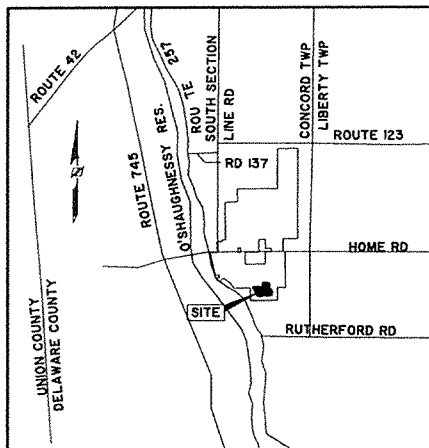


RPC#28-98.17

SCIOTO RESERVE SECTION 1 PHASE 7



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 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 3904C 0IB5J (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 7" 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 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.

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

R. D. ZANDE & ASSOCIATES, INC

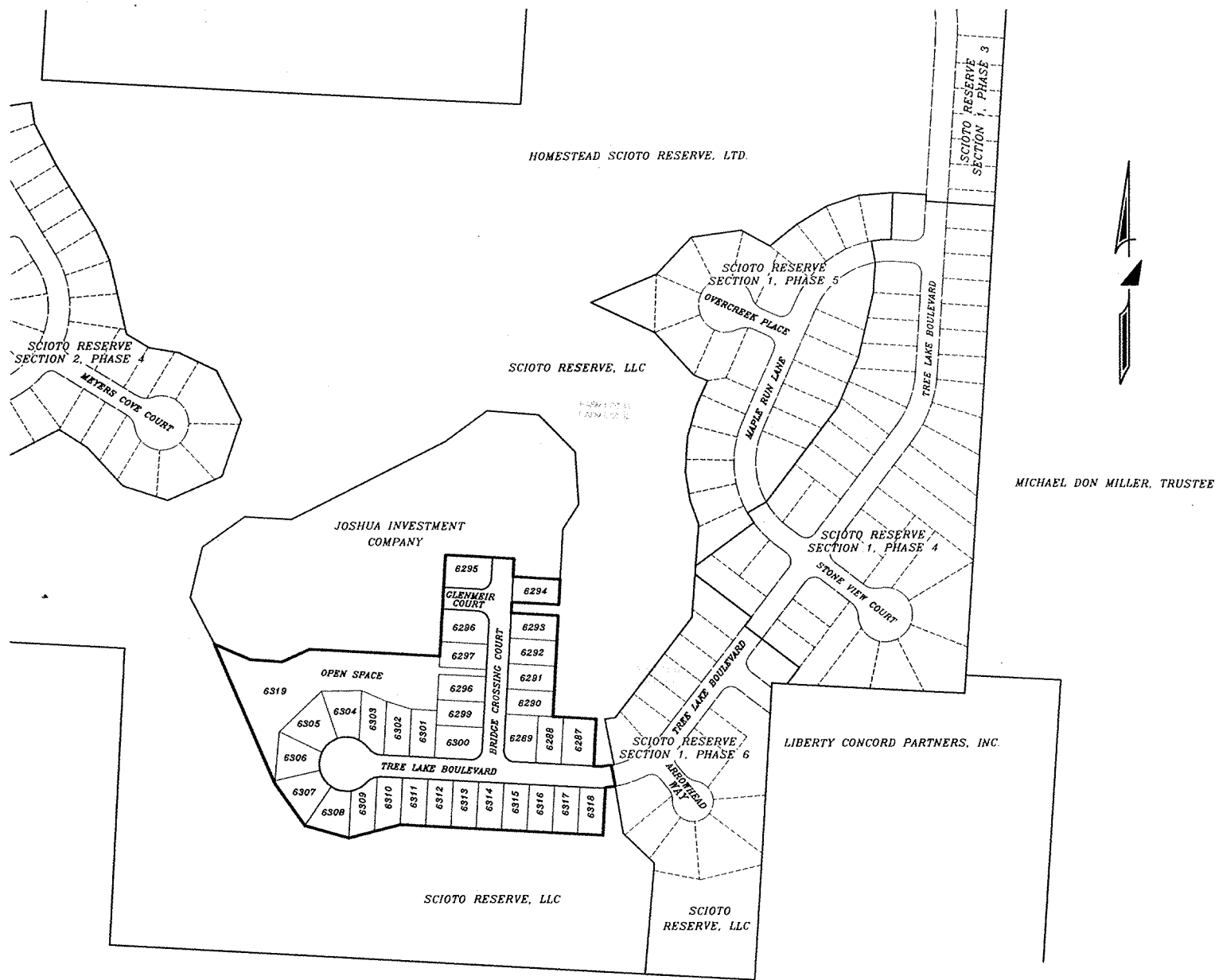


BY: _____ PROFESSIONAL SURVEYOR NO. _____ DATE _____

PREPARED BY:
R.D. Zande & Associates

1500 LAKE SHORE DRIVE
COLUMBUS, OHIO 43204
(614) 486-1343 1-800-340-2742
FAX (614) 486-1351

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 LIMITING SET FORTH IN THE AGREEMENT BETWEEN ZANDE, CLIENT AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.



