

HIGHLAND LAKES EAST SECTION 5 PART 1

DCRPC CASE
NO. 70-93A

Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lots 18, 30 and 31, Section 3, Township 3, Range 17, United States Military Lands, containing a total of 16.455 acres of land, more or less, (7.550 acres being in said Farm Lot 18, 4.282 acres being in said Farm Lot 30 and 4.623 acres being in Farm Lot 31), said 16.455 acres being part of the land conveyed to PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 502, Page 574, Recorder's Office, Delaware County, Ohio.

The above described 16.455 acres are the lands hereby being platted. Further, portions of certain lands owned by said PC/INDIAN RUN JOINT VENTURE adjacent to these 16.455 acres are hereby being encumbered by easements being reserved over same in accordance with provisions below and Note "A" hereon; said easements being for improvements necessary and or incidental to the development and use of said 16.455 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 lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HIGHLAND LAKES EAST SECTION 5 PART 1", a subdivision containing Lots numbered 2855 to 2887, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of the Avenue and Way shown hereon and not heretofore dedicated.

Easements are reserved, where indicated on the plat, 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 reserved therein for the uses and purposes expressed herein.

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 15th day of September, 1994.

Signed and acknowledged
in the presence of:

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

Shauna C. Cook
Shauna C. Cook

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

Henni Howard J. Tedford
Henni Howard J. Tedford

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 15th day of September, 1994.

My Commission Expires 1/1/97

Jack P. [Signature]
Notary Public, State of Ohio

Approved this 20th day of OCT, 1994

M. A. Mason
Township Inspector

Approved this 13th day of Dec, 1994

Jimmy [Signature]
Delaware County Planning Director

Approved this 4th day of Nov, 1994

Jack Smeller
Delaware County Sanitary Engineer

Approved this 15th day of Dec, 1994

Budd [Signature]
Delaware County Engineer

Approved and accepted this 27th day of Dec, 1994; wherein all of the Avenue and Way shown dedicated hereon are accepted as such by the Commissioners for the County of Delaware, Ohio. (Area of public streets dedicated and accepted by this plat is 3.054 acres.)

Delaware County Commissioners
Roy Jackson
Martin [Signature]
Fay [Signature]

