

HIGHLAND LAKES EAST

SECTION 4 PART 2

DCRPC CASE
NO. 58-928

1/2

Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lot 18, Section 3, Township 3, Range 17, United States Military Lands, containing 7.891 acres of land, more or less, said 7.891 acres being comprised of parts of certain tracts of land conveyed to PC/INDIAN RUN JOINT VENTURE by deeds of record in Deed Book 497, Page 499 and Deed Book 502, Page 574 (Exhibit B), both being of record in the Recorder's Office, Delaware County, Ohio.

The above described 7.891 acres are the lands hereby being platted. Further, portions of certain lands owned by said PC/INDIAN RUN JOINT VENTURE adjacent to these 7.891 acres are hereby being encumbered by easements being reserved over same in accordance with the provisions below and Note "A" hereon, said easements, being for improvements necessary and or incidental to the development and use of said 7.891 acres and other land.

The undersigned, PC/INDIAN RUN JOINT VENTURE, an Ohio joint venture, by PLANNED COMMUNITIES, INC., an Ohio corporation, a joint venturer, by TOD J. ORTLIP, Chairman, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HIGHLAND LAKES EAST SECTION 4 PART 2", a subdivision containing Lots numbered 2807 to 2832, both inclusive, and private streets encompassing 1.640 acres of land, more or less, and designated hereon as Ganton Place, Kenwood Place and Lake Forest Way and does hereby accept this plat of same.

Within those areas designated hereon as "Easement," "Ganton Place," "Kenwood Place" and "Lake Forest Way", easements are hereby reserved, for 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 all adjacent lots and lands and for storm water drainage. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

The owners of the fee simple titles to said Lots 2807 to 2832, both inclusive, Ganton Place, Kenwood Place and Lake Forest Way and PC/INDIAN RUN JOINT VENTURE, its successors and assigns, shall have and are hereby granted a non-exclusive right-of-way and easement for ingress and egress to and from Highland Lakes Avenue, a public street, in and over said Ganton Place, Kenwood Place and Lake Forest Way, to be shared with the owners of the fee simple titles to each other of said Lots 2807 to 2832, both inclusive, Ganton Place, Kenwood Place and Lake Forest Way and PC/INDIAN RUN JOINT VENTURE.

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 24th day of February, 1995.

Signed and acknowledged
in the presence of:

PC/INDIAN RUN JOINT VENTURE
By: PLANNED COMMUNITIES, INC.
a joint venturer

Linda Cowans

By: Tod J. Ortlip
TOD J. ORTLIP, Chairman

Shauna C Cook

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 Thereof, I have hereunto set my hand and affixed my official seal this 24th day of February, 1995.

My Commission Expires 5-26-99

Linda Cowans
Notary Public, State of Ohio

Approved this 6th day of MARCH 1995

M. A. Mason
Genoa Township Zoning Inspector

Approved this 14th day of July 1995

James C. Miller
Director, Delaware County Regional
Planning Commission

Approved this 24th day of Apr 1995

Jack Smolker
Delaware County Sanitary Engineer

Approved this 7th day of SEP, 1995

Fred L. Smith
Delaware County Engineer

Approved this 10th day
of Sept 1995.

