

HIGHLAND LAKES EAST SECTION 4 PART 1

Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lots 18, 19 and 31 in Section 3, Township 3, Range 17, United States Military Lands, containing 10.919 acres of land, more or less, 0.803 acre of said 10.919 acres being part of Reserve "D" as the same is designated and delineated upon the subdivision plat entitled "Highland Lakes Section 1" and shown of record in Plat Book 23, Pages 37 and 38, said 0.803 acre being owned by PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 502, Page 588, 9.608 acres of said 10.919 acres being out of land conveyed to PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 502, Page 574, and 0.508 acre of said 10.919 acres being part of that tract of land conveyed to THE VILLAGE (NOW CITY) OF WESTERVILLE, OHIO by deed of record in Deed Book 287, Page 566, all being of record in the Recorder's Office, Delaware County, Ohio. The above 10.919 acres is comprised of 8.984 acres out of Farm Lot 18, 0.393 acre out of Farm Lot 19 and 1.542 acres out of Farm Lot 31.

The undersigned, PC/INDIAN RUN JOINT VENTURE, an Ohio joint venture, by PLANNED COMMUNITIES, INC., an Ohio corporation, a joint venture, by TOD J. ORTLIP, Chairman, owner of 10.411 acres of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HIGHLAND LAKES EAST SECTION 4 PART 1", a subdivision containing Lots numbered 2203 to 2214, both inclusive, does hereby accept this plat of same and dedicates to public use, 6.112 acres as a portion of Highland Lakes Avenue shown hereon and not heretofore dedicated, reserving and excepting, however, to the undersigned PC/INDIAN RUN JOINT VENTURE, its successors and assigns forever, within PC/INDIAN RUN JOINT VENTURE land hereby dedicated and located within Farm Lot 31, the right and easement to construct, operate, maintain, repair, remove and replace facilities integral and appurtenant to a golf course, said facilities shall include but not be limited to water and electric lines and conduits.

Easements are hereby reserved within areas designated hereon as "Easement", "Drainage Easement" or "Access Easement" for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground, and where necessary, are for the construction, operation and maintenance of service connections to adjacent lots and lands and for storm water drainage. Within said areas designated "Drainage Easement" hereon, an additional easement is hereby reserved for the purpose of constructing, using and maintaining major storm water drainage swales and appurtenant works. Except as provided for in the developers overall scheme for the development of Highland Lakes East, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated hereon. Within said areas designated "Access Easement" hereon, an additional easement is hereby reserved for the construction, use and maintenance of a roadway and appurtenant works.

The owners of the fee simple titles to said Lots 2203 to 2214, both inclusive, shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from Highland Lakes Avenue, a public street, in and over said areas designated hereon as "Access Easement" to be shared with the owners of the fee simple titles to each other of said Lots 2203 to 2214, both inclusive.

Within said areas designated hereon as "Access Easement", easements are hereby granted to the County of Delaware and other governmental employees or licensees for use in the course of providing police, fire, medical or other governmental services to adjacent lots and lands.

In Witness Whereof, TOD J. ORTLIP, Chairman of PLANNED COMMUNITIES, INC., a joint venturer in PC/INDIAN RUN JOINT VENTURE, has hereunto set his hand this _____ day of _____, 1993.

Signed and acknowledged in the presence of: PC/INDIAN RUN JOINT VENTURE By PLANNED COMMUNITIES, INC., a joint venturer

By TOD J. ORTLIP, Chairman

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TOD J. ORTLIP, Chairman of PLANNED COMMUNITIES, INC., a joint venturer in said PC/INDIAN RUN JOINT VENTURE, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said PLANNED COMMUNITIES, INC., as a joint venturer in said PC/INDIAN RUN JOINT VENTURE for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 1993.

My Commission Expires _____ Notary Public, State of Ohio

Approved this 6th day of Oct., 1993 [Signature] Township Inspector

Approved this 15th day of Nov., 1993 [Signature] Delaware County Regional Planning Director

Approved this 13th day of Dec., 1993 [Signature] Delaware County Sanitary Engineer

Approved this 31st day of MAR., 1994 [Signature] Delaware County Engineer

Approved and accepted this 4th day of April, 1994, wherein all of the Avenue shown dedicated hereon is accepted as such by the Commissioners for the County of Delaware, Ohio (Area of public street dedicated and accepted by this plat is 6.620 acres)

[Signatures of Delaware County Commissioners]

