

# 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

ORIGINAL 34.866 Ac.

O.R.V. 206, PAGE 1344

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 General Health District 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.

### LEGEND

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

### RECORDS USED

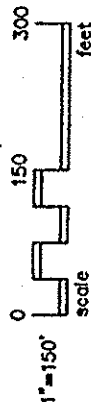
Deeds as shown.

### BASIS OF BEARINGS

Assumed.

### REGIONAL PLANNING

APPROVED  
Delaware County  
Regional Planning Commission  
No Plat Required  
This Approval Will Expire On  
9/20/02  
Signed *[Signature]*  
EC # 02-91-5



### SETBACKS

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

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.

KAREN S. COFFMAN, SURVEYOR  
Registration No. 7845

REVISED APRIL 23, 2002

APRIL 5, 2002

Date

DELAWARE COUNTY  
ZONING INSPECTOR  
MARLBORO, BACHOR, THOMPSON  
DATE: 6/6/02  
ZONING: FR-1  
FRONTAGE: 175' min.  
F 130' S 25' R 80'  
INSPECTOR *[Signature]*

