

# HIGHLAND LAKES EAST SECTION 4 PART 5

Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lots 18 and 31, Section 3, Township 3, Range 17, United States Military Lands, containing 10.544 acres of land, more or less, (8.072 acres being in said Farm Lot 18 and 2.472 acres being in Farm Lot 31), said 10.544 acres being part of that tract of land 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 10.544 acres are the lands hereby being platted. Further, portions of certain lands owned by said PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC. adjacent to these 10.544 acres are hereby being encumbered by easements being reserved over same in accordance with the provisions below, said easements being for improvements necessary and or incidental to the development and use of said 10.544 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 5", a subdivision containing Lots numbered 4386 to 4407, both inclusive, and a private street encompassing 1.774 acres of land, more or less, and designated hereon as "Twin Lakes Court" and does hereby accept this plat of same.

Within those areas designated hereon as "Easement" and "Twin Lakes Court", 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.

The owners of the fee simple titles to said Lots 4386 to 4407, both inclusive and Twin Lakes Court 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 said Twin Lakes Court and Lake Forest Way to be shared with the owners of the fee simple titles to each other of said Lots 4386 to 4407, both inclusive, Twin Lakes Court and Lake Forest Way 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 15<sup>th</sup> day of July, 1998.

Signed and acknowledged  
in the presence of

PLANNED COMMUNITIES  
DEVELOPMENT COMPANY, INC.

Debbie A. Ledley  
Debbie A. Ledley  
Sharon L. Field  
Sharon L. Field

By Tod J. Ortlip  
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 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 Thereof, I have hereunto set my hand and affixed my official seal this 15<sup>th</sup> day of July, 1998.

My commission expires 5-18-00

Debbie A. Ledley (Wade)  
Notary Public, State of Ohio

Approved this 23<sup>rd</sup> day of July, 1998

M. A. Maffa  
Genoa Township Zoning Inspector

Approved this 31 day of August, 1998

Philip Lavin  
Director, Delaware County Regional  
Planning Commission

Approved this 10<sup>th</sup> day of Aug., 1998

Jack Smelker  
Delaware County Sanitary Engineer

Approved this 20<sup>th</sup> day of Aug., 1998

Chris Bausem  
Delaware County Engineer

Approved this 8 day of Sept., 1998

Delaware County Commissioners

James D. Ward  
Donna B. Martz  
Donald W. Wurst

Filed for record this 21 day of Sept  
1998 at 8:38 A.M. Fee \$ 40.00  
File No. 28259

Jan M. Peterson/H.S.  
Auditor, Delaware County, Ohio

Cabinet 2 Slides 116-116A

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 5.

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

Lisa G. Stephens By Catherine M. Sprunger, AVP  
Lisa G. Stephens Catherine M. Sprunger  
Anne M. Cooper Assistant Vice-President,  
Anne M. Cooper

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Be it remembered that on this 10<sup>th</sup> 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 her 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.

