZONING AND AREA CALCULATION:

TOTAL AREA	• 21,583 ACRES
CURRENT ZONING	• PRD
AREA PHASE 10	• 21,583 ACRES
OPEN SPACE AREA	• 1,548
% OPEN SPACE	• 7.172
NET AREA	• 20,035
NUMBER OF LOTS	• 60
NET DENSITY	• 2,995 DU/AC
GROSS DENSITY	• 2,760 DU/AC
LOT AREA	• 15,943 ACRES
R.O.W. AREA	• 4,092 ACRES

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

BACKGROUND DRAWING

SCALE: 1"=200'

TRANSFERRED THIS 17 DAY OF June 2003

FILED FOR RECORD THIS 17 DAY OF June 2003 AT 333P

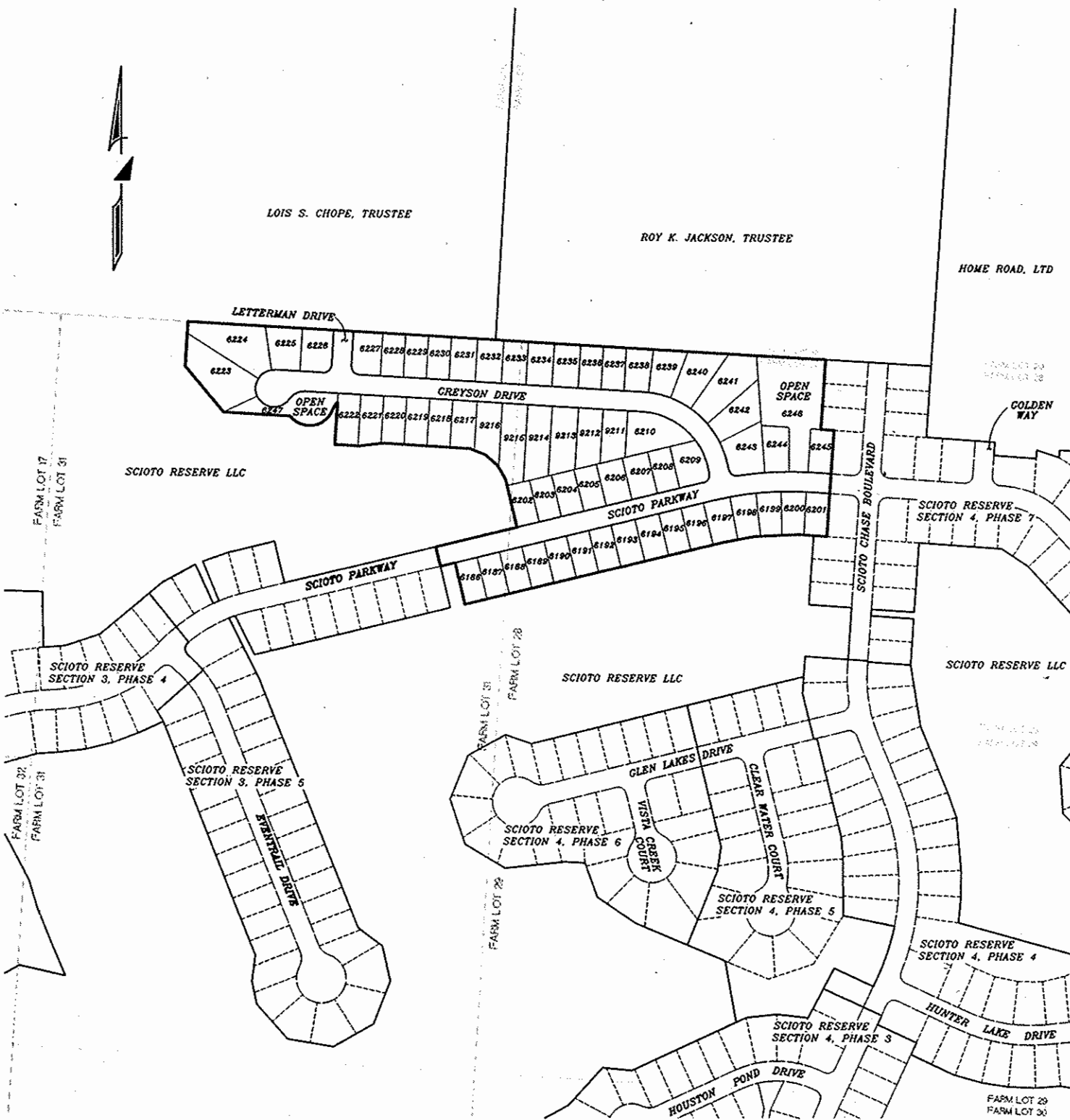
FEE 60.00 FILED ON 39907

RECORDED THIS ___ DAY OF ___, 2003

[Signature] Auditor, Delaware County, Ohio

[Signature] Deputy Recorder, Delaware County, Ohio

PLAT CABINET 3 SLIDE 162, 162A, 162B



SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LYING IN SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY DISTRICT, CONTAINING 21,583 ACRES, MORE OR LESS, WITH 13,746 ACRES IN FARM LOT 28, AND 7,837 ACRES IN FARM LOT 31, AND INCLUDING 4,092 ACRES OF RIGHT-OF-WAY AREA, BEING OUT OF THE 22136 ACRE TRACT CONVEYED TO HOME ROAD LTD., BY DEED OF RECORD IN OFFICIAL RECORD 672, PAGE 284, RECORDS OF THE RECORDER'S OFFICE DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, HOME ROAD, LTD., AN OHIO LIMITED COMPANY, BY HOMEWOOD CORPORATION, AN OHIO CORPORATION, MANAGING MEMBER, BY JOHN H. BAIN, CEO AND BY M/J SCHOTTENSTEIN HOMES, INC., AN OHIO CORPORATION, MEMBER BY STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS/ GENERAL COUNSEL, DO HEREBY CERTIFY THAT HIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 4, PHASE 10", A SUBDIVISION OF LOT NUMBERS 6186 THROUGH 6247, INCLUSIVE, AND OPEN SPACES, AND DEDICATES TO PUBLIC