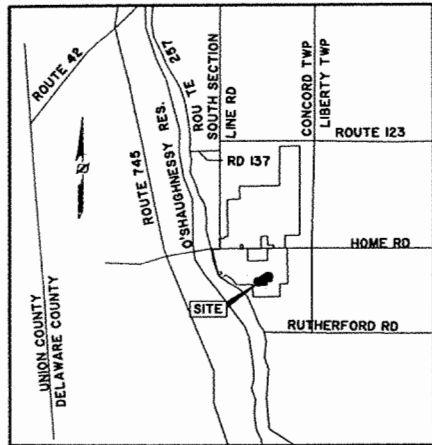


# SCIOTO RESERVE SECTION 1 PHASE 8



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 085J (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 8" 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
- ⊙ = P.K. 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) 486-4363 1-800-340-2743  
FAX (614)-486-1351

ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER MEDIA PREPARED BY R. D. ZANDE & ASSOCIATES, INC. ("ZANDE") ARE INSTRUMENTS OF SERVICE AND REMAIN ITS PROPERTY. THE USE OF THESE FILES 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.



BACKGROUND MAP  
SCALE: 1"=200'

**ZONING AND AREA CALCULATION:**

TOTAL AREA = 9.804 ACRES  
CURRENT ZONING PRD  
AREA PHASE 8 = 9.804 ACRES  
LOT AREA = 6.332 ACRES  
R.O.W. AREA = 1.588 ACRES  
OPEN SPACE AREA = 1.884 ACRES  
% OPEN SPACE = 19.217  
NUMBER OF LOTS = 27  
NET AREA = 7.920 ACRES  
NET DENSITY = 3.409 DU / AC  
GROSS DENSITY = 2.754 DU / AC  
YARD SETBACKS  
FRONT YARD SETBACK: 25'  
REAR YARD SETBACK: 20'  
SIDE YARD SETBACKS:  
5' ONE SIDE / 10' TOTAL

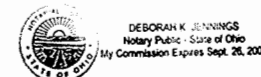
IN WITNESS WHEREOF, DAVID DUNCAN, VICE PRESIDENT, HAS SET HIS HAND THIS 27<sup>th</sup> DAY OF OCTOBER, 2003.

*David Duncan*  
DAVID DUNCAN, VICE PRESIDENT

FIFTH THIRD BANK  
*David Duncan*  
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 27<sup>th</sup> DAY OF OCTOBER, 2003.  
*Deborah K. Jennings*  
MY COMMISSION EXPIRES Sept 26, 2007  
NOTARY PUBLIC, STATE OF OHIO



SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD LYING IN FARM LOTS 8 AND 12, SECTION 2, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, CONTAINING 9.804 ACRES, MORE OR LESS, OF WHICH 10.037 ACRES ARE IN FARM LOT 8, AND 9.767 ACRES ARE IN FARM LOT 12, AND 1.588 ACRES OF RIGHT-OF-WAY AREA, SAID 9.804 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.

THE UNDERSIGNED, JOSHUA INVESTMENT COMPANY AND FIFTH THIRD BANK BEING ALL THE OWNERS AND LESSOR HOLDERS OF THE LAND PLATTED HEREIN DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "SCIOTO RESERVE SECTION 1, PHASE 8", A SUBDIVISION OF LOT NUMBERS 6320 THROUGH 6348, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE COURTS 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 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 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 29<sup>th</sup> DAY OF AUGUST, 2003.

