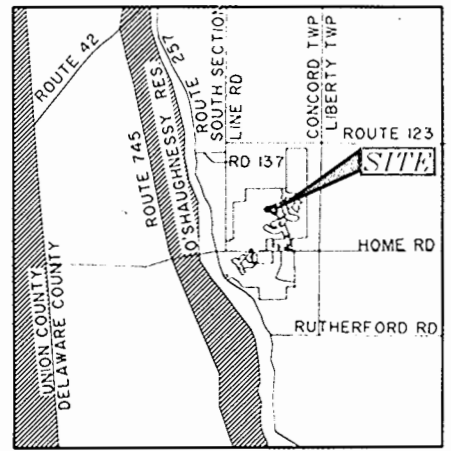


SCIOTO RESERVE

SECTION 4 PHASE 6



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 HEREBY GRANTED FOR CONSTRUCTION, 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 OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR EASEMENTS.

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 59044-0205J (DELAWARE COUNTY), WHICH BEARS AN EFFECTIVE DATE OF 4-21-03.

BE ADVISED A GAS-FLARED DRAINAGE SYSTEM MAY EXIST ON SITE. THE SYSTEM AND/OR OUTLET IS LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

ZONING AND AREA CALCULATION:

TOTAL AREA	= 8.486 ACRES
CURRENT ZONING	= PRD
AREA PHASE 6	= 8.486 ACRES
NET AREA	= 8.486 ACRES
NUMBER OF LOTS	= 26
NET DENSITY + GROSS DENSITY	= 3.064 DU/AC
LOT AREA	= 6.754 ACRES
R.O.W. AREA	= 1.732 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' 57" W, BETWEEN DELAWARE COUNTY GIS MONUMENTS DEL 94 AND DEL 30 AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN JULY, 1998.

CERTIFICATION:

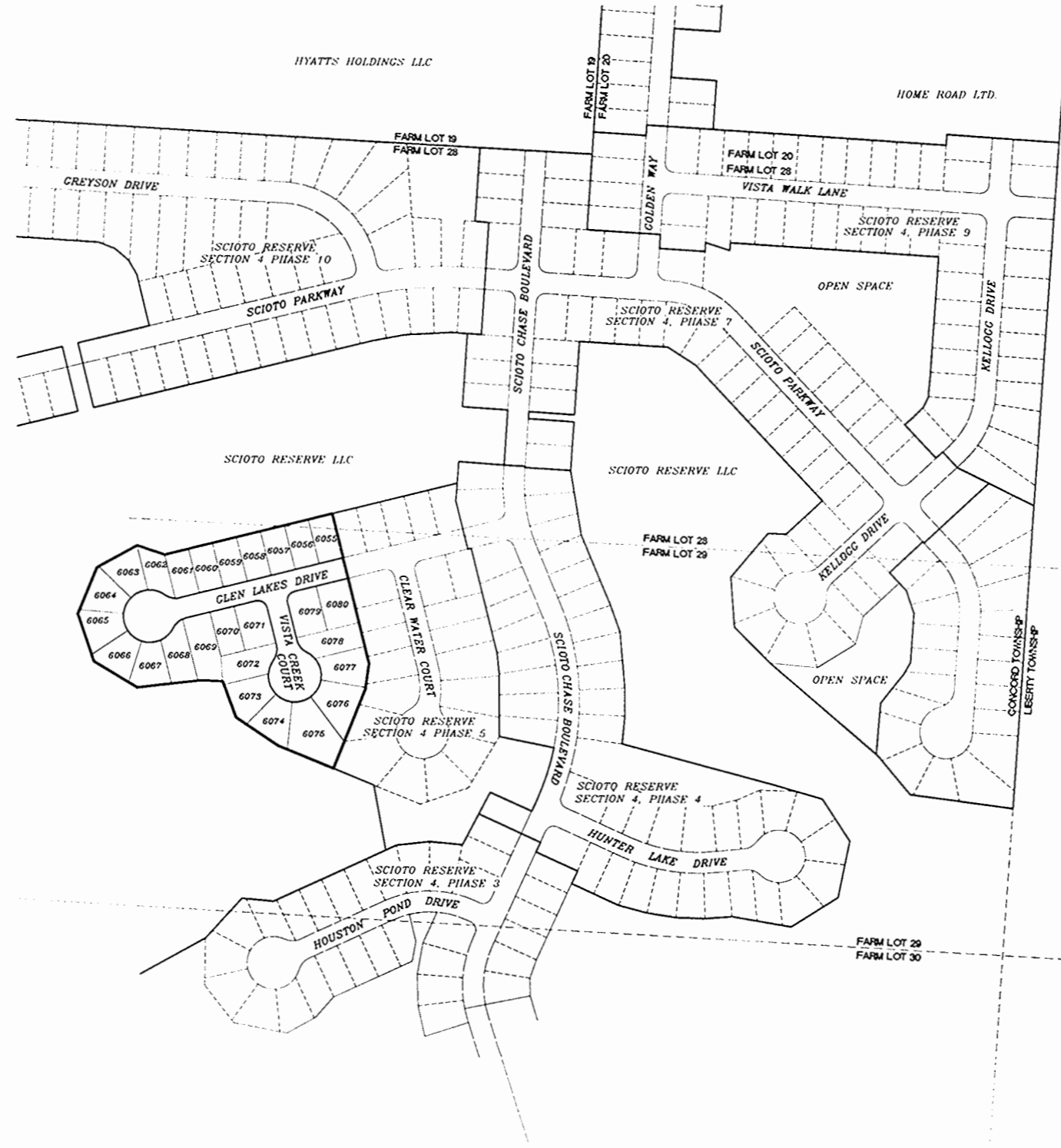
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTATION IS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

