

Four Seasons Land Company REALTOR
Land Acquisition, Development, & Disposition Services



5.4 ACRE- ACRE WATERFRONT LUXURY HOMESITES

RARE OFFERING OF O'SHAUGHNESSY RESERVOIR WATERFRONT PROPERTY!

Four Seasons Land Company

Marketed by Ron Beitzel, Broker- rbeitzel@fourseasonslandco.com
www.FourSeasonsLandCo.com
(614) 898-5263, (614) 898-9514 Fax



Four Seasons Land Company

RARE OFFERING OF O'SHAUGHNESSY RESERVOIR WATERFRONT PROPERTY!

As the old saying goes about land "They aren't making any more of it!" Well they certainly aren't making any more water frontage parcels! These are the parcels of your dreams!

There is a rare offering of 5 beautifully wooded parcels ranging from 5 acre to 8 acres in size. Parcels are densely wooded with pines and hardwoods. Undulating topography offers a "park-like" feel featuring wooded ravines. All tracts have conditionally approved for dock slips through the City of Columbus.

The property is ideally located being the following driving times 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

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 have extended the Columbia Gas main line north from Home Road to service the parcels. Service lines from the road will be extended to the building footprints at the buyer's cost.

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.

RESERVATION EASEMENTS: Subject to a 10' electrical/utility easement along the side lot lines and a 20' utility easement running parallel along the road frontage. Common access drive entrance easements will be applicable to tracts 1, 2, 5, & 6. Drive access approval has been approved through the Ohio Department of Transportation. Seller will install gravel drive apron and entrance.

BOAT DOCKS: Parcels have been reviewed by the City of Columbus for the suitability of the installation of boat docks/slips. All tracts have conditional approval for one or more dock locations .
Marc L. Elwell, Recreation Program Specialist, City of Columbus, (614)-645-5459, mlelwell@columbus.gov .

CITY OF COLUMBUS LAND: The land running alongside the O'Shaughnessy water frontage is owned and controlled by the City of Columbus. Contact Steve Lowe with the Land Stewardship Program @ (614) 645-1287, selowe@columbus.gov for detailed information regarding the use of the City of Columbus property and the restrictions regarding the cutting of vegetation etc....

SEWAGE: Owner shall be required to install a septic system. Lot feasibility review for the installation of septic systems by the Delaware County Department of Health has been obtained.
For additional information contact the Delaware General Health District (740) 368-1700. Soil testing by soil scientist has been completed on each parcel. 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.

TAXES: The 2019 effective tax rate for Delaware County, Concord Township, Buckeye Valley School District is \$47.206269 per \$1,000 of assessed value. Assessed value is 35% of the true value of the property. This rate is subject to change without notice. There is also a 1% income tax levied through the school districts for residents residing on the property. For more information, contact the Delaware County Auditor's Office at (740) 833-2900.