USE THE DRIVES, AND 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 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 SCIOTO RESERVE, LLC, AND ARE DEDICATED FOR THE USE AND PURPOSE STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

IN WITNESS WHEREOF, JOHN H. BAIN, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 28th DAY OF MARCH, 2003.

WITNESSES:
[Signatures]

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

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BAIN, 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 HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF MARCH, 2003.

MY COMMISSION EXPIRES 4-25-06

[Signature] NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS OF M/J SCHOTTENSTEIN HOMES INC, MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS ___ DAY OF ___, 2003.

WITNESSES:
[Signatures]

[Signature] STEPHEN M. CAPLINGER,
VICE PRESIDENT LAND OPERATIONS
M/J 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, OF M/J 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 HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 31st DAY OF MARCH, 2003.

MY COMMISSION EXPIRES 8-25-04

[Signature] NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DONALD R. KENNEY, MANAGING MEMBER OF SCIOTO RESERVE, LLC, HAS SET HIS HAND THIS 31st DAY OF MARCH, 2003.

WITNESSES:
[Signatures]

[Signature] DONALD R. KENNEY,
MANAGING MEMBER
SCIOTO RESERVE, LLC

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 HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 31st DAY OF MARCH, 2003.

MY COMMISSION EXPIRES 4-27-06

[Signature] NOTARY PUBLIC, STATE OF OHIO

APPROVED BY:
[Signatures]

