



**5 ACRE- 6.6 ACRE HEAVILY WOODED HOMESITES**

**ON DUBLIN ROAD NORTH OF HOME ROAD  
ACROSS FROM THE O'SHAUGHNESSY RESERVOIR**

**Buckeye Valley Schools- Paved Access Drive Installed**

[www.SciotoCliffs.com](http://www.SciotoCliffs.com)



**FOUR SEASONS  
LAND COMPANY**

**Marketed by Ron Beitzel, Broker- [beitzel@fourseasonslandco.com](mailto:beitzel@fourseasonslandco.com)**

**[www.FourSeasonsLandCo.com](http://www.FourSeasonsLandCo.com)  
(614) 898-5263, (614) 898-9514 Fax**



## Four Seasons Land Company

**Introducing Scioto Cliffs West. Four heavily pine treed parcels that will make you feel like you're living in the northwest United States!**

**Parcels range from 5 acre to 6.6 acres in size and feature a 16' wide paved common access drive built to heavy use specifications. Delco water is easily accessible to all parcels. Sellers will be extending the Columbia Gas line to service the parcels.**

**The property is ideally located to these destinations:**

- **10 minutes to Dublin**
- **10 minutes to US 42 and US 33**
- **10 minutes to Delaware**
- **15 minutes to Sawmill Road and I-270**
- **30 minute drive to Broad and High Streets in Columbus**

### **PROPERTY INFORMATION**

**GENERAL:** The information contained herein is purposely for the tracts included within and is deemed accurate; however, it is not warranted and is subject to change.

**LOCATION: GPS ADDRESS**

7663 Dublin Road  
Delaware, Ohio 43015  
(Note that this is the address for the home on the east side.)

**SCHOOL DISTRICT:** Buckeye Valley Local School District

**UTILITY AVAILABILITY:** Telephone service is available at the road. Electric service is provided by Ohio Edison/First Energy. Public water is available through the Delco Water Company. Public sewer service is not available to the properties at this time. Time Warner Cable has all of its telephone, digital cable, broadband, and home security services available to the area.

Sellers has extended the Columbia Gas line main line north from Home Road to service the parcels. Gas service lines from the road have been extended to the building footprints.

**ZONING:**

Subject to Concord Township zoning. Property is zoned Farm Residential District (FR-1).

Concord Township Zoning Inspector:

Richard Irvine  
6385 Home Road  
Delaware, Ohio 43015  
(740) 881-5338

- RESTRICTIONS:** Deed restrictions will apply. Contact sales associate for information.
- RESERVATION EASEMENTS:** Subject to electrical/utility easements to service the parcels. Common access drive entrance easements will be applicable to all parcels. Drive access approval has been approved through the Ohio Department of Transportation. Seller will install the paved common access drive.
- SEWAGE:** Buyer shall be required to install a septic system. The parcels have been pre-approved by the health department for a wide variety of systems which includes conventional leaching and drip irrigation systems used to minimize the impacts on trees. For additional information contact the Delaware General Health District (740) 368-1700.
- TAXES:** The 2016 effective tax rate for Delaware County, Concord Township, Buckeye Valley School District is \$45.4346 per \$1,000 of assessed value. Assessed value is 35% of the true value of the property. A 10% and 2.5% homestead exemption rollback should be applied to the computed annual tax amount. This rate is subject to change without notice. For more information, contact the Delaware County Auditor's Office at (740) 833-2900.
- Tax Example: \$200,000 Market Value > \$2,885/Year Annual Tax Based on 2016 tax rates. 2.5% Homestead Exemption is not applied in example.

Information contained herein has been obtained from source that we deem reliable. We have no reason to doubt the accuracy of this information, but we do not guarantee it. Prospective buyer(s) should verify the information to satisfy themselves and not rely exclusively upon the information contained herein.



LOT NUMBER	ACREAGE	PRICE	FEATURES
7	5.02	<b>SOLD</b>	Heavily Wooded W/Mature Pines
8	5.405	<b>SOLD</b>	Heavily Wooded W/Mature Pines
9	5.983	<b>SOLD</b>	Heavily Wooded W/Mature Pines
10	6.557	<b>SOLD</b>	Heavily Wooded W/Mature Pines

\* PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE



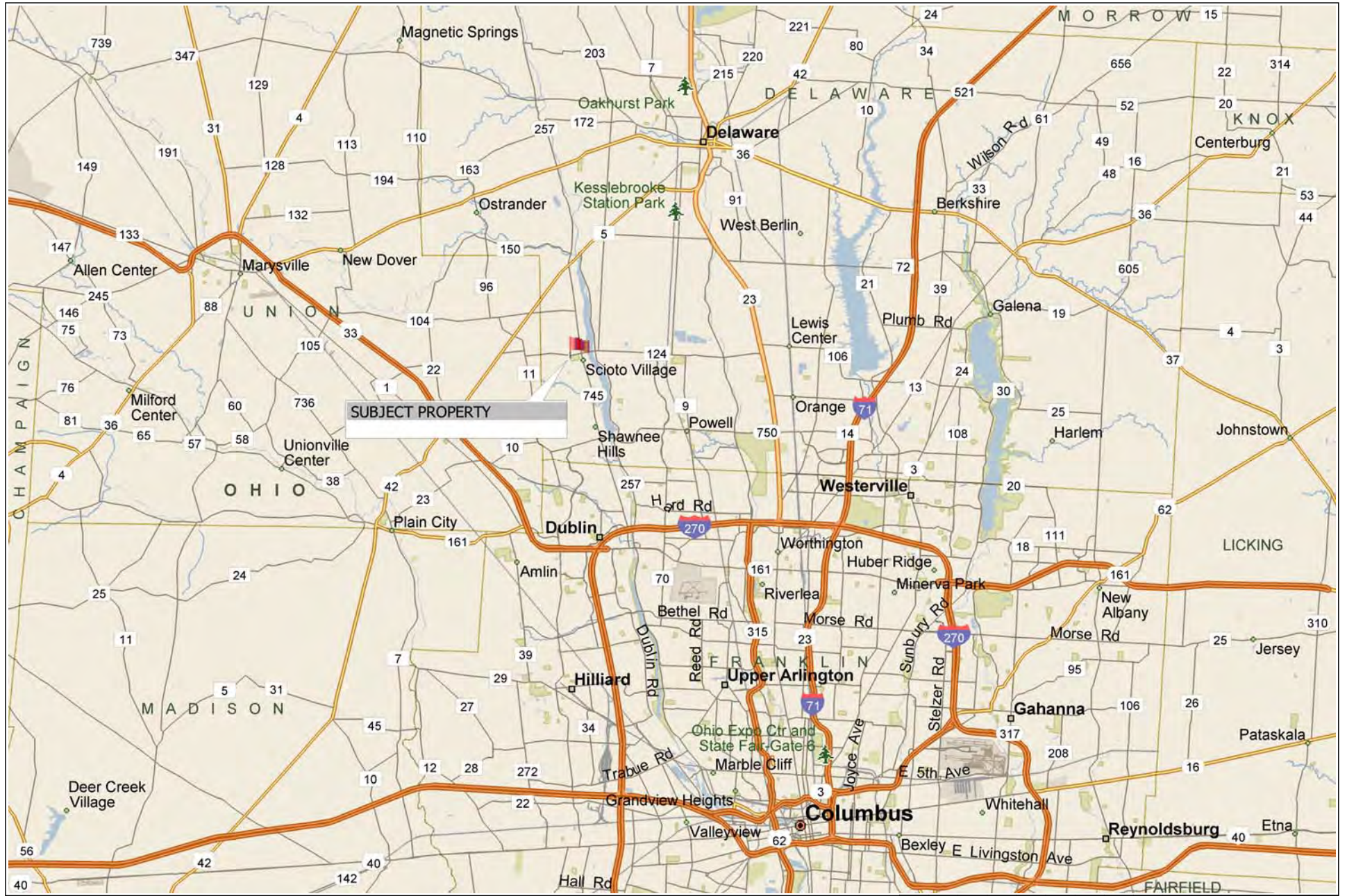
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