

HIGHLAND LAKES EAST SECTION 4 PART 3

Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lot 18, Quarter Township 3, Township 3, Range 17, United States Military Lands, containing 6.005 acres of land, more or less, said 6.005 acres being part of lands conveyed to PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC. by deed of record in Deed Book 619, Page 540, Recorder's Office, Delaware County, Ohio.

The above described 6.005 acres are the lands hereby being platted. Further, portions of certain lands owned by said PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC. adjacent to these 6.005 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 6.005 acres and other lands.

The undersigned, PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC., an Ohio corporation, by TOD J. ORTLIP, Chairman, owner 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 3", a subdivision containing Lots numbered 2833 to 2854, both inclusive, and private streets encompassing 0.913 acre of land, more or less, and designated hereon as Colonial Place and Shady Oaks Place and does hereby accept this plat of same.

Within those areas designated hereon as "Easement", "Colonial Place", and "Shady Oaks Place", 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, 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 reserved therein for the uses and purposes expressed herein.

The owners of the fee simple titles to said Lots 2833 to 2854, both inclusive, Colonial Place and Shady Oaks Place and PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC., 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 Lake Forest Way and said Colonial Place and Shady Oaks Place, to be shared with the owners of the fee simple titles to each other of said Lots 2833 to 2854, both inclusive, Colonial Place and Shady Oaks Place and PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC.

In Witness Whereof, TOD J. ORTLIP, Chairman of PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC., has hereunto set his hand this 13th day of July, 1998.

Signed and acknowledged
in the presence of

PLANNED COMMUNITIES
DEVELOPMENT COMPANY, INC.

Sharon L. Friel
Sharon L. Friel

TOD J. ORTLIP
TOD J. ORTLIP, Chairman

Vickie D. Cohen
Vickie D. Cohen

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 DEVELOPMENT COMPANY, INC., 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 DEVELOPMENT COMPANY, INC., for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 23rd day of July, 1998.

My commission expires 04-08-2003

Vickie D. Cohen
Notary Public, State of Ohio
Vickie D. Cohen

Approved this 27th day of JULY,
1998

M. H. Maffon
Genoa Township Zoning Inspector

Approved this 1st day of October,
1998

Phil C. Lavin
Director, Delaware County Regional
Planning Commission

Approved this 24th day of Aug,
1998

Jack Smelker
Delaware County Sanitary Engineer

Approved this 25th day of Sept,
1998

Chris Bauserman
Delaware County Engineer

Approved this 5 day of Oct,
1998

Delaware County Commissioners

Donald D. Ward
James D. Ward

Filed for record this 13th day of Oct,
1998 at 3:38 A.M. Fee \$ 40.00
File No. 30919

Jan M. Peterson
Auditor, Delaware County, Ohio

Cabinet 2 Slides 125-125A

Kay L. Conklin
Recorder, Delaware County, Ohio

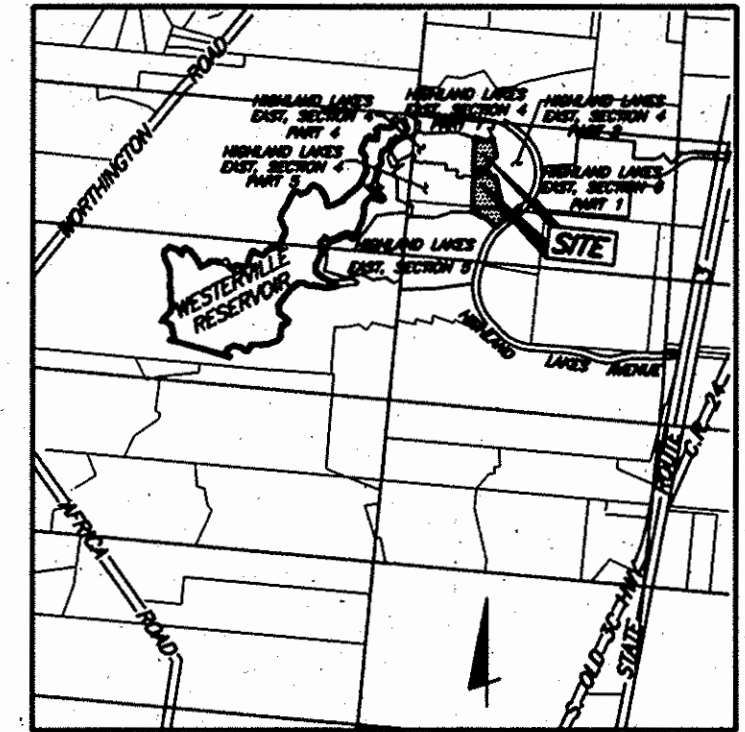
SURVEY DATA:

BASIS OF BEARINGS: The bearings used 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 iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials E.M.H.T. INC.

PERMANENT MARKERS, where indicated, unless otherwise noted, are to be set and are iron pipes, one inch inside diameter, thirty inches long, with a plastic plug placed in the top end bearing the initials E.M.H.&T., INC.



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1"=1500'

The undersigned, subordinates the lien of its mortgage to the within plat of Highland Lakes East Section 4 Part 3.

Signed and acknowledged
in the presence of: **BANK ONE, NA**

Theri O. Zuellich
Vicki O. Zuellich
Anna M. Cooper
By Catherine M. Sprunger
Catherine M. Sprunger,
Assistant Vice-President,

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Be it remembered that on this 20th day of July, 1998, before me, the undersigned a notary public in and for said state, personally came **CATHERINE M. SPRUNGER**, Assistant Vice-President, of Bank One, NA, a national banking association, who acknowledged the signing and execution of this plat to be his voluntary act and deed for and on behalf of the National Association, 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.

Anna M. Cooper
Notary Public, State
Ohio

My commission expires 4-1-03

SURVEYED & PLATTED
BY
E.M.H.T.
CONSULTING ENGINEERS & SURVEYORS
COLUMBUS, OHIO 43260

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 1ft.=0.30480m

By E.E. Miller 24 July 98
Professional Surveyor No. 4965 Date

HIGHLAND LAKES EAST SECTION 4 PART 3

Legend

0000 = Lot Number
 0000 = House Address

NOTE "A" - DRAINAGE EASEMENT: 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 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 on this plat.

NOTE "B": 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 areas alongside Colonial Place and Shady Oaks Place 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 Colonial Place and Shady Oaks Place.

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, proposed ground elevation at house 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 SETBACK REQUIREMENTS:

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

NOTE "E": All of Highland Lakes East Section 4 Part 3 is within Zone C as designated and delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 390146 0110 B, for Delaware County, Ohio (Unincorporated Areas), with effective date of October 18, 1983.

NOTE "F" - LOTS 2853 AND 2854: At the time of platting, Lots 2853 and 2854, as designated and delineated hereon, together with other lands that include the other portions of Highland Lakes East Section 4 Part 3, are located in a PD-1 zoning district. This district designates the use of the lands being platted as Lots 2853 and 2854 as "Common Open Space." Lots 2853 and 2854 shall be owned and maintained by the owner of the fee simple title thereof as said owner may be from time to time. The owner of the fee simple title to the lands hereby being platted as Lots 2853 and 2854 is Planned Communities Development Company, Inc.

NOTE "G" - Approval of this plat by the Delaware County Regional Planning Commission, the Delaware County Commissioners and/or any other governmental authority shall in no way constitute a dedication or acceptance of the private streets shown thereon, and all such private streets shall be and remain a private access ways, and the Delaware County Regional Planning Commission, the Delaware County Commissioners and every other public authority signing this plat shall have no responsibility or liability for or arising out of the construction, improvement, maintenance and/or use of any such private streets. The owners of these lots and their successors and assigns agree to and shall be bound by the foregoing provision, which provision shall be deemed to be and is a covenant running with the land.

NOTE "H" - ACREAGE BREAKDOWN:

Total acreage	6.005
Acreage in Lots 2853 and 2854	1.421
Acreage in remaining lots	3.671
Acreage in private streets	0.913