Approved this 8th day of Dec., 1993 [Signature] Secretary, Planning Commission, Westerville, Ohio

Approved this 8th day of Dec., 1993 [Signature] City Manager, Westerville, Ohio

Transferred this 6th day of April, 1994 [Signature] Auditor, Delaware County, Ohio

Filed for record this 6th day of Apr., 1994 [Signature] Recorder, Delaware County, Ohio

at _____ M. Fee \$ _____ File No. _____

Cabinet 1 Slides 346-346A-346B

The undersigned, THE CITY OF WESTERVILLE, OHIO, by G. DAVID LINDIMORE, City Manager, owner of 0.508 acre of land platted herein, duly authorized in the premises, does join in this plat of HIGHLAND LAKES EAST SECTION 4 PART 1 for the purpose of dedicating and does hereby dedicate to public use said 0.508 acre as a portion of Highland Lakes Avenue shown hereon and not heretofore dedicated, reserving and excepting, however, to the undersigned THE CITY OF WESTERVILLE, OHIO, its successors and assigns forever, within said 0.508 acre hereby dedicated, the right and easement for the storage and impounding of water and maintenance of a reservoir together with the right and easement for access to the reservoir and related facilities. The Commissioners for the County of Delaware agree to maintain the bank and land abutting Highland Lakes Avenue hereby dedicated and to keep and prevent such bank and its soil from eroding and entering into the reservoir owned by THE CITY OF WESTERVILLE, OHIO. Easements for maintaining said bank and the storm sewer facilities in and under Highland Lakes Avenue are hereby granted to the Commissioners for the County of Delaware for said purposes in and over the area within City of Westerville land designated hereon as "Drainage Easement".

In Witness Whereof, G. DAVID LINDIMORE, City Manager of THE CITY OF WESTERVILLE, OHIO, pursuant to motion passed by Westerville City Council, has hereunto set his hand this _____ day of _____, 1993.

Signed and acknowledge in the presence of: THE CITY OF WESTERVILLE, OHIO G. DAVID LINDIMORE, City Manager

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared G. DAVID LINDIMORE, City Manager of THE CITY OF WESTERVILLE, OHIO, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said THE CITY OF WESTERVILLE, OHIO, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 1993.

My Commission Expires _____ Notary Public, State of Ohio

The undersigned subordinates the lien of its mortgage to the within plat of Highland Lakes East Section 4 Part 1 and consents to the dedication of the street shown on said plat.

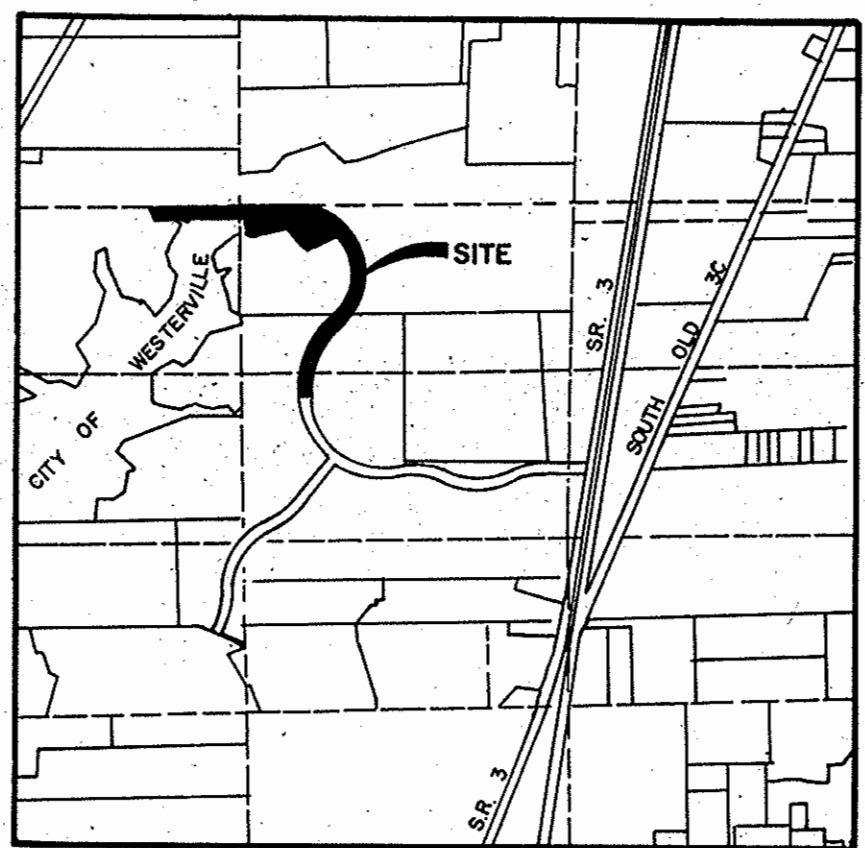
Signed and acknowledged in the presence of: BANK ONE, COLUMBUS, NA [Signature] By Roger W. Reeves, Vice-President, Commercial Mortgage Loans