Delaware County Commissioners

Paul J. Shuck
Roy Jackson
Charles W. Wooty

Approved this 1st day of Nov 1995

Len Curre
Secretary, Planning Commission,
Westerville, Ohio

Approved this 14th day of March 1995

A. DeWitt
City Manager,
Westerville, Ohio

Transferred this 25th day of Sept 1995

Don M. Peterson
Auditor,
Delaware County, Ohio

Filed for record this 25 day of Sept
1995

Kay C. Conklin
Recorder,
Delaware County, Ohio

at 11:09 A Fee \$ 40.00 File No. 16353

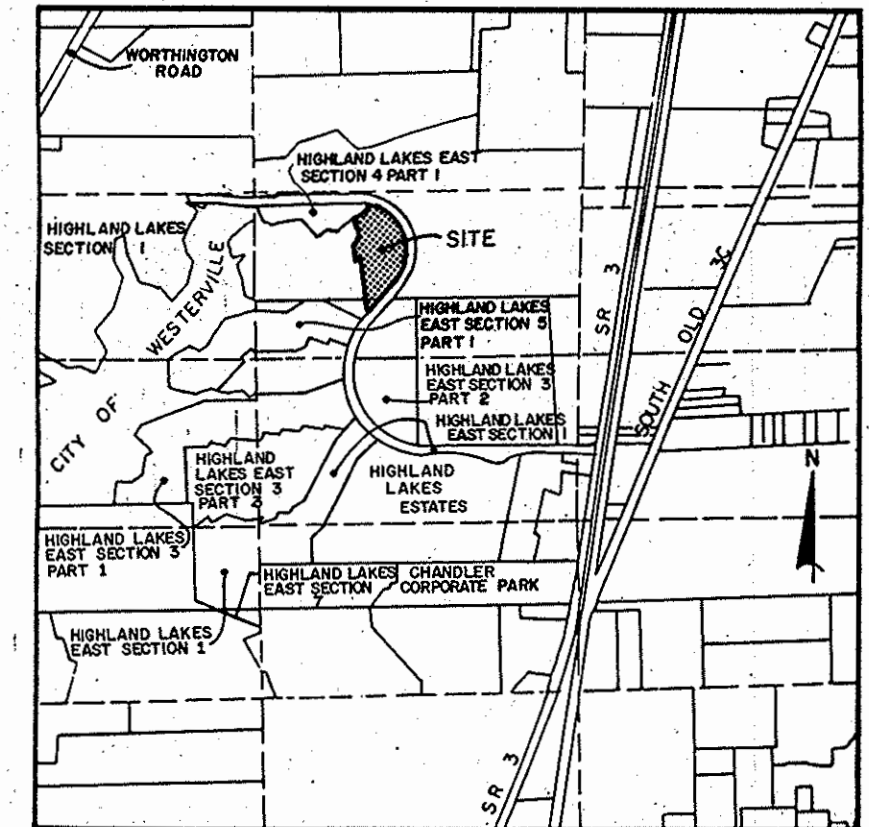
Cabinet 1 Slides 516-516A

SURVEYED & PLATTED
BY
EMH.T.
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO 43230

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.

○ = Iron Pin ⊙ = Permanent Marker Metric Conversion 1 ft. = .30480m

By: E. E. Miller Date: 8 March 95
Professional Surveyor No. 4985



LOCATION MAP AND BACKGROUND DRAWING
NO SCALE

SURVEY DATA:

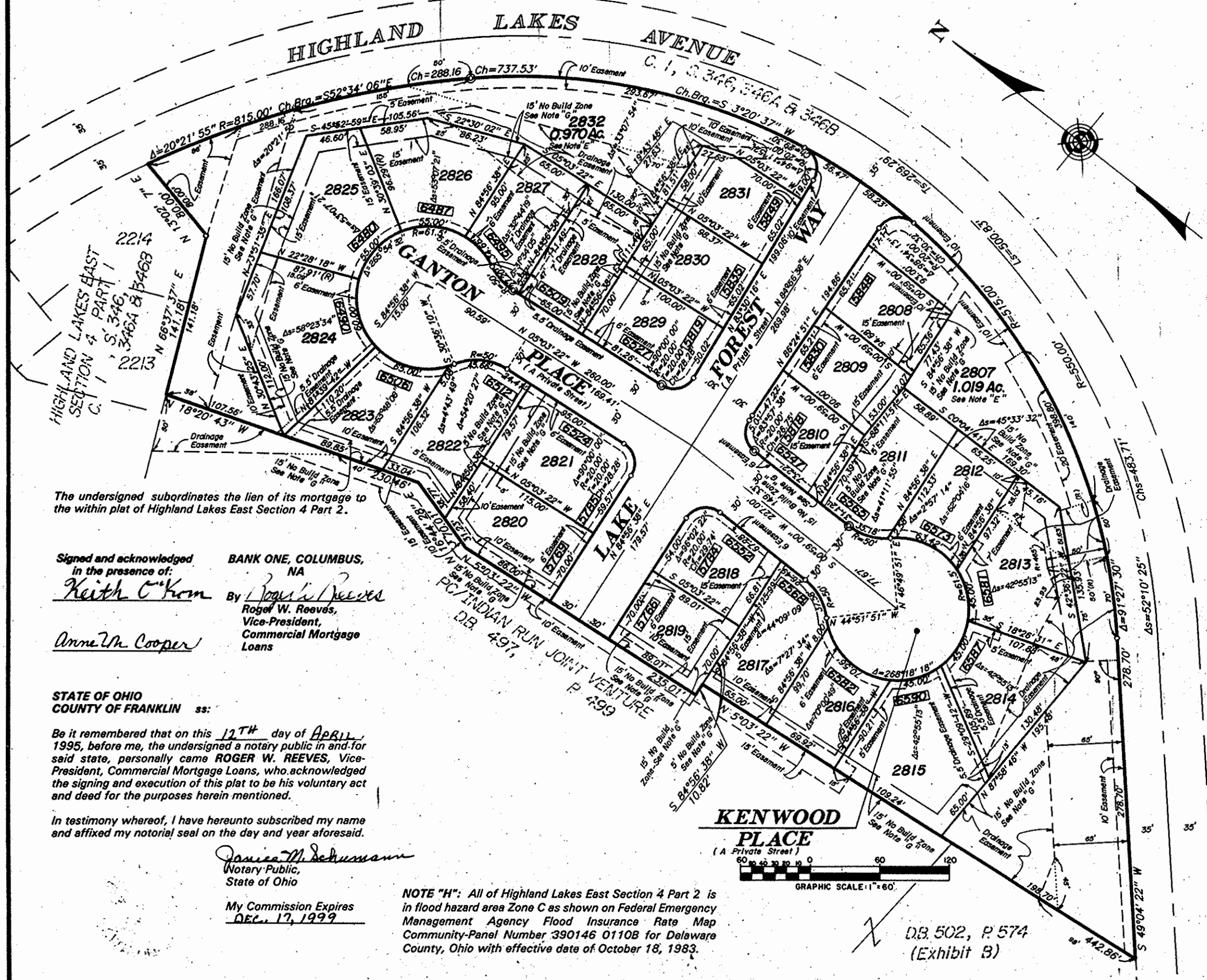
BASIS OF BEARINGS: The bearings shown on this plat are based on the same meridian as the bearings shown on the plat of Highland Lakes East Section 1, Cabinet 1, Slides 212-216, Recorder's Office, Delaware County, Ohio.