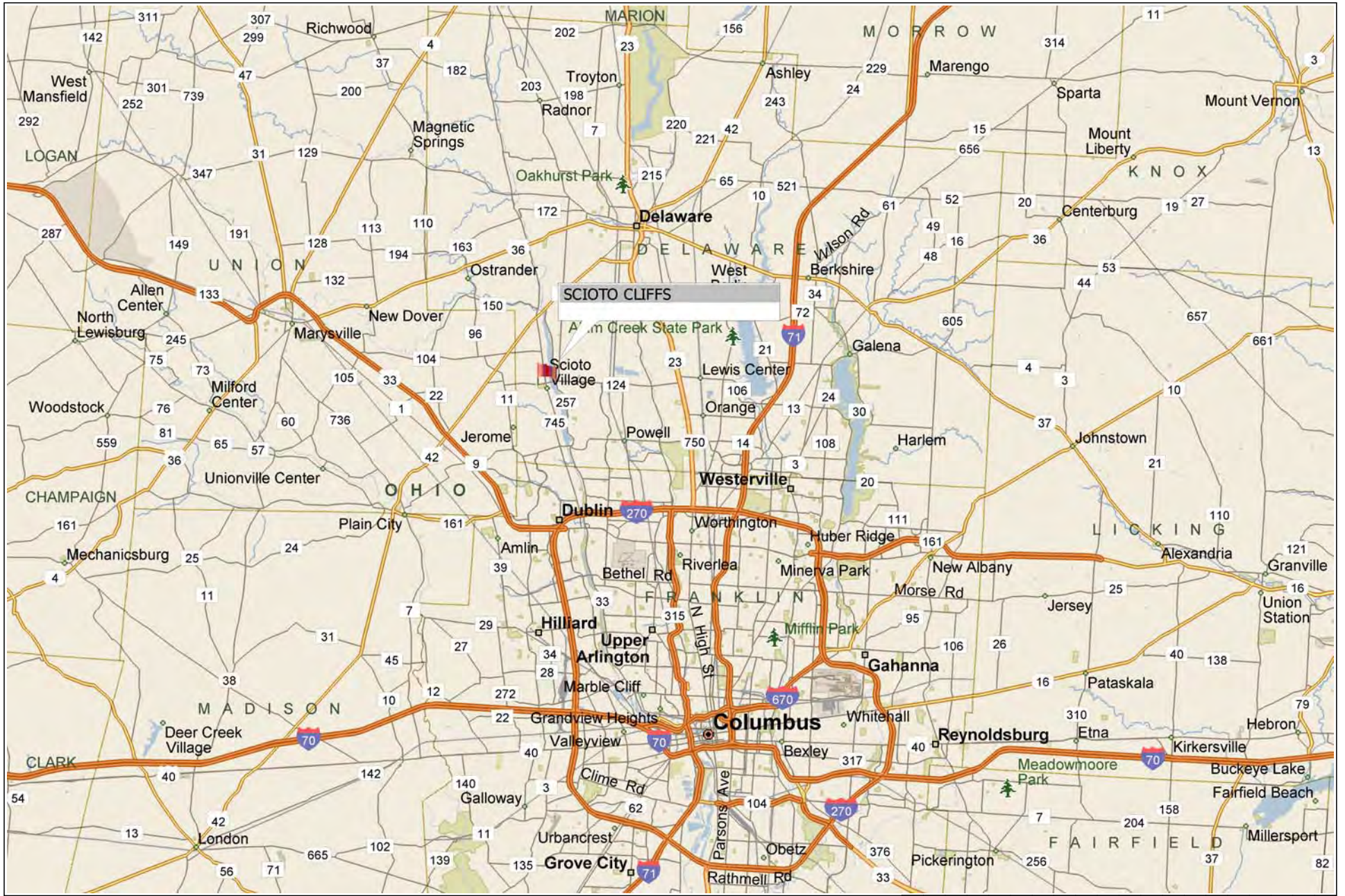
WATERFRONT LUXURY HOMESITES

LOT NUMBER	ACREAGE	PRICE	FEATURES
1	8.142	\$ 599,900	SOLD
2	6.115	\$ 499,900	SOLD
3	6.883		NOT FOR SALE
4	6.592	\$ 549,900	SOLD
5	5.426	\$ 399,900	All Wooded Parcel, 391' Rd. Frontage, ~386' O'Shaughnessy Frontage
6	5.899	\$ 549,900	All Wooded Parcel, 242' Rd. Frontage, ~1,000' O'Shaughnessy Frontage

