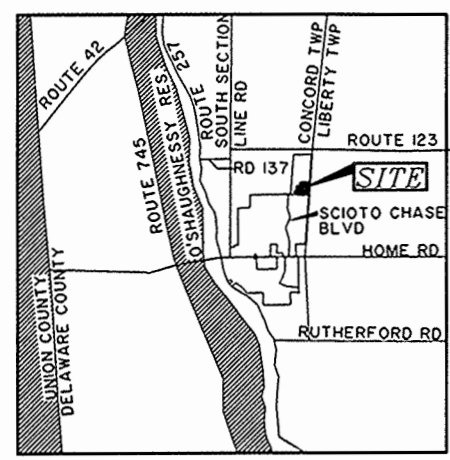


SCIOTO RESERVE SECTION 4 PHASE 12



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", "DRAINAGE/UTILITY 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", "DRAINAGE/UTILITY EASEMENTS", AND "SANITARY 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 39046-0205J (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 12", 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.

BE ADVISED: A SUB SURFACE DRAINAGE SYSTEM MAY EXIST ON SITE THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 86° 28' 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.

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 1-800-340-2743
FAX (614) 486-1381

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.



BACKGROUND MAP SCALE: 1" = 200'

ZONING AND AREA CALCULATION:

TOTAL AREA	= 21.084 ACRES
CURRENT ZONING	= PRD
AREA PHASE 12	= 21.084 ACRES
OPEN SPACE AREA	= 6.596 ACRES
% OPEN SPACE	= 31.30%
NET AREA	= 14.486 ACRES
NUMBER OF LOTS	= 50
NET DENSITY	= 3.452 DU/AC
GROSS DENSITY	= 2.371 DU/AC
LOT AREA	= 11.218 ACRES
R.O.W. AREA	= 3.268 ACRES

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

SITUATED 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 21.084 ACRES, MORE OR LESS, INCLUDING 3.268 ACRES OF RIGHT-OF-WAY AREA, SAID 21.084 ACRES BEING OUT OF THE 22136 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 SCHOTTENSTEIN HOMES, INC., AN OHIO CORPORATION, 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 12", A SUBDIVISION OF LOTS NUMBERED 6407 THROUGH 6457, INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DEDICATE TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE LANES AND DRIVE 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 20th DAY OF April, 2004.

WITNESSES:
Kelli Breckinridge
PRINTED: Kelli Breckinridge
Elizabeth Mescher
PRINTED: Elizabeth Mescher

John H. Bain
JOHN H. BAIN, CEO
HOMEWOOD CORPORATION
HOME ROAD, LTD.

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 FORGOING 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 20th DAY OF April, 2004.

MY COMMISSION EXPIRES 10-19-06

Kelli Breckinridge
NOTARY PUBLIC, STATE OF OHIO

IN WITNESS WHEREOF STEPHEN M. CAPLINGER, VICE PRESIDENT LAND OPERATIONS OF M/I SCHOTTENSTEIN HOMES INC., MEMBER OF SAID HOME ROAD, LTD., HAS SET HIS HAND THIS 20th DAY OF April, 2004.

WITNESSES:
Vicki H. Larmee
PRINTED: VICKI H. LARMEE
Stephanie K. Dunbrack
PRINTED: Stephanie K. Dunbrack

Stephen M. Caplinger
STEPHEN M. CAPLINGER
VICE PRESIDENT LAND OPERATIONS
M/I SCHOTTENSTEIN HOMES, INC.
HOME ROAD, LTD.

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 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 THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 20th DAY OF April, 2004.

MY COMMISSION EXPIRES 5/25/04

Vicki H. Larmee
NOTARY PUBLIC, STATE OF OHIO

DELAWARE COUNTY

APPROVED BY:
Richard J. Dolgo 5-1-04
ZONING INSPECTOR, CONCORD TOWNSHIP DATE
Jack Smelker 5/21/04
SANITARY ENGINEER, DELAWARE COUNTY DATE
Chris Bauserman 5/21/04
COUNTY ENGINEER, DELAWARE COUNTY DATE
Phyllis 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.