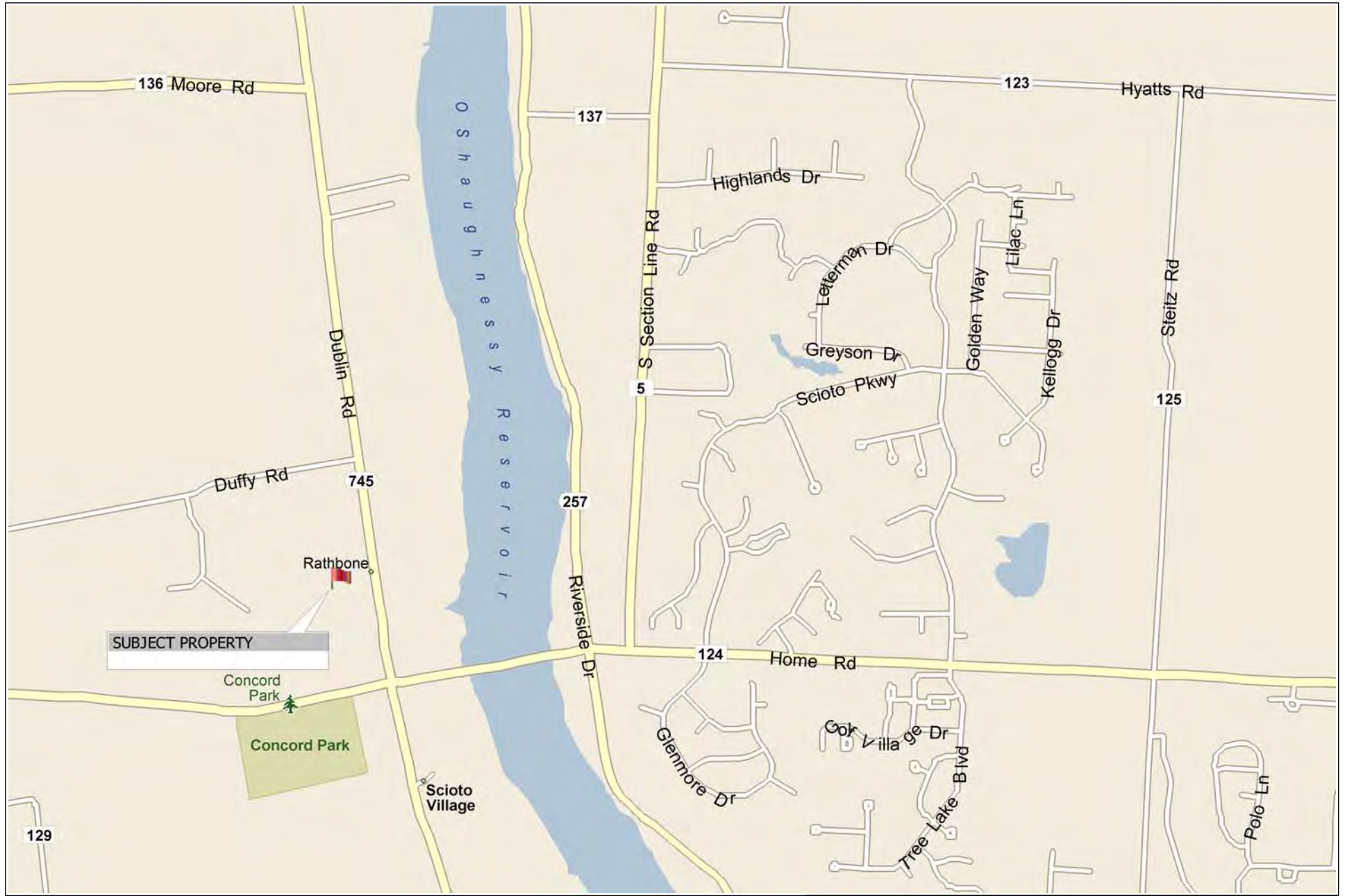
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# Scioto Cliffs West, Concord Twp. Delaware County