***Prices are subject to change.**

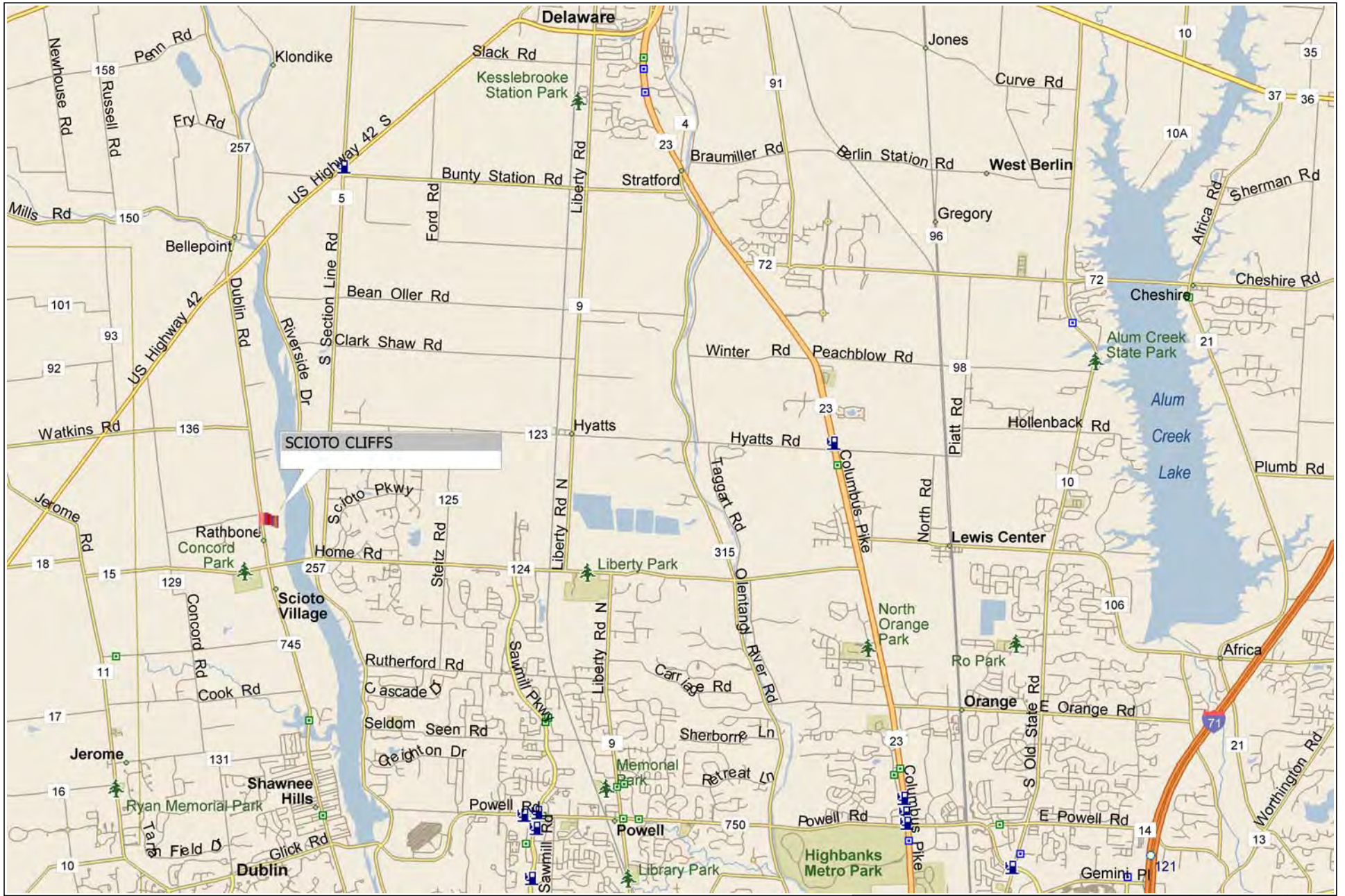
Information contained herein has been obtained from source that we deem reliable. We have no reason to doubt the accuracy of this information, but we do not guarantee it. Prospective buyer(s) should verify the information to satisfy themselves and not rely exclusively upon the information contained herein.