*Eric Schottenstein*  
ERIC SCHOTTENSTEIN, PRESIDENT  
STATE OF OHIO SS

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 29<sup>th</sup> DAY OF AUGUST, 2003.  
MY COMMISSION EXPIRES MARCH 14, 2004  
*Janece L. Schuch*  
NOTARY PUBLIC, STATE OF OHIO

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

*Susan Franke*  
*Donald R. Kenney*  
SCIOTO RESERVE, LLC  
DONALD R. KENNEY  
MANAGING MEMBER  
STATE OF OHIO SS

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 29<sup>th</sup> DAY OF AUGUST, 2003.  
MY COMMISSION EXPIRES 12-15-04  
*Susan K. Blane (Franke)*  
NOTARY PUBLIC, STATE OF OHIO

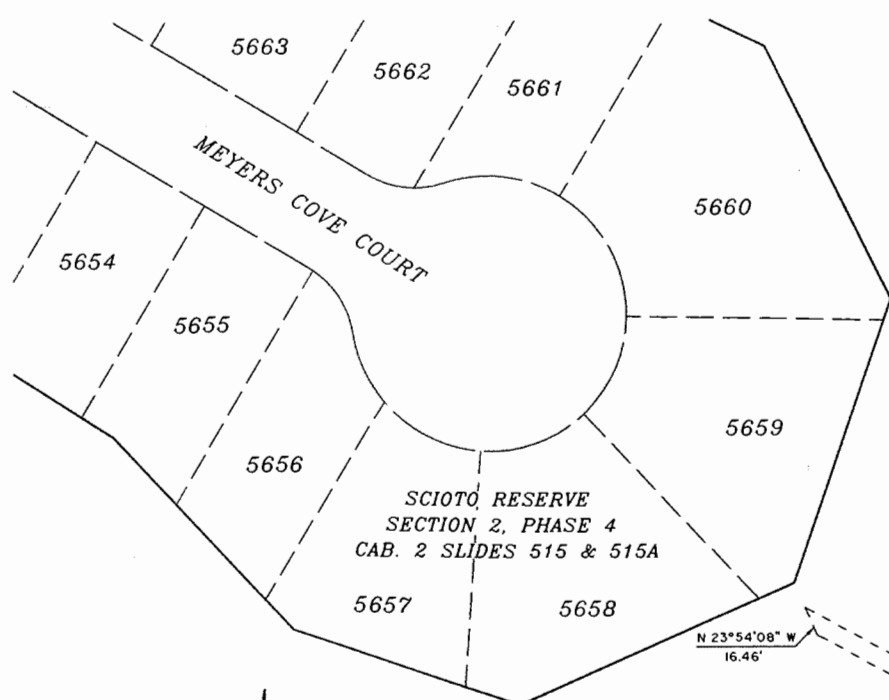
DELAWARE COUNTY  
APPROVED BY:  
*Richard A. Jado* 8-28-03  
ZONING INSPECTOR, CONCORD TOWNSHIP DATE  
*Jack Smeller* 10-29-03  
SANITARY ENGINEER, DELAWARE COUNTY DATE  
*Chris Cannon* 10-28-03  
COUNTY ENGINEER, DELAWARE COUNTY DATE  
*Phyllis Lavin* 11/4/03  
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 5<sup>th</sup> DAY OF DECEMBER, 2003, RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROAD 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.

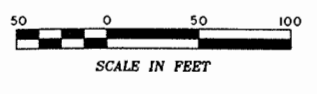
*James D. Wood*  
DELAWARE COUNTY COMMISSIONERS  
TRANSFERRED THIS 12<sup>th</sup> DAY OF DEC, 2003  
*John A. Hanks*  
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 15<sup>th</sup> DAY OF DEC, 2003 AT 9:08 AM  
FEE \$0.00 FILED # 82310  
*Ray E. Coskin Jr*  
RECORDED DELAWARE COUNTY, OHIO  
RECORDED THIS 15<sup>th</sup> DAY OF DEC, 2003 PLAT CABINET 3 SLIDE 269+  
269-A