Anne M. Cooper  
Notary Public, State of Ohio

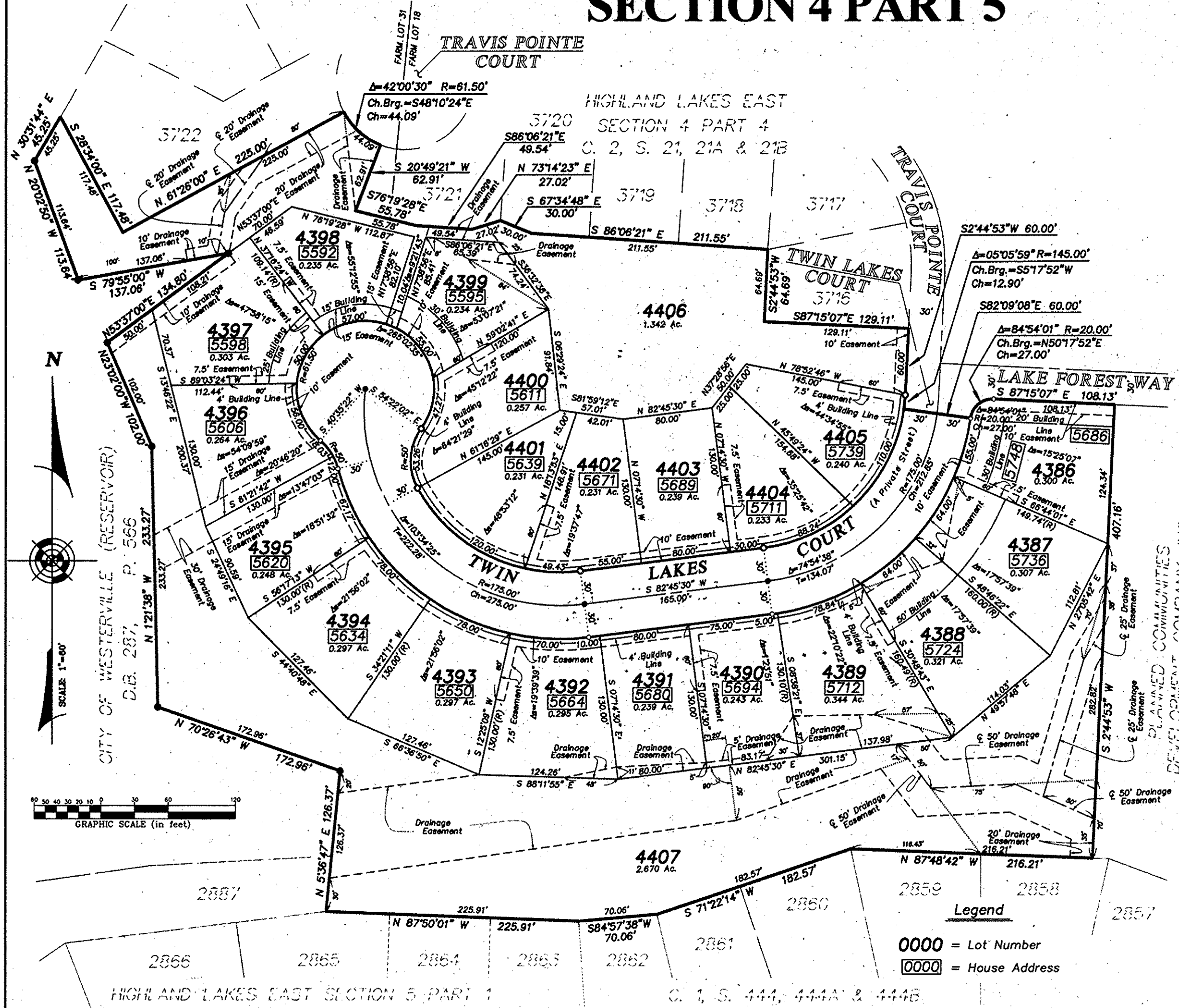
My commission expires 4-1-03

SURVEYED & PLATTED  
BY  
**EMT.**  
CONSULTING ENGINEERS & SURVEYORS  
COLUMBUS, 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.  
⊙ Existing City of Westerville Reservoir Monument  
○ Iron Pin ○ Permanent Marker Metric Conversion 1ft.=0.30480m

By E.E. Maffa Professional Surveyor No. 4965 13 July 98  
Date

# HIGHLAND LAKES EAST SECTION 4 PART 5



**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 Twin Lakes Court as designated and delineated hereon and within areas alongside said Twin Lakes Court 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 Twin Lakes Court.

**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: Building Line as shown hereon
- Side: 10 feet each side
- Rear: 30 feet

**NOTE "E":** All of Highland Lakes East Section 4 Part 5 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 4406 AND 4407:** At the time of platting, Lots 4406 and 4407, as designated and delineated hereon, together with other lands that include the other portions of Highland Lakes East Section 4 Part 5, are located in a PD-1 zoning district. This district designates the use of the lands being platted as Lots 4406 and 4407 as "Common Open Space." Lots 4406 and 4407 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 4406 and 4407 is PC/Indian Run Joint Venture.

**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 street shown thereon, and all such private streets shall be and remain 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 street. 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	10.544
Acreage in Lots 4406 and 4407	4.012
Acreage in remaining lots	5.358
Acreage in private street	1.174

**Legend**  
 0000 = Lot Number  
 [0000] = House Address

PLANNED COMMUNITIES  
 DEVELOPMENT COMPANY, INC.  
 D.B. 619, P. 540