R. D. ZANDE & ASSOCIATES, INC

BY: Carl F. Purtz III 4-21-04
REGISTERED SURVEYOR NO. 6598 DATE

PREPARED BY:
R.D. Zande & Associates
1500 LAKE SHORE DRIVE
SUITE 100
COLUMBUS, OHIO 43204
(614) 486-4383 1-800-340-3744
FAX (614) 486-1251

ALL RIGHTS RESERVED. ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES, DOCUMENTS, AND OTHER ITEMS PREPARED BY R. D. ZANDE & ASSOCIATES, INC. (TRADING) 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 SAID CLIENT AND ZANDE. ADDITIONAL USE IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF ZANDE.



BACKGROUND MAP
SCALE: 1" = 200'

TRANSFERRED THIS 25th DAY OF June 2004
FILED FOR RECORD THIS 28 DAY OF June 2004 AT 9:05 AM
FILE NO. 29534
RECORDED THIS 28 DAY OF June 2004 PLAT CABINET 3 SLIDE 374 & 374-A
Todd A. Hanks by TLB
Kay E. Coulter

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF CONCORD, LYING IN SECTION 4, TOWNSHIP 5, RANGE 19 WEST, UNITED STATES MILITARY LANDS CONTAINING 0.074 ACRES IN FARM LOT 28, AND 8.40 ACRES IN FARM LOT 29, BEING 8.474 ACRES, MORE OR LESS, INCLUDING 1.732 ACRES OF RIGHT-OF-WAY, OUT OF THE 20154 ACRE TRACT CONVEYED TO HOME ROAD LTD. IN DEED VOLUME 1472 AT PAGE 283, OF RECORD IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.

THE UNDERSIGNED, HOME ROAD, LTD., AN OHIO LIMITED COMPANY, BY HOME WOOD CORPORATION, AN OHIO CORPORATION, MANAGING MEMBER, BY JOHN H. BAIN, CEO AND BY M/J HOMES OF CENTRAL OHIO, LLC, AN OHIO LIMITED LIABILITY COMPANY, MEMBER BY STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS, BEING THE LAND PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE SCIOTO RESERVE SECTION 4, PHASE 6, A SUBDIVISION OF LOT NUMBERS 6055 THROUGH 6080, INCLUSIVE, AND DEDICATES TO PUBLIC USE THE DRIVE AND COURT NOT HERE TO BE DEDICATED.

EASEMENTS ARE INDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BEHATH 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 HOME WOOD CORPORATION, MANAGING MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 26th DAY OF April, 2004.

WITNESSES:
John H. Bain
PRINTED: John H. Bain
Elizabeth Mescher
PRINTED: Elizabeth Mescher
STATE OF OHIO SS
JOHN H. BAIN, CEO
HOME WOOD CORPORATION
HOME ROAD LTD.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN H. BAIN, CEO OF HOME WOOD 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 26th DAY OF April, 2004.

MY COMMISSION EXPIRES 6-19-06
Carl B. Burkhardt
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS OF M/J HOMES OF CENTRAL OHIO, LLC, MEMBER OF SAID HOME ROAD, LTD. HAS SET HIS HAND THIS 28th DAY OF April, 2004.