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# Scioto Cliffs West, Concord Twp. Delaware County





LOT 10

6.547 Ac.

**SOLD**

LOT 9

5.933 Ac.

**SOLD**

LOT 8

5.405 Ac.

**SOLD**

LOT 7

5.055 Ac.

**SOLD**

DUBLIN ROAD (SR 745)





LOT 10  
6.547

**SOLD**

LOT 9  
5.983

**SOLD**

LOT 8  
5.405 Ac.

**SOLD**

BOUNDARY LINES NOT TO SCALE





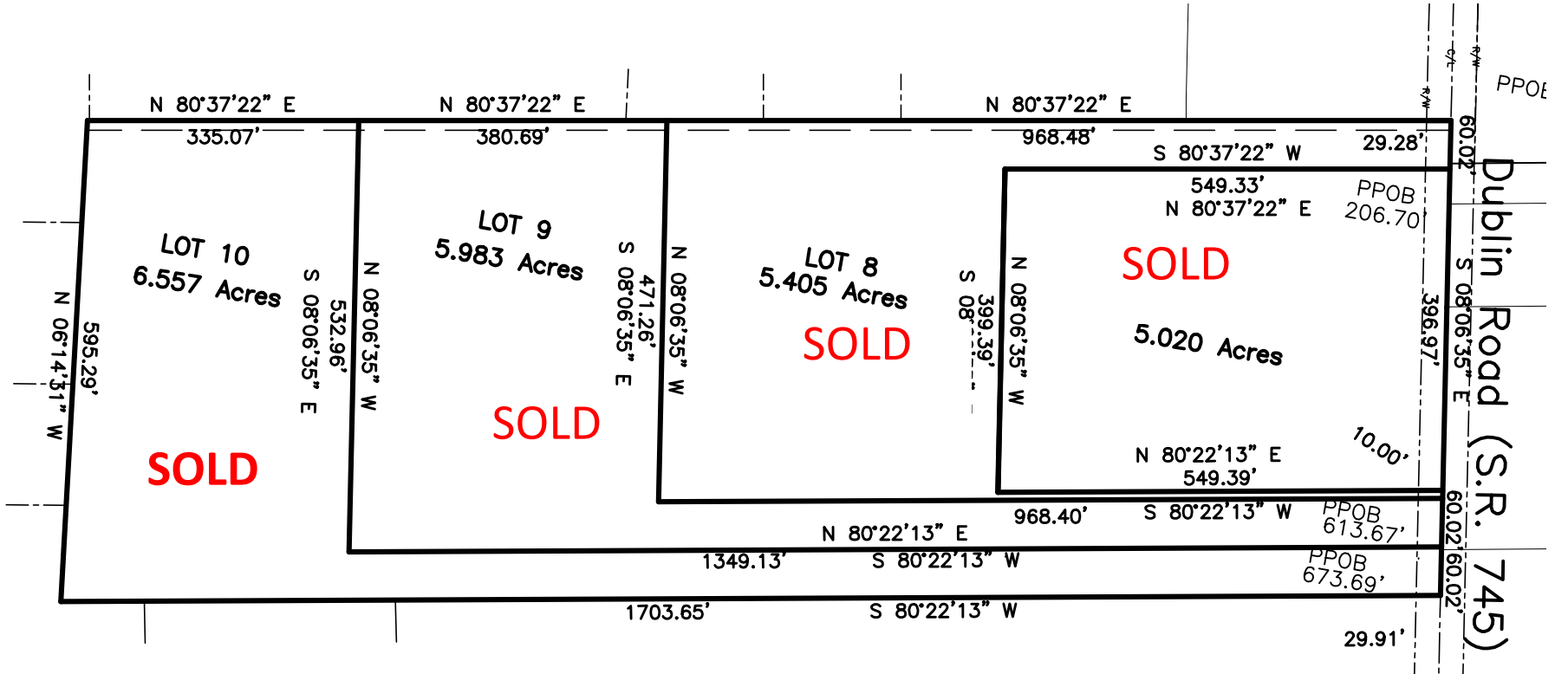


4 LOTS 5 ACRES – 6.6 ACRES

5 LOTS 5.6 ACRES – 8 ACRES

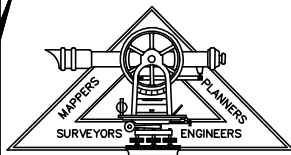
DUBLIN ROAD (SR 745)

Plat showing a 5.020 acre tract, a 5.405 acre tract,  
 a 5.983 acre tract & a 6.557 acre tract  
 located in Virginia Military Survey No. 1421,  
 Concord Township, Delaware County, Ohio



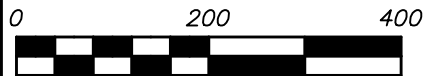
Scale 1" = 200'  
 April, 2016

Basis of bearings based on GPS observation (Ohio SPC North Zone), based on the centerline of Dublin Road being N 08° 06' 35" W.



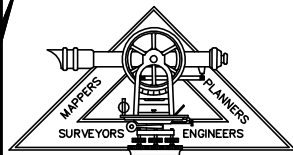
PATRIDGE  
 SURVEYING L.L.C.  
 9464 DUBLIN ROAD  
 POWELL, OHIO 43065  
 TEL. (614)-799-0031  
 FAX (614)-300-5076

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### Scioto Cliffs West Topo Lot 9

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.  
 Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.  
 Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).  
 Please report any errors or omissions to the Delaware County Auditor's office at [delcogis@co.delaware.oh.us](mailto:delcogis@co.delaware.oh.us).

Prepared by: Delaware County Auditor's GIS Office

Printed on 2/20/2017



Delaware County Auditor  
 George Kaltsa





### Scioto Cliffs West Topo Lot 10

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