Richard A. Dase 3-31-03
ZONING INSPECTOR, CONCORD TOWNSHIP DATE

Jack Smeller 4-17-03
SANITARY ENGINEER, DELAWARE COUNTY DATE

Chris Lamm 4-18-03
COUNTY ENGINEER, DELAWARE COUNTY DATE

Phil Lamm 4/30/03
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

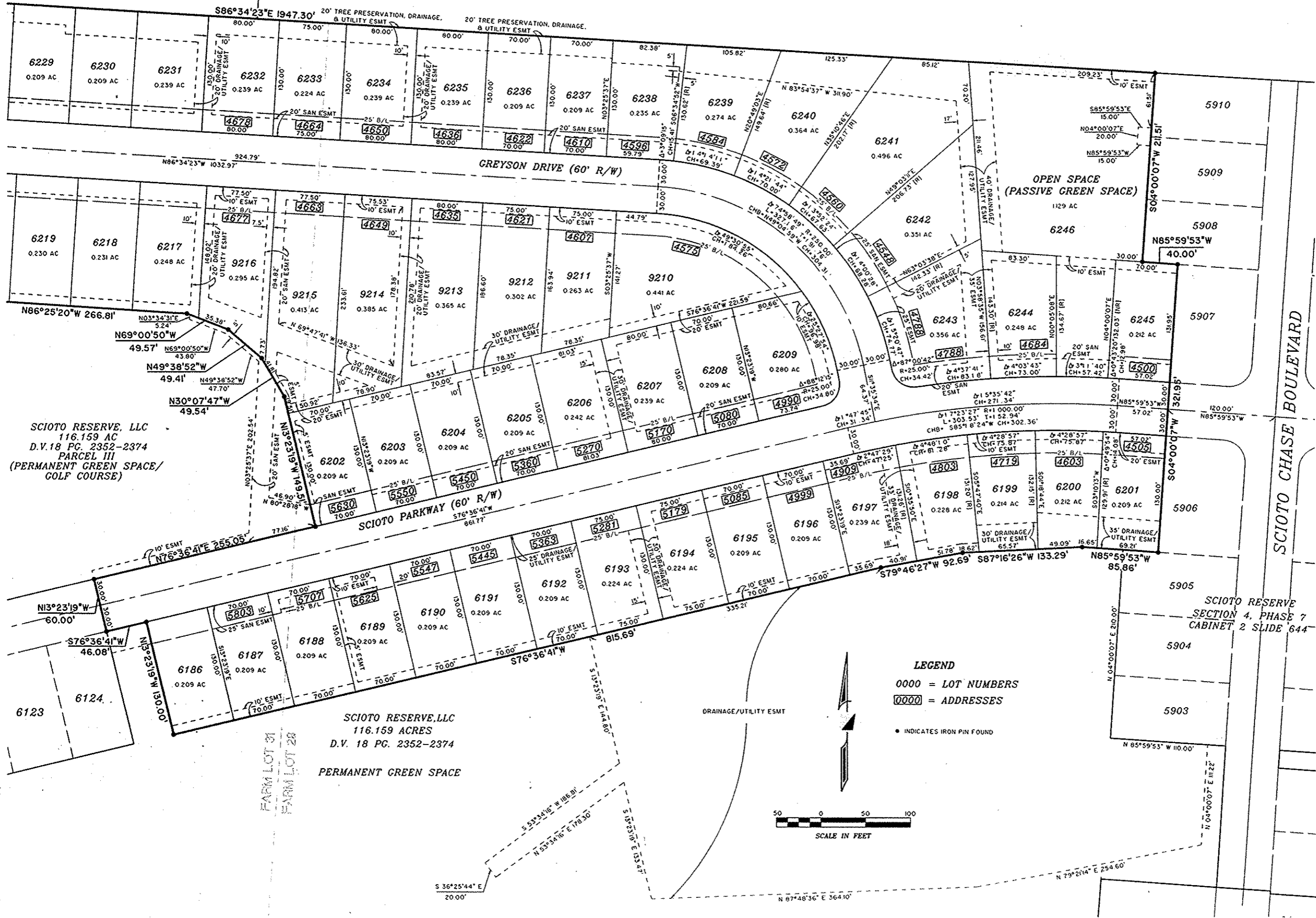
THIS 9th DAY OF June, 2003, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE, STATE OF OHIO, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED AS SUCH BY DELAWARE COUNTY.

James D. Ward
DELAWARE COUNTY COMMISSIONERS

Case 3 slide 162

LOIS S. CHOPE, TRUSTEE
86 ACRES
D.B. 629 PG. 266

ROY K. JACKSON, TRUSTEE
100 ACRES
D.B. 633 PG. 744



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

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

FARM LOT 31
FARM LOT 28

SCIOTO RESERVE
SECTION 4/PHASE 10
SHEET 3 OF 3

Slide 16.2 B