SCIOTO CLIFFS - DUBLIN ROAD DELAWARE OHIO



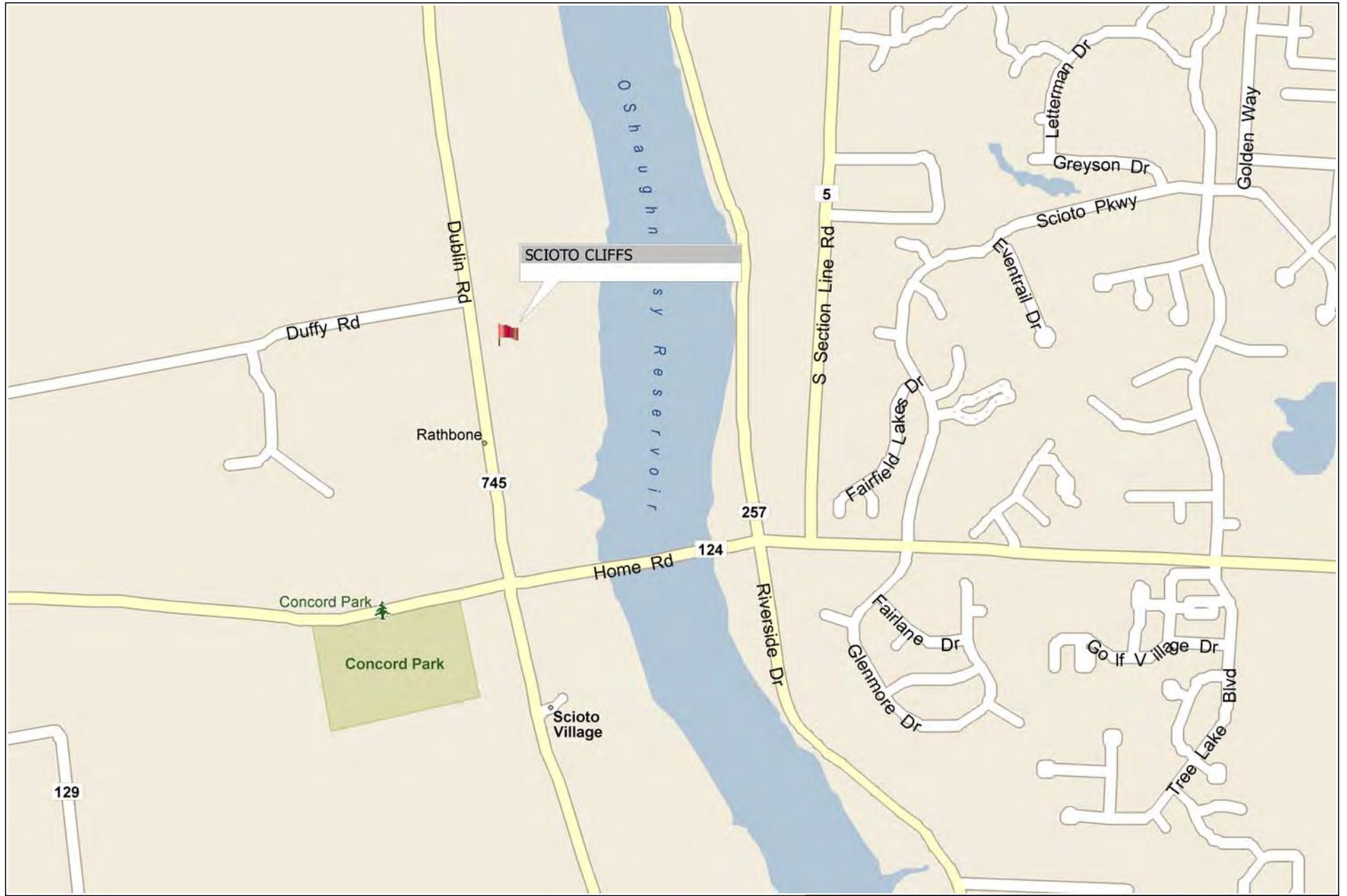
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SCIOTO CLIFFS - DUBLIN ROAD DELAWARE OHIO





LOT 1 8.142 ACRES

LOT 2 6.115 ACRES

RETAINED
BY SELLER

LOT 4 6.592 ACRES

LOT 5
5.426 ACRES

LOT 6
5.899 ACRES

DUBLIN ROAD (S.R. 745)

O'SHAUGHNESSEY
RESERVOIR

HOME ROAD



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APPROXIMATE DELINEATION
REFER TO SURVEY