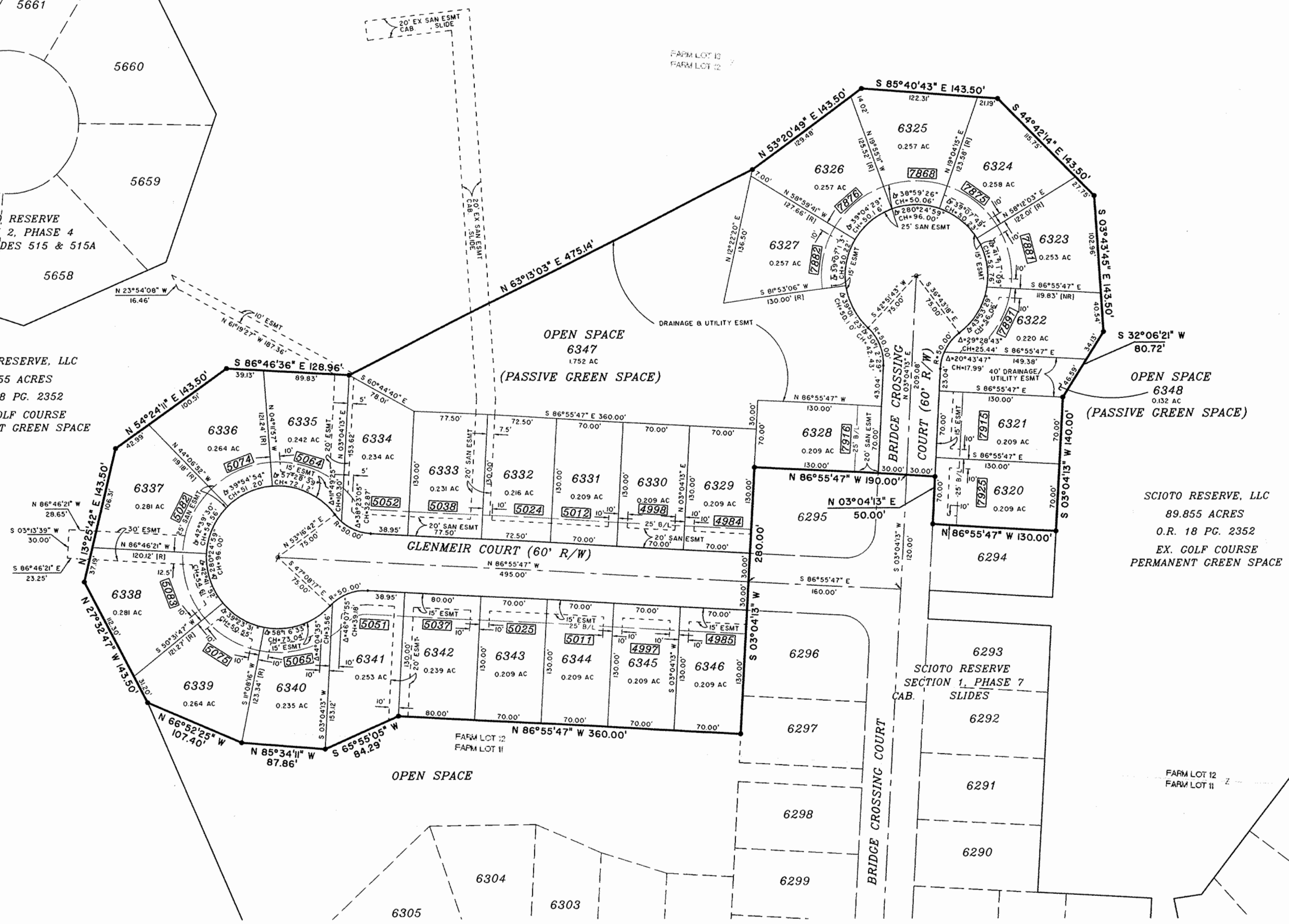
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF OCTOBER, 2003.  
*Deborah K. Jennings*  
MY COMMISSION EXPIRES Sept 26, 2007  
NOTARY PUBLIC, STATE OF OHIO



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



**LEGEND**  
 0000 = LOT NUMBERS  
 0000 = ADDRESSES  
 • INDICATES IRON PIN FOUND



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

Car 3 of 269-A