WITNESSES:
Vicki A. Larmee
PRINTED: Vicki A. Larmee
Stephanie K. Dunbrack
PRINTED: Stephanie K. Dunbrack
STATE OF OHIO SS
Stephen M. Caplinger
STEPHEN M. CAPLINGER
VICE PRESIDENT LAND OPERATIONS
M/J HOMES OF CENTRAL OHIO, LLC
HOME ROAD, LTD.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS, M/J 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 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 28th DAY OF April, 2004.

MY COMMISSION EXPIRES 8/25/04
Vicki A. Larmee
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF, DONALD R. KENNEY, MANAGING MEMBER OF SCIOTO RESERVE, LLC, HAS SET HIS HAND THIS 30 DAY OF APRIL, 2004.

WITNESSES:
Amy L. Finn
PRINTED: AMY L. FINN
Sara M. Axline
PRINTED: Sara M. Axline
STATE OF OHIO SS
Donald R. Kenney
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 THE 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 SAID SCIOTO RESERVE LLC. FOR THE USE AND PURPOSE THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 30 DAY OF APRIL, 2004.

MY COMMISSION EXPIRES 6-2-2007
Amy L. Finn
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

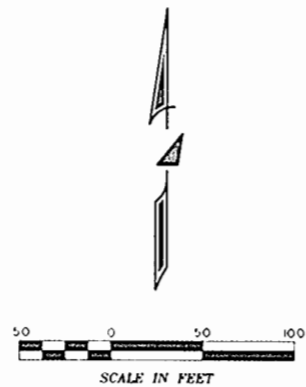
APPROVED BY:
Richard L. Linn 5-1-04
JONING INSPECTOR, CONCORD TOWNSHIP DATE
Jack Smiller 5-25-04
SANITARY ENGINEER, DELAWARE COUNTY DATE
Chi P. Bousman 5-25-04
COUNTY ENGINEER, DELAWARE COUNTY DATE
Phil Lammie 6-1-04
DIRECTOR, DELAWARE COUNTY REGIONAL PLANNING COMMISSION DATE

THIS 21st DAY OF June, 2004, 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.
David D. Ward Robert B. Mad Joseph M. Mad
DELAWARE COUNTY COMMISSIONERS

Car 3 PL 374

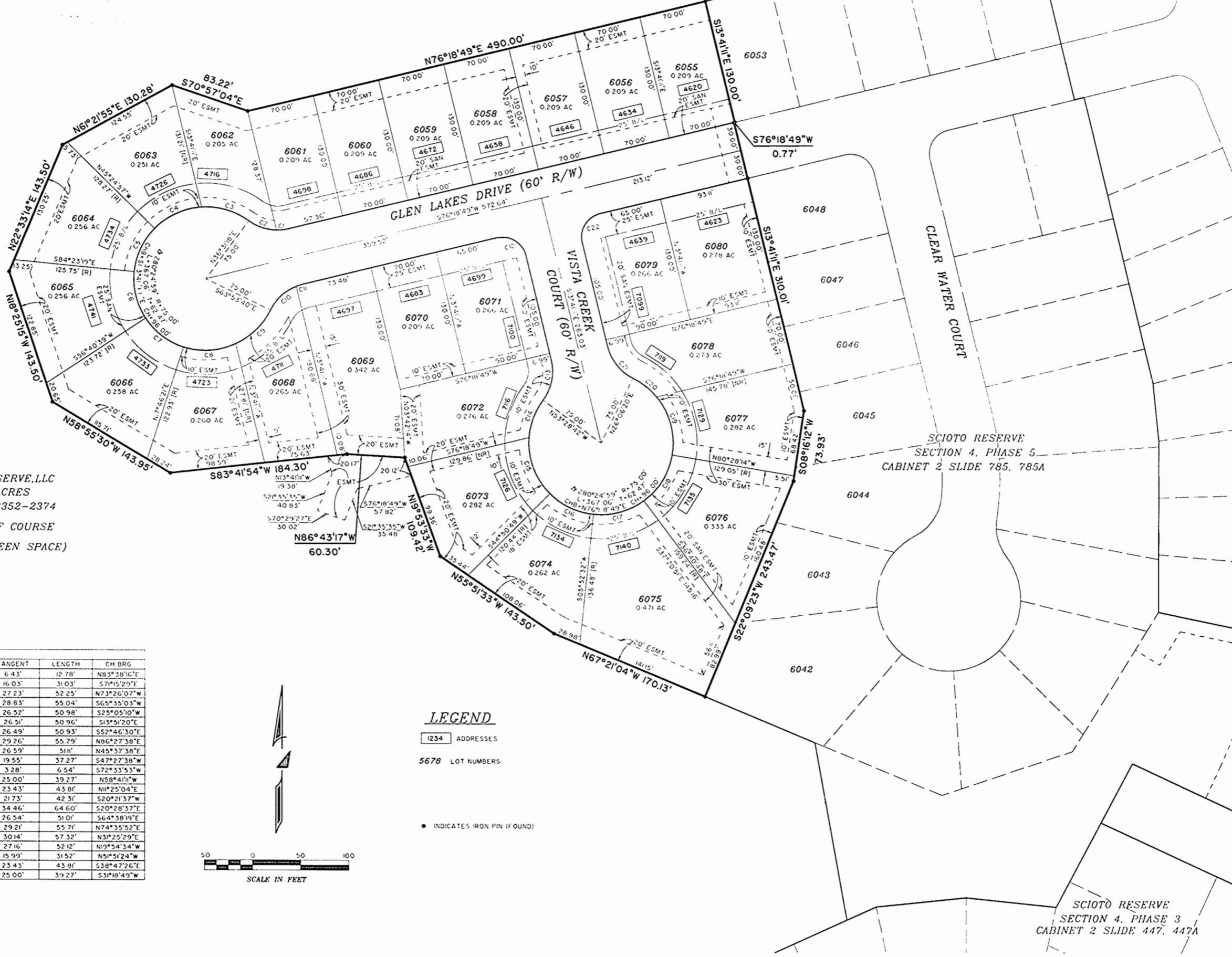
SCIOTO RESERVE, LLC
116.159 ACRES
D.V. 18, P.C. 2352-2374
EXISTING GOLF COURSE
(PERMANENT GREEN SPACE)