LOT 1
8.147 Acres

LOT 2
6.115 Acres

LOT 3
6.883 Acres

**SELLER'S HOME
UNAVAILABLE**

LOT 4
6.592 Acres

LOT 5
5.425 Acres

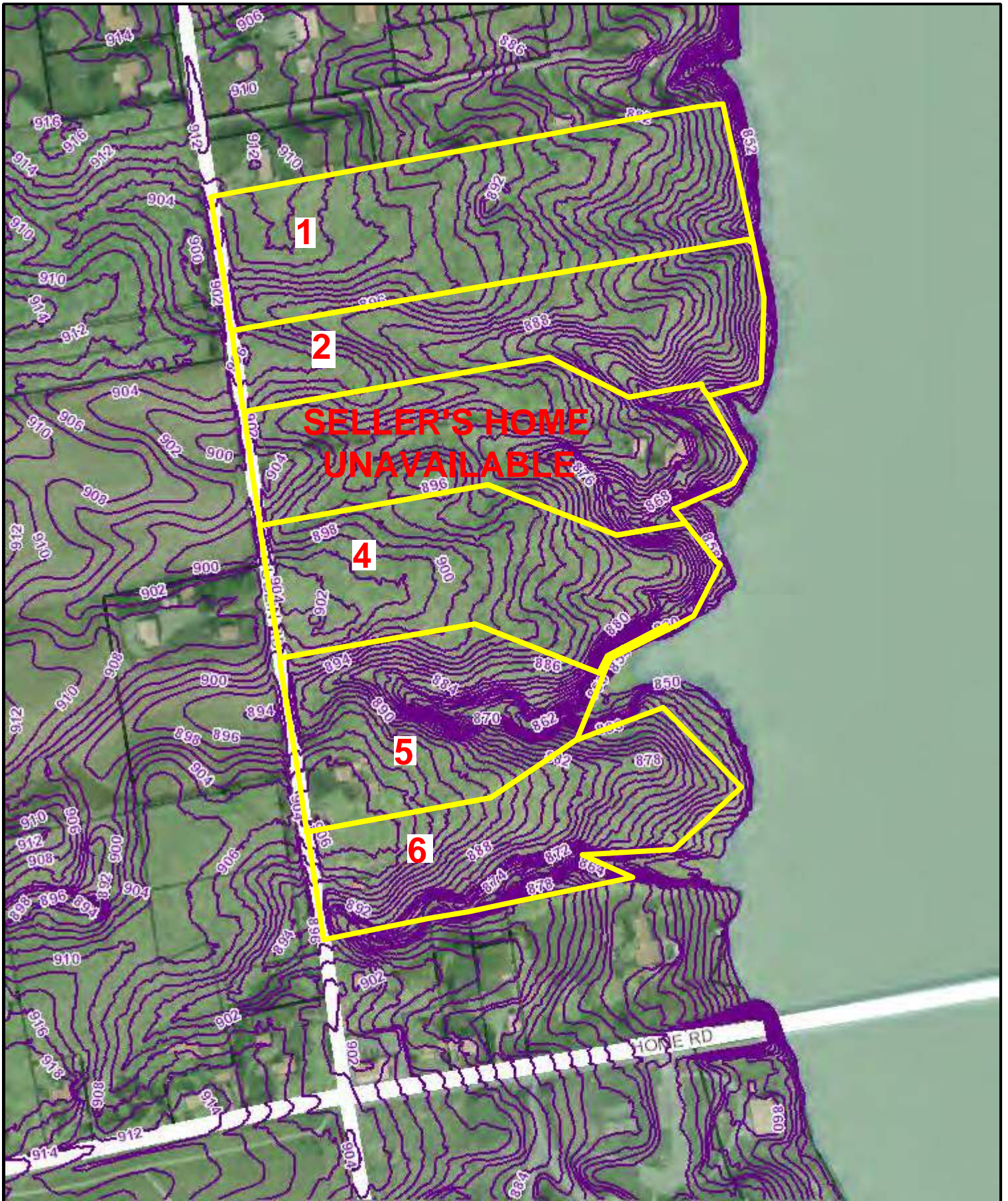
LOT 6
5.899 Acres

(2.849 Ac.)

(2.364 Ac.)

(0.65 Ac.)

(1.02 Ac.)



Delaware County Auditor
George Kaltsa

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.