STATE OF OHIO COUNTY OF FRANKLIN ss:

Be it remembered that on this 10th day of Dec., 1993, before me, the undersigned a notary public in and for said state, personally came ROGER W. REEVES, Vice-President, Commercial Mortgage Loans, who acknowledged the signing and execution of this plat to be his voluntary act and deed for the purposes herein mentioned.

In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

[Signature] Notary Public, State of Ohio 7-21-97



LOCATION MAP & BACKGROUND DRAWING SCALE: 1"=1,360'

SURVEY DATA: BASIS OF BEARINGS: The bearings shown on this plat are based on the same meridian as the bearings shown on the plat of Highland Lakes Section 1 of record in Plat Book 23, Page 37 and 38, Recorder's Office, Delaware County, Ohio. SOURCE OF DATA: The sources of recorded survey data are the records of the Delaware County, Ohio, Recorder referenced in the plan and text of this plat. IRON PINS: Where indicated, unless otherwise noted, are to be set and are thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T. INC. PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.T. INC.

SURVEYED & PLATTED BY E.M.H.T. CONSULTING ENGINEERS & SURVEYORS GARANA, OHIO 43220

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements. O=Iron Pin ⊙=Permanent Marker Metric Conversion 1 ft. = .30480m By [Signature] Professional Surveyor No. 4965 8 Nov. 93 Date

Delaware County Regional Planning Commission Case Nos. 44-92 and 58-92

HIGHLAND LAKES EAST SECTION 4 PART 1

NOTE "A": Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

NOTE "B": A non-exclusive easement is hereby specifically granted unto Del-Co Water Co., its successors and assigns, for the location of water lines, valves and appurtenances within areas designated hereon as "Easement", "Drainage Easement" or "Access Easement" that are located alongside Highland Lakes Avenue hereby dedicated. Also granted is the right of Del-Co Water Co., Inc. to install, service and maintain water meter crocks and appurtenances in said easement areas alongside said Highland Lakes Avenue.

NOTE "C": Notice is hereby given to any buyer of the lots delineated upon this plat, that on file with the Building Department of Delaware County, are site improvement plans for the development of said lots showing proposed lot drainage, recommended minimum finish floor elevation and/or lot grading plans. These 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 plan required with the building permit.

NOTE "D" - MINIMUM FRONT, SIDE AND REAR YARD REQUIREMENTS:

Front: From Highland Lakes Avenue right-of-way 30 feet
From the back of curb of the pavement in the Access Easement areas 20 feet

Side: Lots 2203 - 2209, 2212 and 2213 10 feet each side
20 feet total
Lots 2210, 2211 and 2214 5 feet each side
10 feet total

Rear: Lots 2203 - 2209, 2212 and 2213 30 feet
Lots 2210, 2211 and 2214 15 feet

NOTE "E" - VEHICULAR ACCESS HIGHLAND LAKES AVENUE:
Within the limits shown and specified hereon, direct vehicular access to and from Highland Lakes Avenue is hereby limited to vehicular access to and from public streets unless otherwise approved by the Delaware County Engineer and the Director of the Delaware County Regional Planning Commission.

This is to certify that good engineering practices have been utilized in the design and construction of the common access driveway in the portions of Lots 2203 and 2214 designated hereon as "Access Easement" in Highland Lakes East Section 4 Part 1 and that all minimum standards for said driveway have been met including those standards greater than minimum where in our opinion, as design engineers, they are needed to protect the safety of the users of said driveway.

Evans, Mechwart, Hambleton & Tilton, Inc.