CURVE TABLE						
CURVE	DELTA	RADIUS	CHORD	TANGENT	LENGTH	CH BRG
C1	14°38'55"	50.00'	12.75'	6.43'	12.78'	N83°38'16"E
C2	35°33'35"	50.00'	30.54'	16.03'	31.03'	S71°15'29"E
C3	39°54'51"	75.00'	51.20'	27.23'	52.25'	N73°26'07"W
C4	42°02'49"	75.00'	53.81'	28.83'	55.04'	S65°35'05"W
C5	38°56'57"	75.00'	50.01'	26.52'	50.98'	S25°05'10"W
C6	38°56'02"	75.00'	49.99'	26.51'	50.96'	S13°51'20"E
C7	38°54'18"	75.00'	49.95'	26.49'	50.93'	S52°46'30"E
C8	42°37'25"	75.00'	54.52'	29.26'	55.79'	N86°27'38"E
C9	39°02'36"	75.00'	50.12'	26.59'	51.11'	N45°37'38"E
C10	42°42'37"	50.00'	36.41'	19.55'	37.27'	S47°27'38"W
C11	7°29'52"	50.00'	6.54'	3.28'	6.54'	S72°33'53"W
C12	90°00'00"	25.00'	35.36'	25.00'	39.27'	N58°41'11"W
C13	50°12'29"	50.00'	42.43'	23.43'	43.81'	N11°25'04"E
C14	32°19'22"	75.00'	41.75'	21.73'	42.31'	S20°21'37"W
C15	49°21'07"	75.00'	62.62'	34.46'	64.60'	S20°28'37"E
C16	38°58'17"	75.00'	50.04'	26.54'	51.01'	S64°38'19"E
C17	42°33'20"	75.00'	54.43'	29.21'	55.71'	N74°35'52"E
C18	43°47'26"	75.00'	55.94'	30.14'	57.32'	N31°25'29"E
C19	39°49'08"	75.00'	51.08'	27.16'	52.12'	N19°54'34"W
C20	24°04'33"	75.00'	31.28'	15.99'	31.52'	N51°51'24"W
C21	50°12'29"	50.00'	42.43'	23.43'	43.81'	S38°47'26"E
C22	90°00'00"	25.00'	35.36'	25.00'	39.27'	S31°18'49"W



LEGEND

- 1234 ADDRESSES
- 5678 LOT NUMBERS
- INDICATES IRON PIN (FOUND)



Cat 3 AL 324-A

P:\4363\2\PL\151-4363M2-6.dwg SMT 4/1/23, 2004 - 3:44:33pm brcd3jy4s