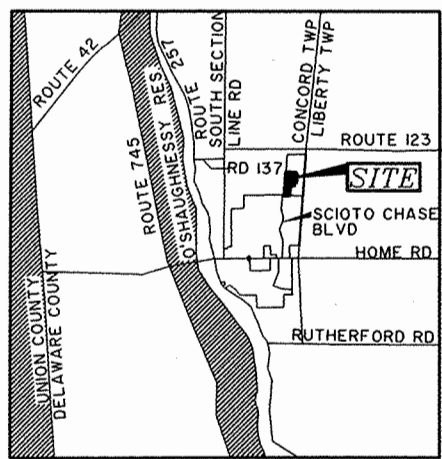


# SCIOTO RESERVE

## SECTION 4 PHASE 11

### PARTS A & B



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 390146-0205J (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 II, PARTS A & B" 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° 26' 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. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

- IRON PIN SET
- MAG NAIL SET

BY: *[Signature]*  
PROFESSIONAL SURVEYOR NO. 7455 DATE 10/22/03

STATE OF OHIO  
JEFFREY D. HOPKINS  
S-7455  
REGISTERED SURVEYOR

PREPARED BY:  
**R.D.Zande & Associates**  
1500 LAKE SHORE DRIVE  
COLUMBUS, OHIO 43204  
(614) 486-4383 1-800-540-2742  
FAX (614) 486-1387

COPYRIGHT © 2003 R.D. ZANDE & ASSOCIATES, INC.  
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.

ROY K. JACKSON, TRUSTEE HOME ROAD LTD.



BACKGROUND MAP  
SCALE: 1" = 200'

**ZONING AND AREA CALCULATION:**

TOTAL AREA	20.694 ACRES
CURRENT ZONING	PRD
AREA PHASE II	20.694 ACRES
OPEN SPACE AREA	2.59 ACRES
% OPEN SPACE	12.52%
NET AREA	18.104 ACRES
NUMBER OF LOTS	56
NET DENSITY	3.093 DU/AC
GROSS DENSITY	2.706 DU/AC
LOT AREA	14.086 ACRES
R.O.W. AREA	4.018 ACRES

**YARD SETBACKS**

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

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LYING IN FARM LOT 20, SECTION 2, TOWNSHIP 3, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 20.694 ACRES, MORE OR LESS, INCLUDING 4.018 ACRES OF RIGHT-OF-WAY AREA, SAID 20.694 ACRES BEING OUT OF THE 221136 ACRE TRACT CONVEYED TO HOME ROAD LTD. IN DEED VOLUME 672 AT PAGE 284, OF RECORD IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.

HOME ROAD, LTD., AN OHIO LIMITED COMPANY, BY HOMEWOOD CORPORATION, AN OHIO CORPORATION, MANAGING MEMBER, BY JOHN H. BAIN, CEO AND BY M/I HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY MEMBER, BY STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS, BEING THE OWNERS OF THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 4, PHASE II, PARTS A & B" SUBDIVISION OF LOTS NUMBERED 6349 THROUGH 6406, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF, THE WAY, LANE, AND DRIVES 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 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. BAIN, CEO OF HOMEWOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 24<sup>th</sup> DAY OF October, 2003.

WITNESSES:  
*[Signature]*  
PRINTED: KATHARINE S. MESSINGER  
*[Signature]*  
PRINTED: KATHARINE S. MESSINGER  
STATE OF OHIO SS

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 FORGING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND OED, 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 24<sup>th</sup> DAY OF October, 2003.

MY COMMISSION EXPIRES 11-30-06  
*[Signature]*  
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS OF M/I HOMES OF CENTRAL OHIO, LLC, MEMBER OF SAID HOME ROAD, LTD., HAS SET HIS HAND THIS 27<sup>th</sup> DAY OF October, 2003.

WITNESSES:  
*[Signature]*  
PRINTED: VICKI H. LARMEE  
*[Signature]*  
PRINTED: MARY K. CHIDESTER  
STATE OF OHIO SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS, M/I HOMES OF CENTRAL OHIO, LLC 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 HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF October, 2003.

MY COMMISSION EXPIRES 8/25/04  
*[Signature]*  
NOTARY PUBLIC, STATE OF OHIO

**DELAWARE COUNTY**

APPROVED BY:

<i>[Signature]</i>	10-21-03
ZONING INSPECTOR, CONCORD/TOWNSHIP	DATE
<i>[Signature]</i>	11-14-03
SANITARY ENGINEER, DELAWARE COUNTY	DATE
<i>[Signature]</i>	11-17-03
COUNTY ENGINEER, DELAWARE COUNTY	DATE
<i>[Signature]</i>	11-24-03
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION	DATE

THIS 8<sup>th</sup> DAY OF December, 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.

