

# SCIOTO LAND SURVEYING SERVICE, INC.

173 NORTH SANDUSKY STREET • DELAWARE, OHIO 43015 • 369-7577

## PLAT OF SURVEY FOR

VISTA LAND COMPANY LLC  
PART OF FARM LOT A, QUARTER-TOWNSHIP 1,  
TOWNSHIP 6, RANGE 19, U.S.M.L.  
MARLBORO TOWNSHIP, DELAWARE COUNTY, OHIO

### REGIONAL PLANNING

APPROVED  
DATE: 12/14/00

PLANNED DEVELOPMENT

CHARTERED

This is a preliminary plan.

3/27/01

See: *Paul O. Del*

00-280-5

### LEGEND

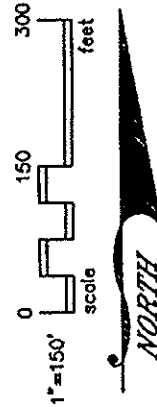
- ⊙ P.K. Nail Found
- Mag Nail Set
- Iron Bar Set with a plastic cap marked "SLSS RS 6612"

### RECORDS USED

Deeds as shown.

### BASIS OF BEARINGS

Assumed.



DELAWARE COUNTY  
ZONING INSPECTOR  
KINGSTON, MARLBORO, OXFORD, RADFORD, THOMPSON  
DATE: 12/14/00  
ZONING: FR-1  
FRONTAGE: 260' MIN.  
F 130' S 25' R 60'  
*Paul O. Del*  
INSPECTOR

SETBACKS  
FRONT - 130' FROM CENTERLINE  
SIDE - 25'  
REAR - 80' (15' ACCESSORY BLDG)

ORIGINAL 120.437 Ac.  
O.R.V. 45, PAGE 1564

FLOOD EASEMENT  
U.S. ARMY CORPS OF ENGINEERS  
OLENTANGY RIVER LAND ACQUISITION  
PARCEL NO. 316-E  
PART II  
5.68 Ac.

TRACT 11  
3.698 Ac.

All lots delineated on this plat are located as shown, per Community  
Panel No. 390146 0050 J, dated April 21, 1999.

Prior to preparation of building plans and/or detailed site plans, each lot owner  
must coordinate with the Delaware County Health Department to determine that  
the approved on-site sanitary system location is consistent with or compatible  
with the owner's desired site plan.

Notice is hereby given to any buyer of the lots delineated upon this plat, that on  
file with the Delaware County Regional Planning Commission and Health  
Department are SITE IMPROVEMENT PLANS for the development of said lots  
showing finish grade elevations, leaching field locations and building envelopes.

BE ADVISED: A sub-surface drainage system may exist on this site. The system  
and/or outlet if located on this property must be maintained at all times.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING  
TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE  
BEST OF MY KNOWLEDGE AND BELIEF. EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY, IF  
ANY, NOT LOCATED UNLESS NOTED.

FRANK CELIO, SURVEYOR  
Registration No. 6612

OCTOBER 2, 2000

Date