BACKGROUND MAP
SCALE: 1"=200'

ZONING AND AREA CALCULATION:

TOTAL AREA = 8.777 ACRES
CURRENT ZONING PRD
AREA PHASE 7 = 8.777 ACRES
LOT AREA = 7.358 ACRES
R.O.W. AREA = 2.294 ACRES
OPEN SPACE AREA = 2.125 ACRES
% OPEN SPACE = 18.04%
NUMBER OF LOTS = 32
NET AREA = 9.652 ACRES
NET DENSITY = 3.315 D.U./A.C.
GROSS DENSITY = 2.717 D.U./A.C.

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

IN WITNESS WHEREOF, DAVID DUNCAN, VICE PRESIDENT, HAS SET HIS HAND THIS 27th DAY OF October, 2003.

DAVID DUNCAN, VICE PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID DUNCAN, VICE PRESIDENT, FOR FIFTH THIRD BANK, 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 FIFTH THIRD BANK, FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27th DAY OF October, 2003.
DEBORAH K. JENNINGS
Notary Public - State of Ohio
My Commission Expires Sept. 28, 2007

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD LYING IN FARM LOTS 11 AND 12, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 8.777 ACRES, MORE OR LESS, OF WHICH 8.200 ACRES ARE IN FARM LOT 12, AND 9.577 ACRES IN FARM LOT 13, AND 2.294 ACRES OF RIGHT-OF-WAY AREA, SAID 8.777 ACRES BEING OUT OF THE 29.817 ACRE TRACT CONVEYED TO JOSHUA INVESTMENT COMPANY, BY DEED OF RECORD IN OFFICIAL RECORD 44, PAGE 1429, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

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 JOSHUA INVESTMENT COMPANY, AND SCIOTO RESERVE, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING PARAGRAPH.

IN WITNESS WHEREOF ERIC SCHOTTENSTEIN, PRESIDENT, HAS SET HIS HAND THIS 29th DAY OF August, 2003.
ERIC SCHOTTENSTEIN, PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ERIC SCHOTTENSTEIN, PRESIDENT, FOR JOSHUA INVESTMENT COMPANY, 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 JOSHUA INVESTMENT COMPANY, FOR THE USE AND PURPOSE HEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29th DAY OF August, 2003.
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF DONALD R. KENNEY, MANAGING MEMBER FOR SCIOTO RESERVE, LLC, HAS SET HIS HAND THIS 29th DAY OF August, 2003.

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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 29th DAY OF August, 2003.
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:
ZONING INSPECTOR, CONCORD TOWNSHIP
SANITARY ENGINEER, DELAWARE COUNTY
COUNTY ENGINEER, DELAWARE COUNTY
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION

THIS 12th 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.

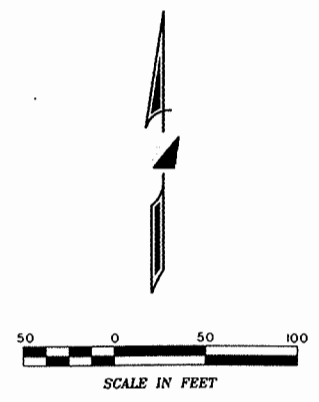
TRANSFERRED THIS 12th DAY OF Dec, 2003
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 15th DAY OF Dec, 2003 AT 9:51 AM
FEE 80.00 FILED # 82309
RECORDED, DELAWARE COUNTY, OHIO