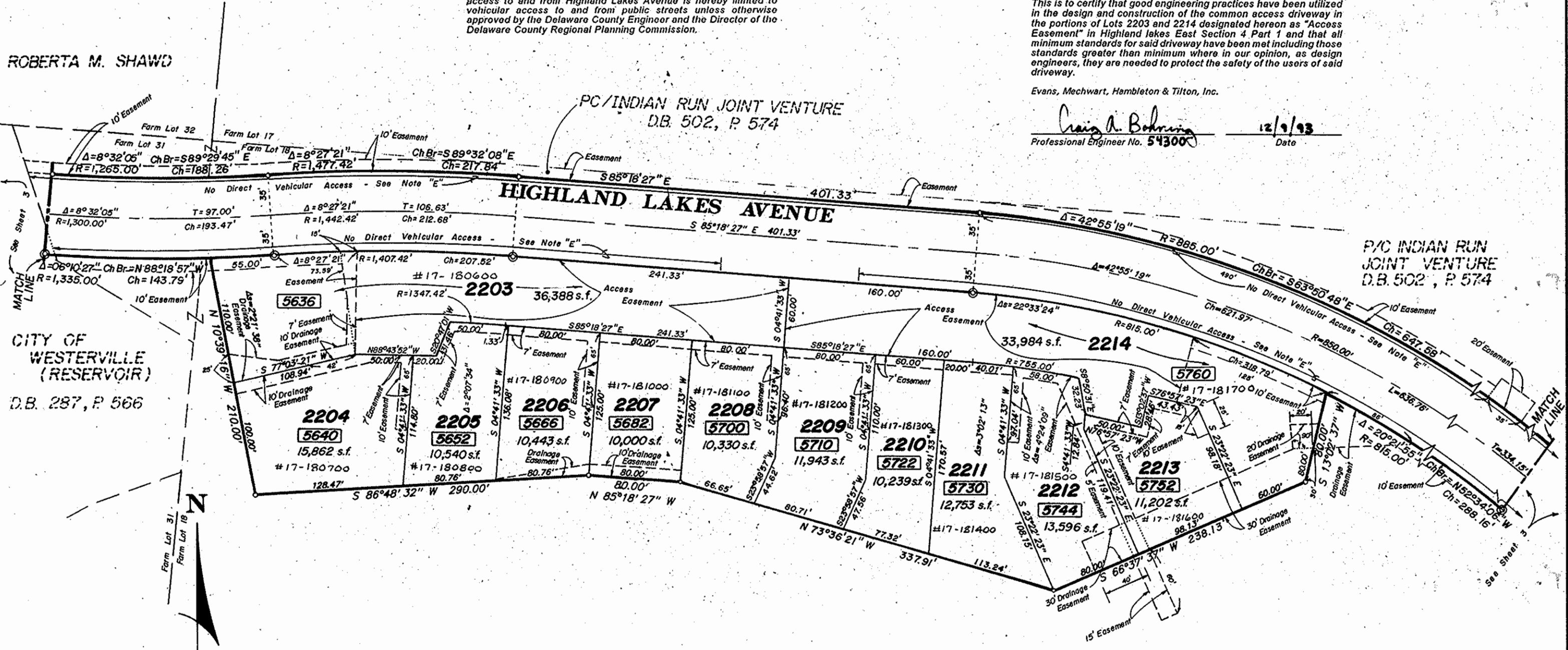
Craig A. Bohring
Professional Engineer No. 54300

12/9/93
Date

ROBERTA M. SHAWD

PC/INDIAN RUN JOINT VENTURE
D.B. 502, P. 574

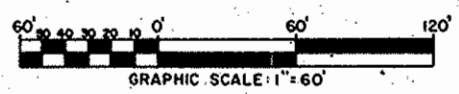
P/C INDIAN RUN
JOINT VENTURE
D.B. 502, P. 574