Approved this 31st day of Oct, 1994

[Signature]
Secretary, Planning Commission,
Westerville, Ohio

Approved this 31st day of Oct, 1994

A. D. [Signature]
City Manager,
Westerville, Ohio

Transferred this 12th day of JAN, 1995

Don M. Peterson
Auditor,
Delaware County, Ohio

Filed for record this 12 day of Jan, 1995

Kay E. Conklin
Recorder,
Delaware County, Ohio

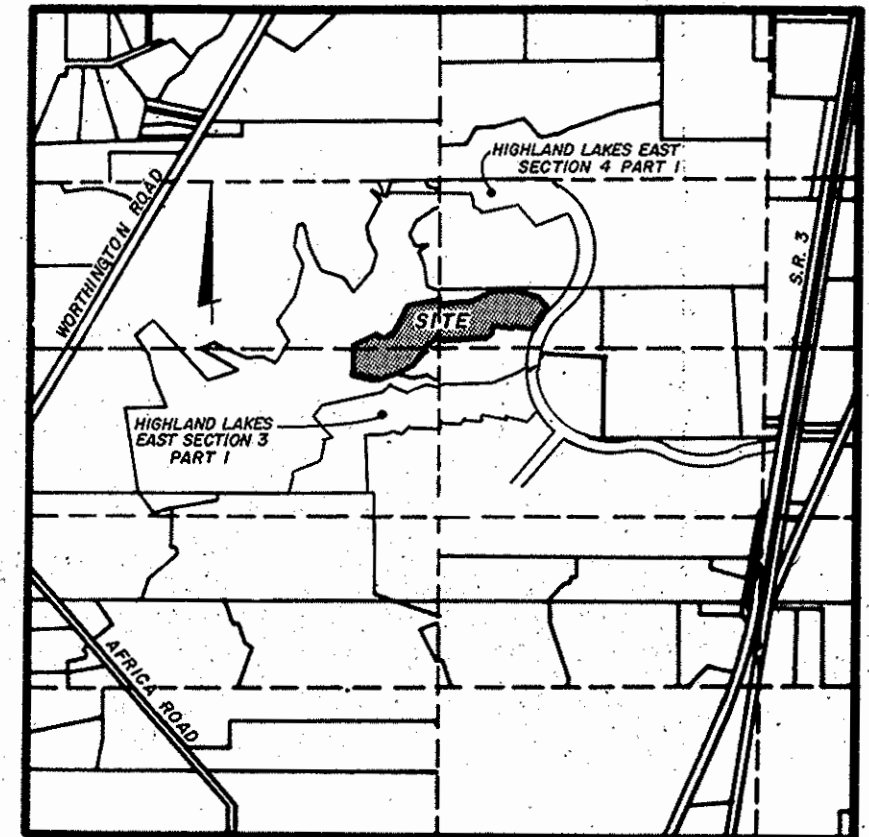
at 12:43 P.M. Fee \$60⁰⁰ File No. 560

Cabinet 1 Slides 444-444A-444B

SURVEYED & PLATTED
BY
EMHT
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.
⊙ = Existing City of Westerville Reservoir Monument
○ = Iron Pin ⊕ = Permanent Marker Metric Conversion 1 ft. = .3048m

By E. E. [Signature] 22 Oct. 94
Professional Surveyor No. 4965 Date



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1320'

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 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.

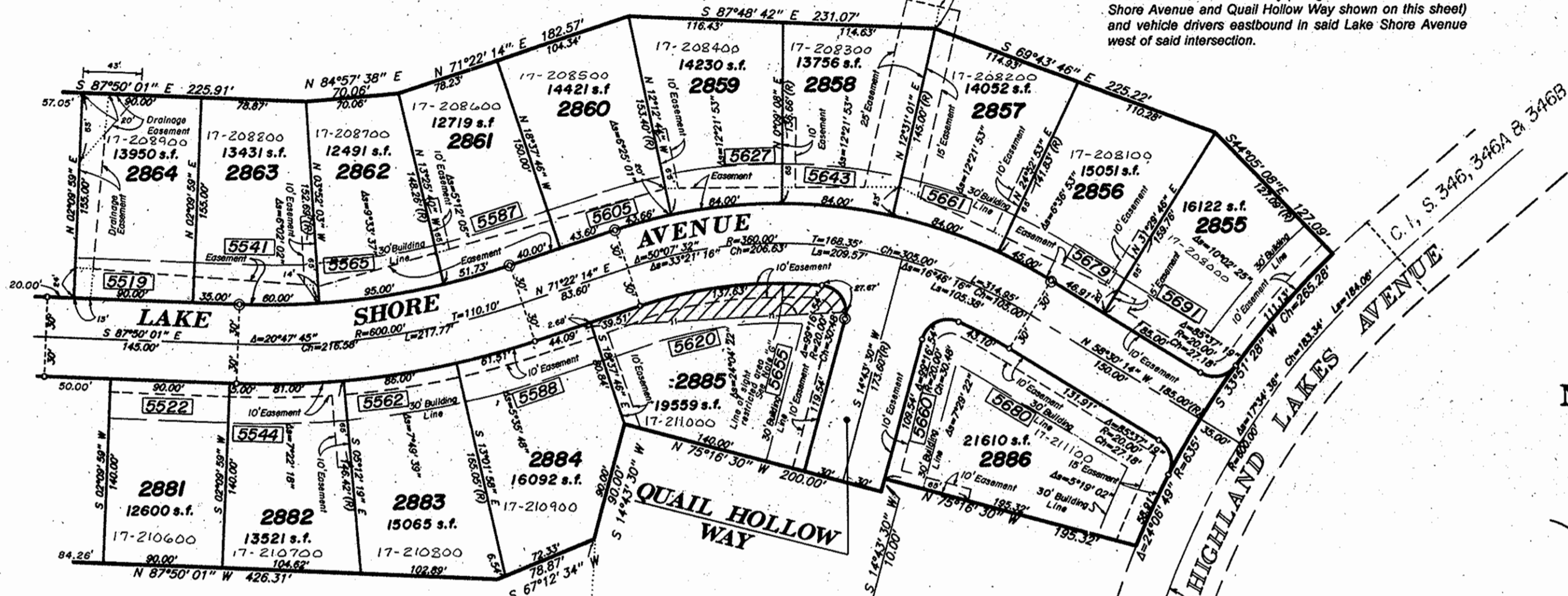
PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.&T., INC.