RECORDED THIS 15th DAY OF Dec, 2003 PLAT CABINET 3 SLIDE 268+
268-A



FARM LOT 13
FARM LOT 12

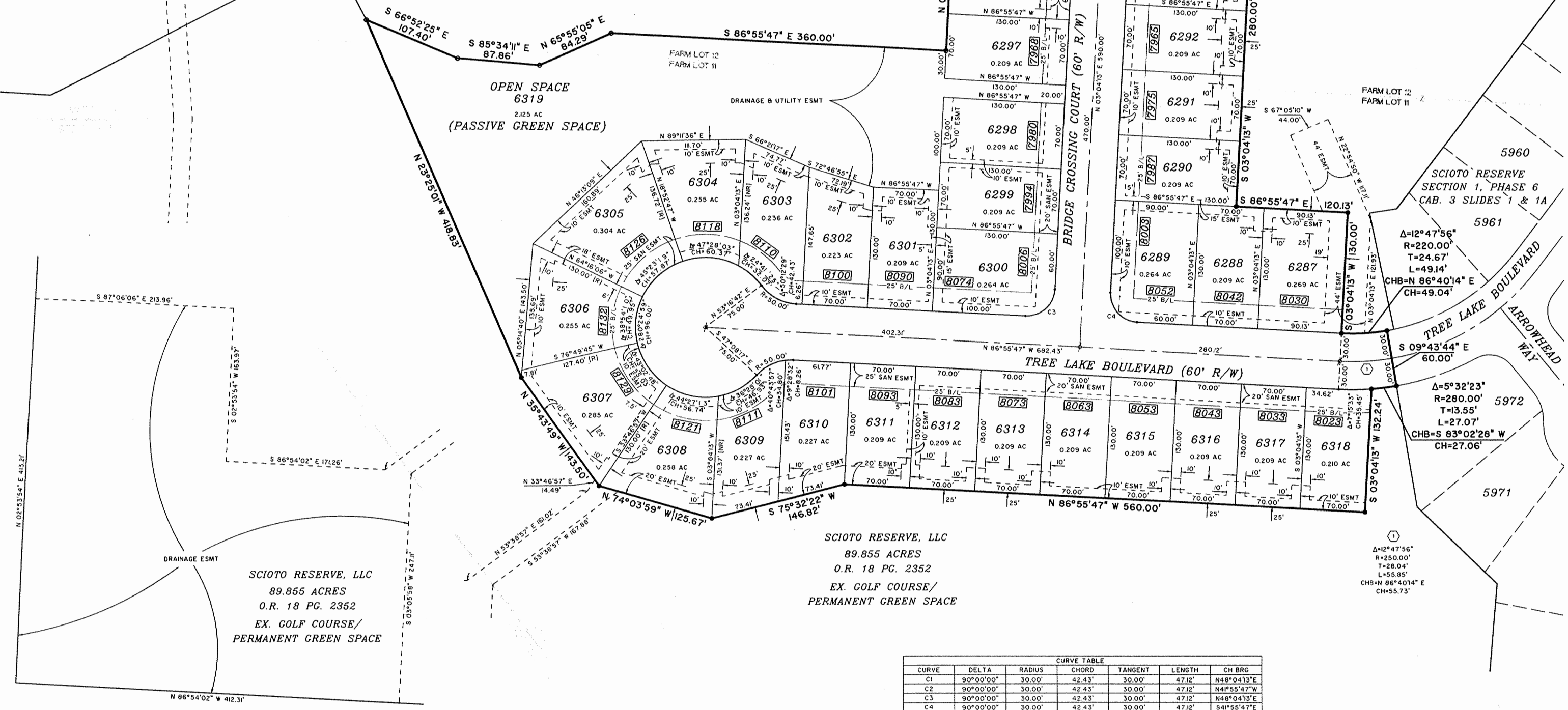


SCIOTO RESERVE, LLC
89.855 ACRES
O.R. 18 PG. 2352
EX. GOLF COURSE/
PERMANENT GREEN SPACE

LEGEND
0000 = LOT NUMBERS
00000 = ADDRESSES
● INDICATES IRON PIN FOUND

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

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



5960
SCIOTO RESERVE
SECTION 1, PHASE 6
CAB. 3 SLIDES 1 & 1A
5961
 $\Delta=12^{\circ}47'56''$
 $R=220.00'$
 $T=24.67'$
 $L=49.14'$
 $CHB=N 86^{\circ}40'14'' E$
 $CH=49.04'$

5972
 $\Delta=5^{\circ}32'23''$
 $R=280.00'$
 $T=13.55'$
 $L=27.07'$
 $CHB=S 83^{\circ}02'28'' W$
 $CH=27.06'$

①
 $\Delta=12^{\circ}47'56''$
 $R=250.00'$
 $T=28.04'$
 $L=55.85'$
 $CHB=N 86^{\circ}40'14'' E$
 $CH=55.73'$

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

CURVE TABLE						
CURVE	DELTA	RADIUS	CHORD	TANGENT	LENGTH	CH BRG
C1	90°00'00"	30.00'	42.43'	30.00'	47.12'	N48°04'13"E
C2	90°00'00"	30.00'	42.43'	30.00'	47.12'	N41°55'47"W
C3	90°00'00"	30.00'	42.43'	30.00'	47.12'	N48°04'13"E
C4	90°00'00"	30.00'	42.43'	30.00'	47.12'	S41°55'47"E