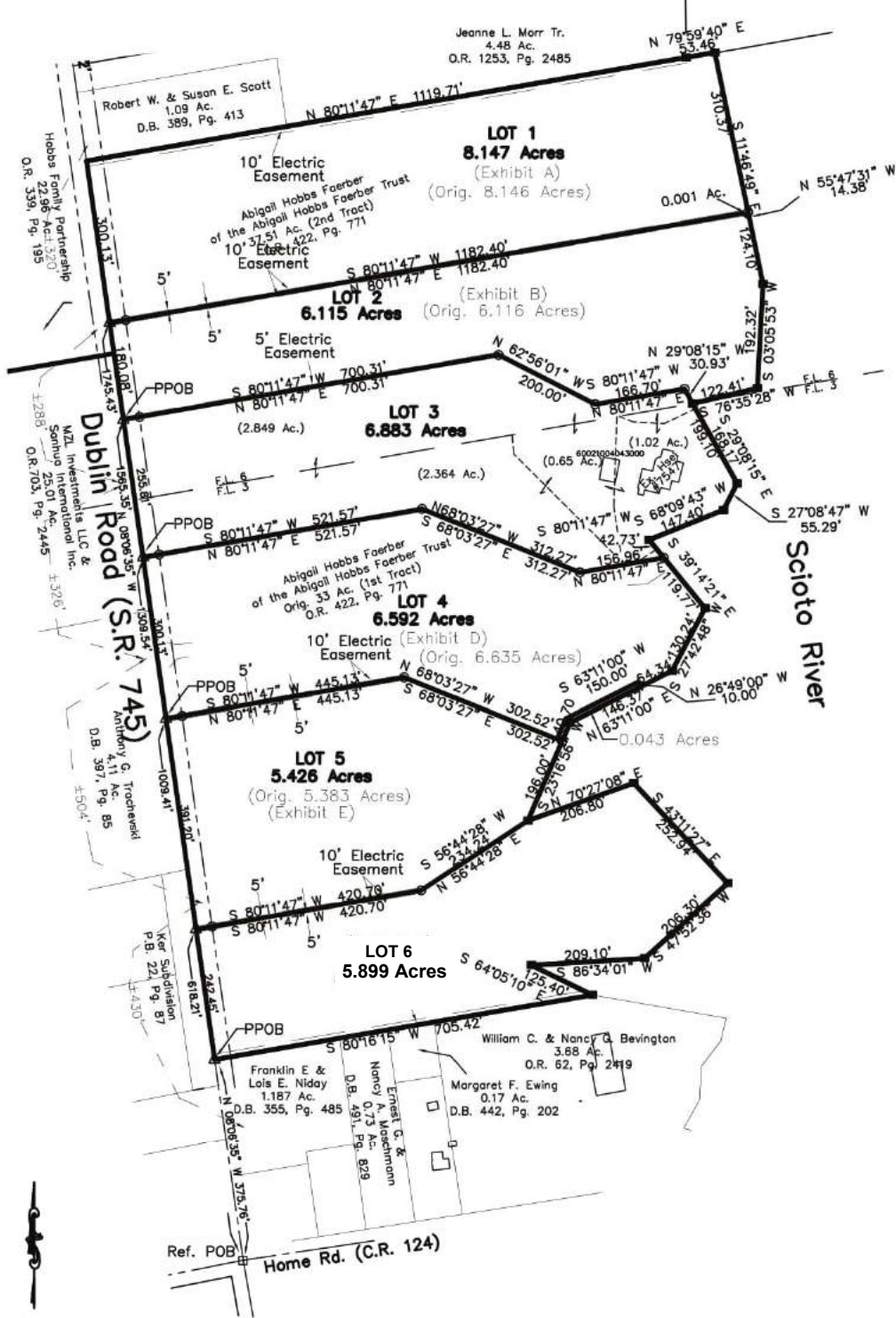
Prepared by: Delaware County Auditor's GIS Office

Printed on 7/6/2017



SCIOTO CLIFFS

Plat showing division of tracts
located in Virginia Military Survey No. 1421,
Concord Township, Delaware County, Ohio