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.

HIGHLAND LAKES EAST SECTION 4 PART 2



LEGEND
 0000 = Lot Number
 [] = House Number

NOTE "A" - DRAINAGE EASEMENTS: An easement is hereby reserved for the purpose of constructing, using and maintaining major storm drainage swales and underground public and private utilities and appurtenant works in any part of easement areas designated "Drainage Easement" hereon including the right to clean, repair and care for said swales and utilities together with the right of access to said areas for said purpose. Except as provided for in the developer's 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 on this plat.

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

NOTE "C": A non-exclusive easement is hereby specifically granted unto Del-Co Water Co., Inc., its successors and assigns, for the location of water lines, valves, and appurtenances within Ganton Place, Kenwood Place and Lake Forest Way as designated and delineated hereon and within areas alongside said Ganton Place, Kenwood Place and Lake Forest Way designated hereon as "Easement" or "Drainage Easement". 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 Ganton Place, Kenwood Place and Lake Forest Way.

NOTE "D": 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 ground at house 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 plan required with the building permit.

NOTE "E" - LOTS 2807 and 2832: At the time of platting, Lots 2807 and 2832, as designated and delineated hereon, together with other lands that include the other portions of Highland Lakes East Section 4 Part 2, are located in a PD-1 zoning district. This district designates the use of the lands being platted as Lots 2807 and 2832 as "Common Open Space". Lots 2807 and 2832 shall be maintained by the owner or owners of the fee simple titles thereof. The owner of the fee simple title to the lands hereby being platted as Lots 2807 and 2832 is PC/Indian Run Joint Venture.

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

- Front: 20 feet behind back of curb
- Side: 5.5 feet each side
- Rear: 15 feet

NOTE "G" - NO BUILD ZONE: Within those areas designated hereon as "No Build Zone", no structure shall be erected or permitted to extend provided that nothing herein shall prohibit the following within said No Build Zone areas: the construction/installation, operation and maintenance of underground utility systems, sanitary sewers, storm sewers and storm water drainage ditches and swales, and reshaping of the surface of the ground to provide for storm water drainage.

The undersigned subordinates the lien of its mortgage to the within plat of Highland Lakes East Section 4 Part 2.

Signed and acknowledged in the presence of:
 Keith C. Korn
 Anne M. Cooper
 By Roger W. Reeves
 Vice-President,
 Commercial Mortgage Loans

STATE OF OHIO
 COUNTY OF FRANKLIN ss:
 Be it remembered that on this 12th day of APRIL, 1995, 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.

Janice M. Schumann
 Notary Public,
 State of Ohio

My Commission Expires
 DEC. 17, 1999

NOTE "H": All of Highland Lakes East Section 4 Part 2 is in flood hazard area Zone C as shown on Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel Number 390146 0110B for Delaware County, Ohio with effective date of October 18, 1983.

DB 502, P. 574
 (Exhibit B)