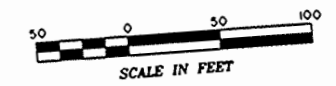
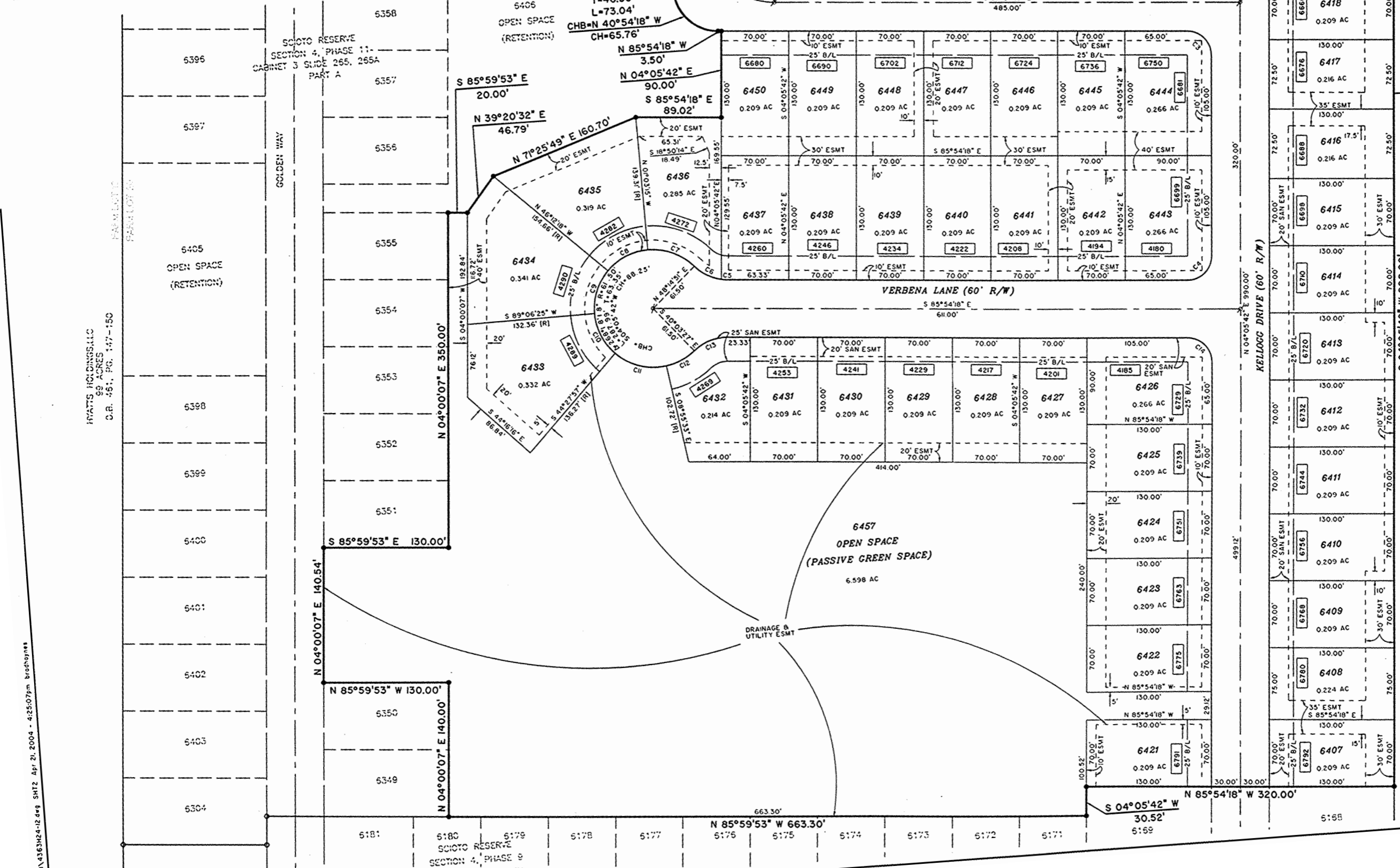
James D. Ward Rebecca B. Mat Kristy W. Jada
DELAWARE COUNTY COMMISSIONERS

TRANSFERRED THIS 25th DAY OF June, 2004 Todd A. Hawks by TLB
AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 28 DAY OF June, 2004 AT 9:26 AM
FEE 80.00 FILE NO. 29542 Kay E. Corliss
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS 28 DAY OF June, 2004 PLAT CABINET 3 SLIDE 3754 375-A

CURVE TABLE						
CURVE	DELTA	RADIUS	CHORD	TANGENT	LENGTH	CH BRG
C1	90°00'00"	45.00'	63.64'	45.00'	70.69'	S40°54'18"E
C2	90°00'00"	25.00'	35.36'	25.00'	39.27'	N49°05'42"E
C3	90°00'00"	25.00'	35.36'	25.00'	39.27'	N49°05'42"E
C4	90°00'00"	25.00'	35.36'	25.00'	39.27'	S82°04'24"E
C5	7°39'48"	50.00'	6.68'	3.35'	31.84'	S59°59'50"E
C6	36°29'21"	50.00'	51.30'	28.22'	52.92'	N66°24'12"W
C7	49°18'06"	61.50'	47.22'	25.57'	48.46'	S66°22'14"W
C8	45°09'03"	61.50'	46.76'	25.28'	47.97'	S23°12'49"E
C9	44°41'18"	61.50'	46.71'	25.25'	47.92'	S72°13'48"E
C10	44°38'28"	61.50'	46.71'	25.25'	47.92'	S23°12'49"E
C11	53°23'30"	61.50'	55.26'	30.93'	33.42'	N65°30'30"E
C12	3°07'54"	61.50'	33.01'	17.13'	33.42'	S72°01'07"W
C13	44°09'09"	50.00'	37.58'	20.28'	39.27'	N40°54'18"W
C14	90°00'00"	25.00'	35.36'	25.00'	39.27'	N40°54'18"W



- LEGEND**
- 1234 = LOT NUMBERS
 - 5678 = ADDRESSES
 - NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SAID STREET IS EXTENDED BY PLAT OR DEED.
 - IRON PIN SET (3/4 INCH IRON PIPE)
 - MAG NAIL SET

MURPHY BOKER ASSOCIATES, INC.
153.800 ACRES
D.B. 551, PG. 555

11\436342-12.dwg SH12 Apr 21, 2004 - 4:25:07pm brockhays