HIGHLAND LAKES EAST SECTION 5 PART 1

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

NOTE G: Within the part of Lot 2885 shown hereon by hatching and designated "Line of Sight Restricted Area", improvements including but not limited to structures, mounding and landscaping shall not be constructed or placed so as to obscure or restrict the view between vehicle drivers and pedestrians located at the intersection of Lake Shore Avenue and Quail Hollow Way (being that intersection of Lake Shore Avenue and Quail Hollow Way shown on this sheet) and vehicle drivers eastbound in said Lake Shore Avenue west of said intersection.



PC/INDIAN RUN JOINT VENTURE
D.B. 502, P. 572

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": 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 road rights-of-way dedicated hereon and within areas alongside said road rights-of-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 road rights-of-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 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 "E" - SIDE AND REAR YARD REQUIREMENTS: The minimum distance between buildings shall be 20 feet and the minimum side yard distance (one side) shall be 10 feet. The minimum rear yard distance shall be 30 feet.

NOTE "F" - LOT 2887: At the time of platting, Lot 2887 as designated and delineated hereon, together with other lands are located in a PD-1 zoning district. This district designates the use of the lands hereby being platted as Lot 2887 as "Common Open Space". This lot shall be maintained by the owner or owners of the fee simple title thereof. The owner of the fee simple title to the land hereby being platted as Lot 2887 is PC/Indian Run Joint Venture.

Access to and from said lot shall include access over and upon land over which an access easement was reserved on the subdivision plat entitled "Highland Lakes East Section 3 Part 1", of record in Plat Cabinet 1, Slides 305, 305A, 305B and 305C, and over and upon land abutting the water level of the reservoir site pursuant to rights reserved in the deed to the Village (now City) of Westerville of record in Deed Book 287, Page 566, both being records of the Recorder's Office, Delaware County, Ohio.



LEGEND
0000 = Lot Number
0000 = House Number



See Sheet 3

€ 20' Easement = N55°28'49" W
62.24'

HIGHLAND LAKES EAST SECTION 5 PART 1

The undersigned, subordinates the lien of its mortgage to the within plat of Highland Lakes East Section 5 Part 1, including those easements, if any, described and delineated hereon which lie outside of the platted area, and consents to the dedication of the streets shown on said plat.

Signed and acknowledged in the presence of:
BANK ONE, COLUMBUS, NA
Anne M. Cooper By *Roger W. Reeves*
 Roger W. Reeves,
 Vice-President,
Janice M. Johnson Commercial Mortgage Loans

LEGEND
 0000 = Lot Number
 0000 = House Number

STATE OF OHIO
 COUNTY OF FRANKLIN ss:

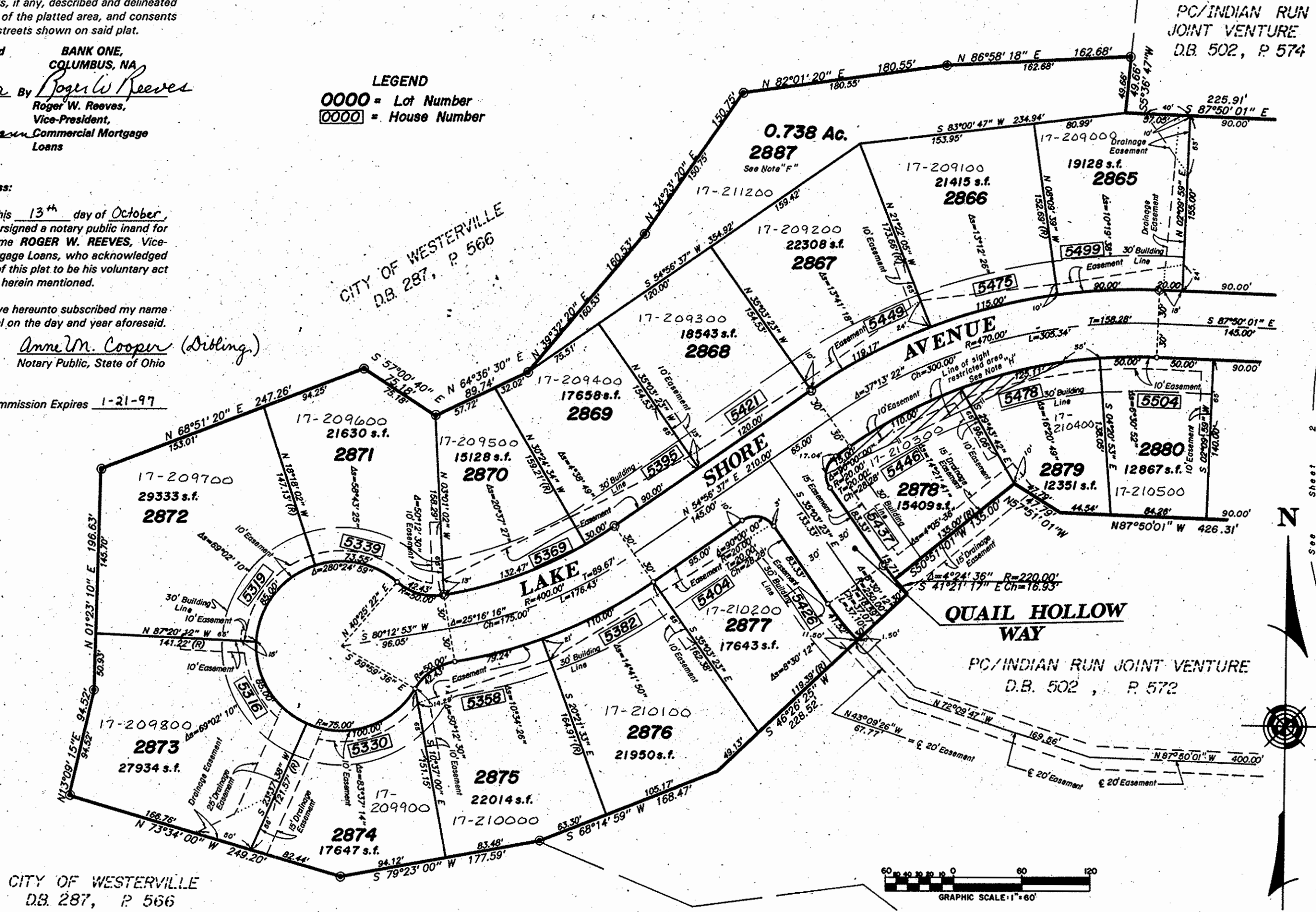
Be it remembered that on this 13th day of October, 1994, before me, the undersigned a notary public in and for said state, personally came **ROGER W. REEVES**, Vice-President, Commercial Mortgage Loans, who acknowledged the signing and execution of this plat to be his voluntary act and deed for the purposes herein mentioned.

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

Anne M. Cooper (Sibling)
 Notary Public, State of Ohio

My Commission Expires 1-21-97

NOTE H: Within the part of Lots 2878 and 2879 shown hereon by hatching and designated "Line of Sight Restricted Area", improvements including but not limited to structures, mounding and landscaping shall not be constructed or placed so as to obscure or restrict the view between vehicle drivers and pedestrians located at the intersection of Lake Shore Avenue and Quail Hollow Way (being that intersection of Lake Shore Avenue and Quail Hollow Way shown on this sheet) and vehicle drivers westbound in said Lake Shore Avenue east of said intersection.



Sheet 2
See