*[Signature]* *[Signature]* *[Signature]*  
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 11<sup>th</sup> DAY OF Dec, 2003 *[Signature]*  
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 12<sup>th</sup> DAY OF Dec, 2003 AT 7:56 AM  
FEE 90.00 FILE NO. 92063 *[Signature]*  
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS 12<sup>th</sup> DAY OF Dec, 2003 PLAT CABINET 3 SLIDE 265 JC  
265 A

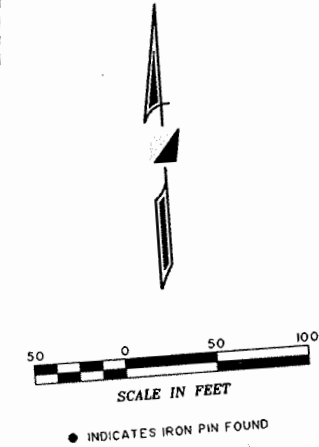
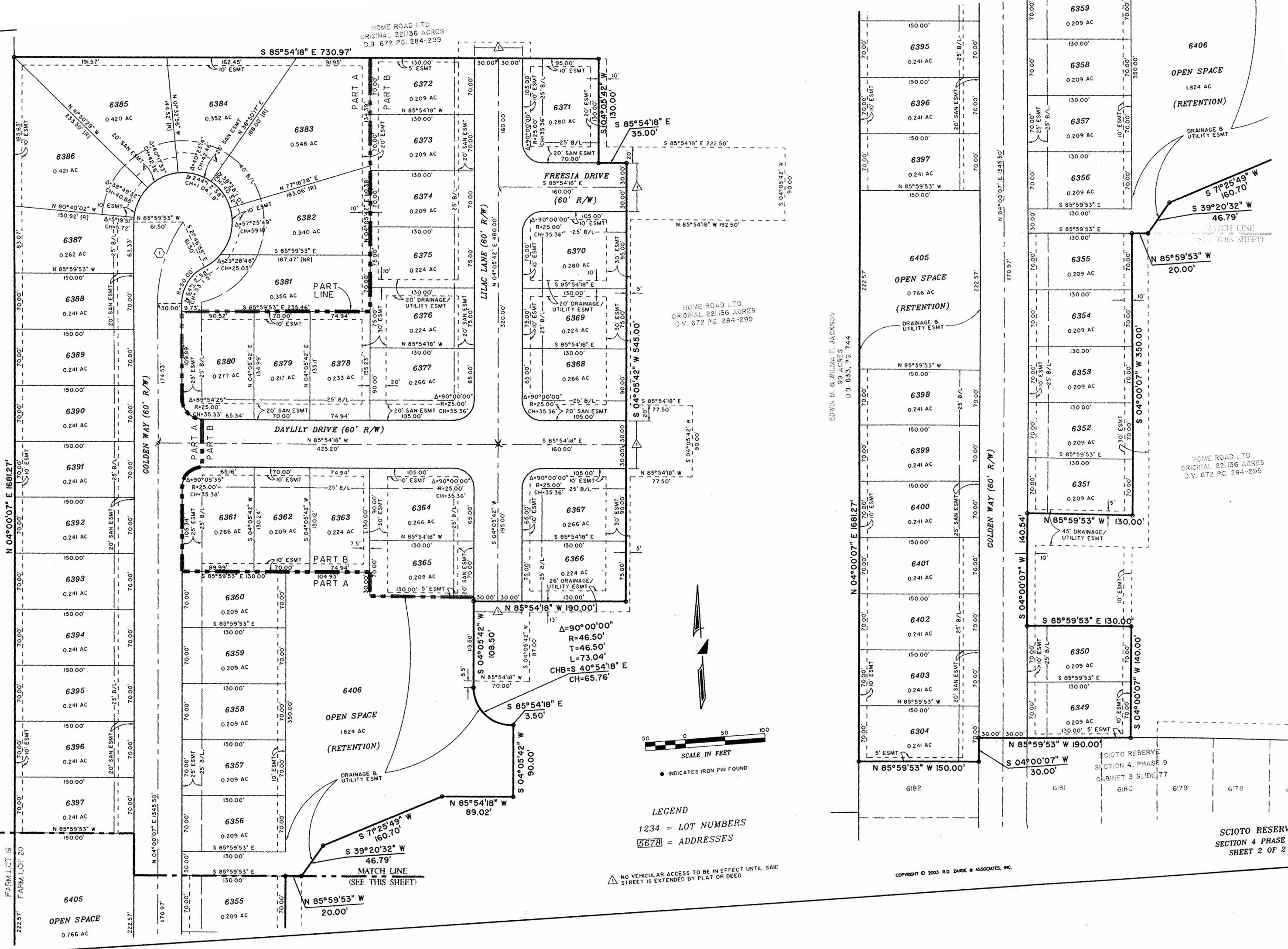
Case 3 PL 265

①  
 $\Delta=34^{\circ}50'18''$   
 $R=175.75'$   
 $T=55.14'$   
 $L=106.86'$   
 $CHB=N 2^{\circ}25'16'' E$   
 $CH=105.22'$

HOME ROAD LTD.  
 ORIGINAL 221,136 ACRES  
 D.B. 672 PG. 284-299

EDWIN M. & WILMA F. JACKSON  
 99 ACRES  
 D.B. 633, P.G. 744

AutoCAD 2000 PLOT AUG 12, 2003 2:26 PM  
 P:\ASSETS\PHOTO\1353024-11.dwg SHP2 Layout



LEGEND  
 1234 = LOT NUMBERS  
 5678 = ADDRESSES

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

COPYRIGHT © 2003 R.D. ZANDER & ASSOCIATES, INC.

SCIOTO RESERVE  
 SECTION 4, PHASE 11  
 SHEET 2 OF 2

Tab 3 Al 265-1