CITY OF WESTERVILLE
(RESERVOIR)
D.B. 287, P. 566

PC/INDIAN RUN JOINT VENTURE
D.B. 502, P. 574

Legend
0000 = Lot Number
0000 = House Number



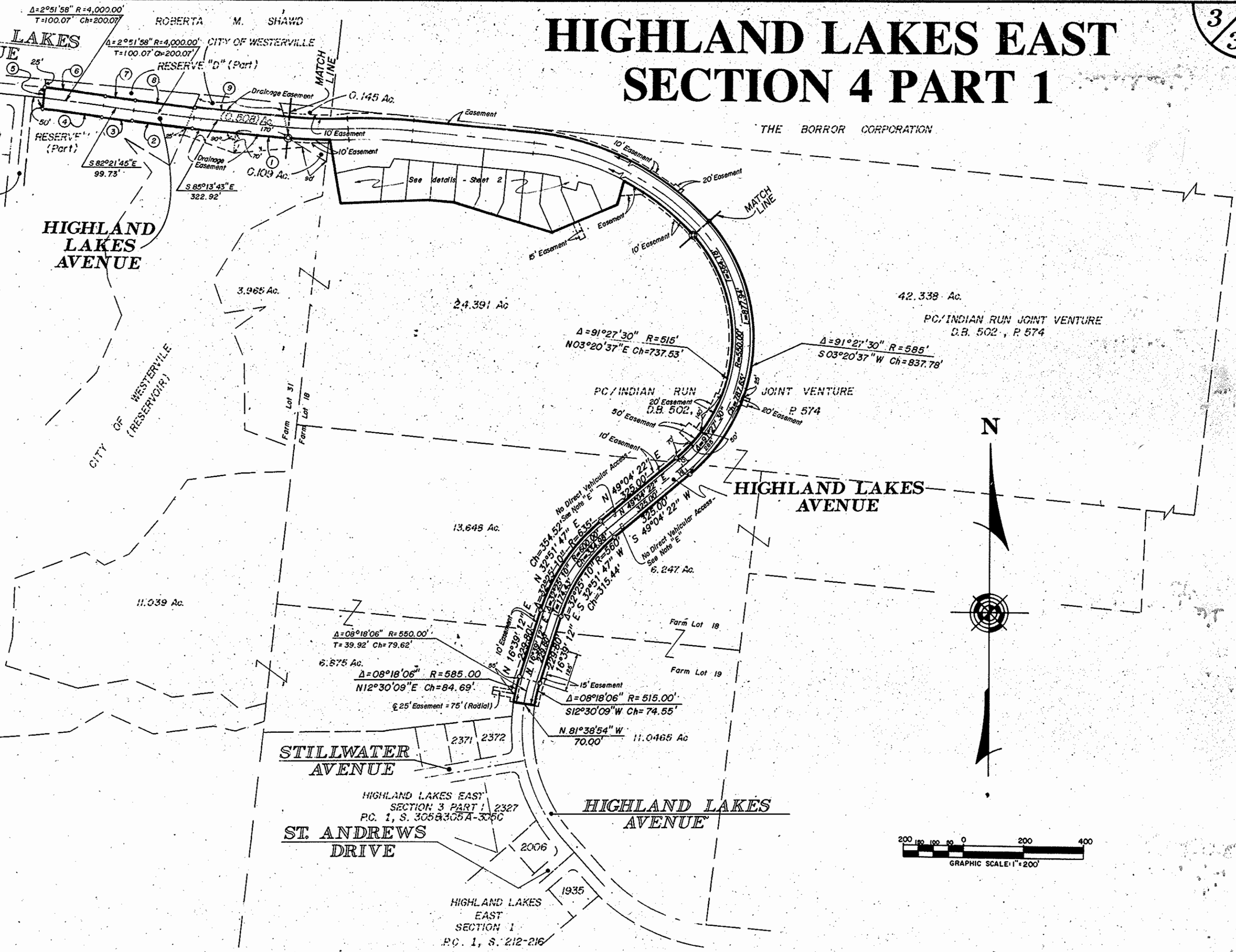
HIGHLAND LAKES EAST SECTION 4 PART 1

HIGHLAND LAKES AVENUE

HIGHLAND LAKES SECTION 1
P.B. 23, PP. 37 & 38
HIGHLAND LAKES PLACE

HIGHLAND LAKES AVENUE

- ① - N 85° 13' 43" W 322.93'
- ② - Δ = 2° 51' 58" R = 4035.00' N 83° 47' 44" W Ch = 201.82'
- ③ - N 82° 21' 45" W 99.73'
- ④ - Δ = 2° 51' 58" R = 3965.00' N 83° 47' 44" W Ch = 198.32'
- ⑤ - N 4° 46' 17" E 70.00'
- ⑥ - Δ = 2° 51' 58" R = 4035.00' S 83° 47' 44" E Ch = 201.82'
- ⑦ - S 82° 21' 45" E 99.73'
- ⑧ - Δ = 2° 51' 58" R = 3965.00' S 83° 47' 44" E Ch = 198.32'
- ⑨ - S 85° 13' 43" E 322.93'



STILLWATER AVENUE

HIGHLAND LAKES EAST SECTION 3 PART 1 2327
P.C. 1, S. 305&305A-305C
ST. ANDREWS DRIVE

HIGHLAND LAKES AVENUE

HIGHLAND LAKES EAST SECTION 1
P.C. 1, S. 212-216