Scale 1" = 200'
March, 2016

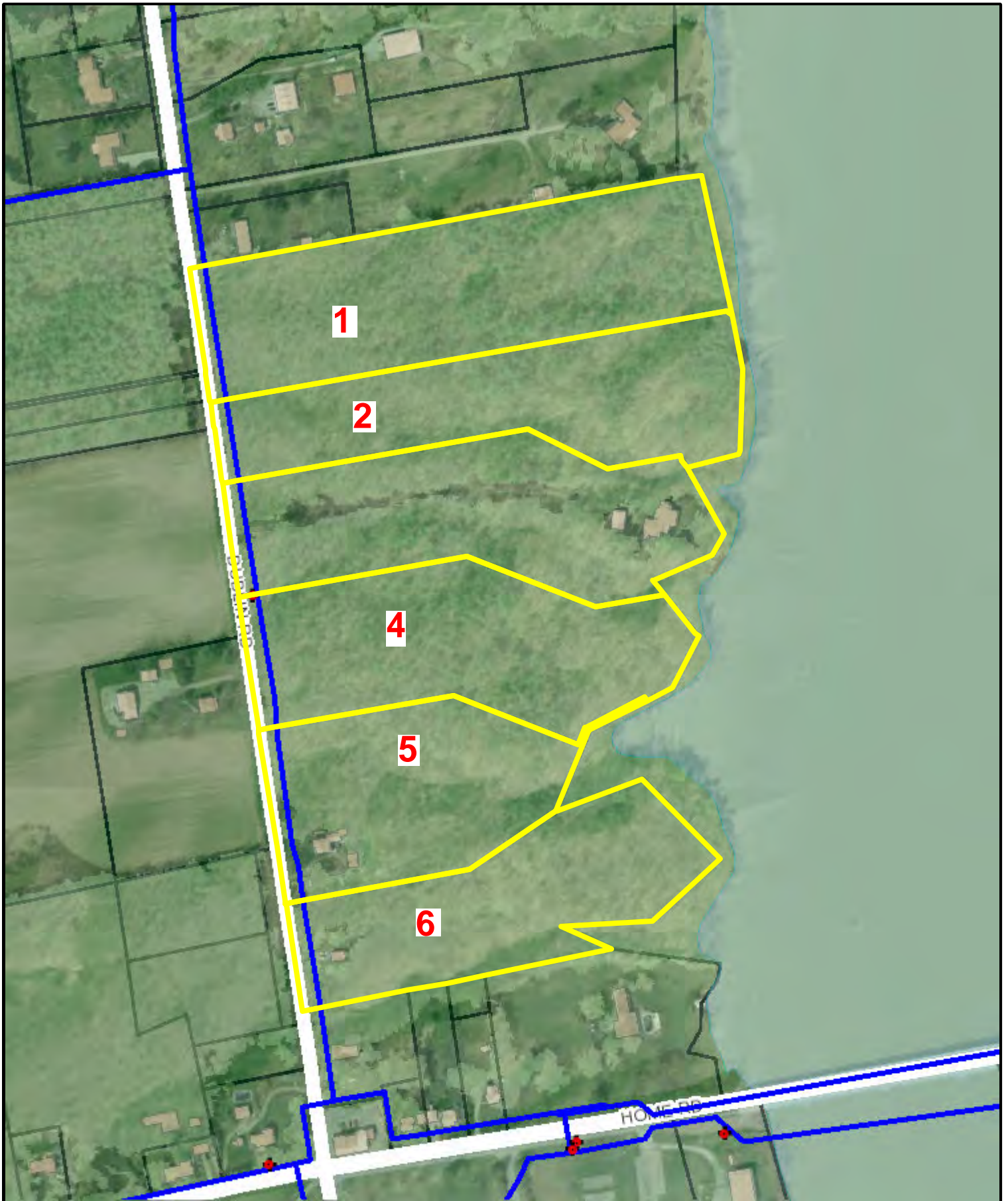


REV: 09-08-16 PATRICE
SURVEYING L.L.C.
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12059-16-S



Scioto Cliffs Delco Water Line Location

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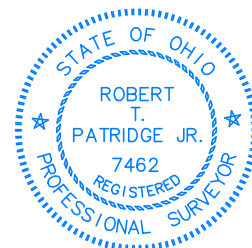
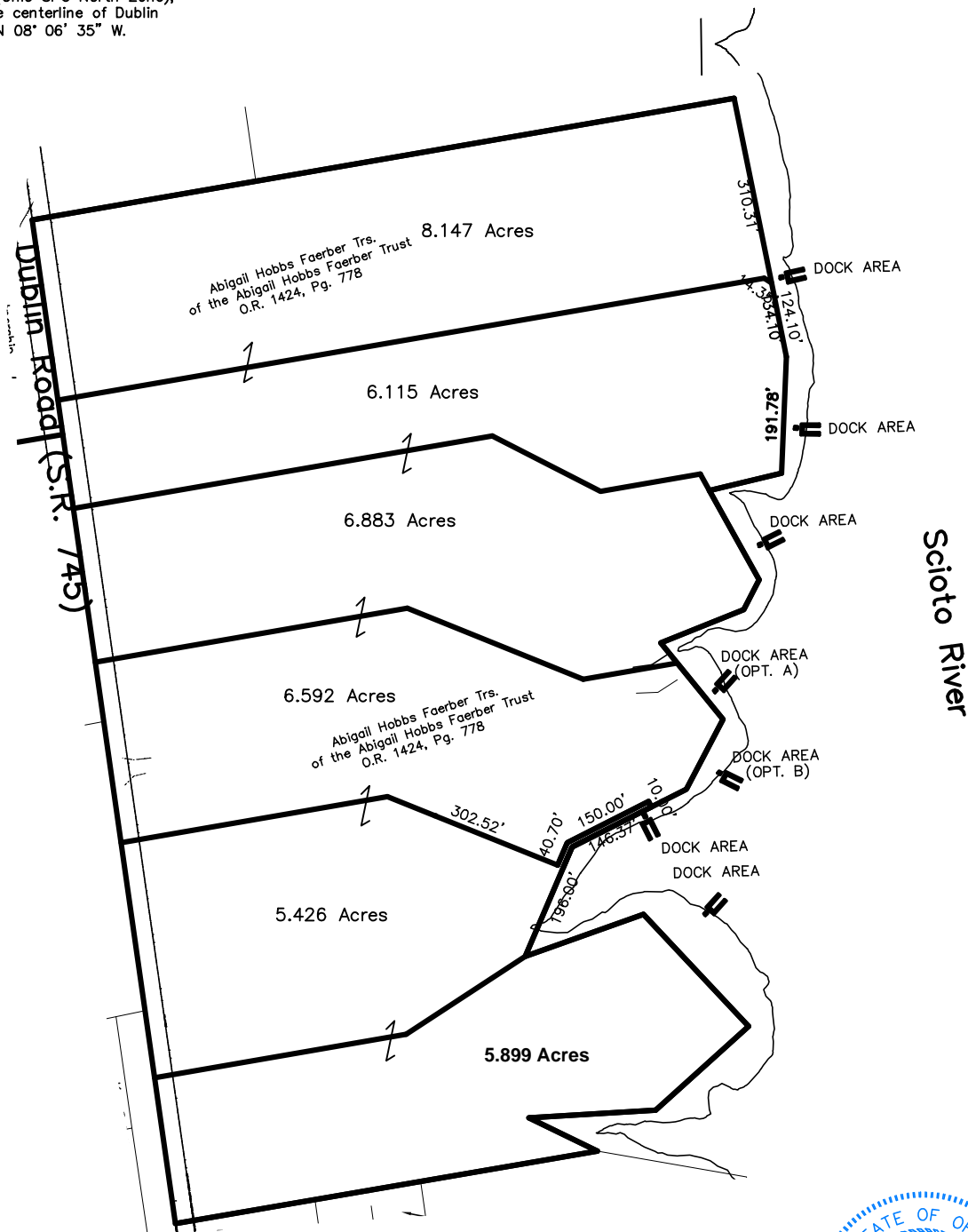
SCIOTO CLIFFS

Plat showing proposed dock sites, on a
 a 8.147 acre tract, a 6.115 acre tract, a 6.592 acre tract,
 and a 5.426 acre tract, located in
 Virginia Military Survey No. 1421,
 Concord Township, Delaware County, Ohio



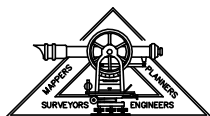
Scale 1" = 200'
 July 01, 2016

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



Robert T. Patridge Jr.

Robert T. Patridge, Jr.
 Professional Surveyor No. 7462



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