

HIGHLAND LAKES EAST SECTION 7

(THIS PLAT IS A SUBDIVISION OF RESERVE "A" OF CHANDLER CORPORATE PARK AND A RESUBDIVISION OF LOTS NUMBERED 1961, 1962, 1963 AND 1964 OF HIGHLAND LAKES EAST SECTION 1.)

Situated in the State of Ohio, County of Delaware, Township of Genoa, and in Farm Lots 20 and 29, Section 3, Township 3, Range 17, United States Military Lands, containing 12.827 acres of land, more or less, said 12.827 acres being comprised of Lots numbered 1961, 1962, 1963 and 1964 of HIGHLAND LAKES EAST SECTION 1 of record in Plat Cabinet 1, Slides 212-216, said lots being conveyed to ONURB PARTNERSHIP by deed of record in Deed Book 573, Page 685, and Reserve "A" of CHANDLER CORPORATE PARK of record in Plat Book 21, Page 107, said Reserve "A" being conveyed to ONURB PARTNERSHIP by deed of record in Deed Book 561, Page 531, all being of record in the Recorder's Office, Delaware County, Ohio.

The undersigned, ONURB PARTNERSHIP, an Ohio general partnership, by ELIZABETH A. ORTLIP, its Managing Partner, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HIGHLAND LAKES EAST SECTION 7", a subdivision containing Lots numbered 2543 to 2568, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Cypress Court shown hereon.

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, 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, ELIZABETH A. ORTLIP, Managing Partner of ONURB PARTNERSHIP, has hereunto set her hand this 4th day of April, 1994.

Signed and acknowledged
in the presence of:

ONURB PARTNERSHIP

Jack Brickner
JACK BRICKNER

By Elizabeth A. Ortlip
ELIZABETH A. ORTLIP,
Managing Partner

James W. McGuire
JAMES W. MCGUIRE

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared ELIZABETH A. ORTLIP, Managing Partner for ONURB PARTNERSHIP, who acknowledged the signing of the foregoing instrument to be her voluntary act and deed and the voluntary act and deed of said ONURB PARTNERSHIP for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 4th day of April, 1994.

My Commission Expires
15 FOR LIFETIME

James W. McGuire
Notary Public, State of Ohio
JAMES W. MCGUIRE

The undersigned, subordinates the lien of its mortgage to the within plat of Highland Lakes East Section 7 and consents to the dedication of the street shown on said plat.

Signed and acknowledged
in the presence of:

Anne M. Cooper

BANK ONE
COLUMBUS, NA
By Roger W. Reeves
Roger W. Reeves, Vice-President,
Commercial Mortgage Loans

Janice M. Schumann

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Be it remembered that on this 14th day of July, 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.

My Commission Expires 12-18-94 Janice M. Schumann
Notary Public, State of Ohio

Seal see below
Approved this 25th day of July, 1994 John Carr
Secretary, Planning Commission,
Westerville, Ohio

Approved this 25th day of July, 1994 M. D. Lind
City Manager, Westerville, Ohio

Approved this 10th day of August, 1994 M. R. Mason
Township Inspector

Approved this 1st day of Sept, 1994 James W. McGuire
Delaware County Planning Director

Approved this 25th day of Aug, 1994 Jack Smelker
Delaware County Sanitary Engineer

Approved this 5th day of Sept, 1994 Fred S. Stoltz
Delaware County Engineer

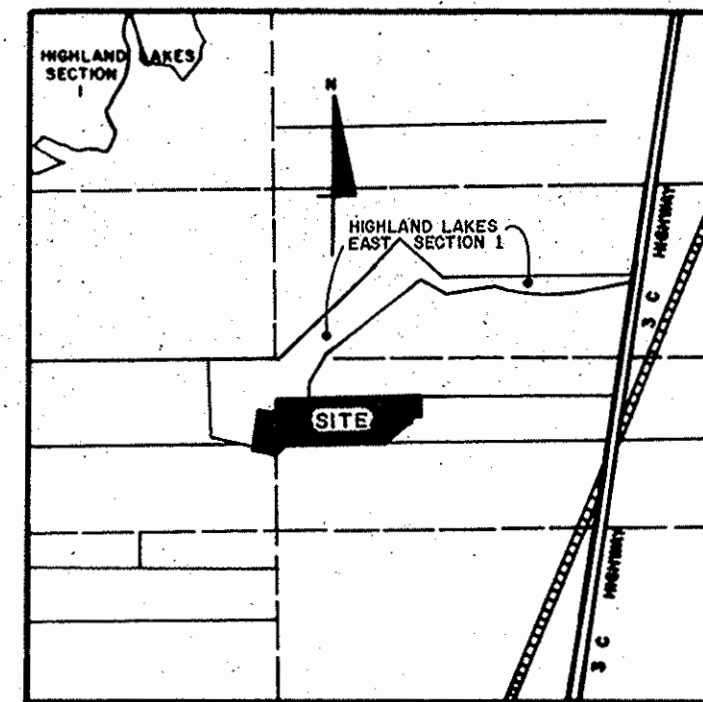
Approved this 19th day of Sept, 1994, wherein all of Cypress Court shown dedicated hereon is accepted as such by the Commissioners for the County of Delaware, Ohio. (Area of public street dedicated and accepted by this plat is 1.647 acres.)
Roz Jackson
Michael J. Hest
Fay L. Parsons
Delaware County Commissioners

Transferred this 22nd day of Sept, 1994 Jon M. Peterson
Auditor, Delaware County, Ohio

Filed for record this 22 day of SEPT, 1994 Kay L. Conklin
Recorder, Delaware County, Ohio

at 10:38 AM, Fee \$ 44.00
File No. 19576

Cabinet 1 Slides 406-406A



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1250'

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, Pages 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
EMH.T.
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO 43024

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.

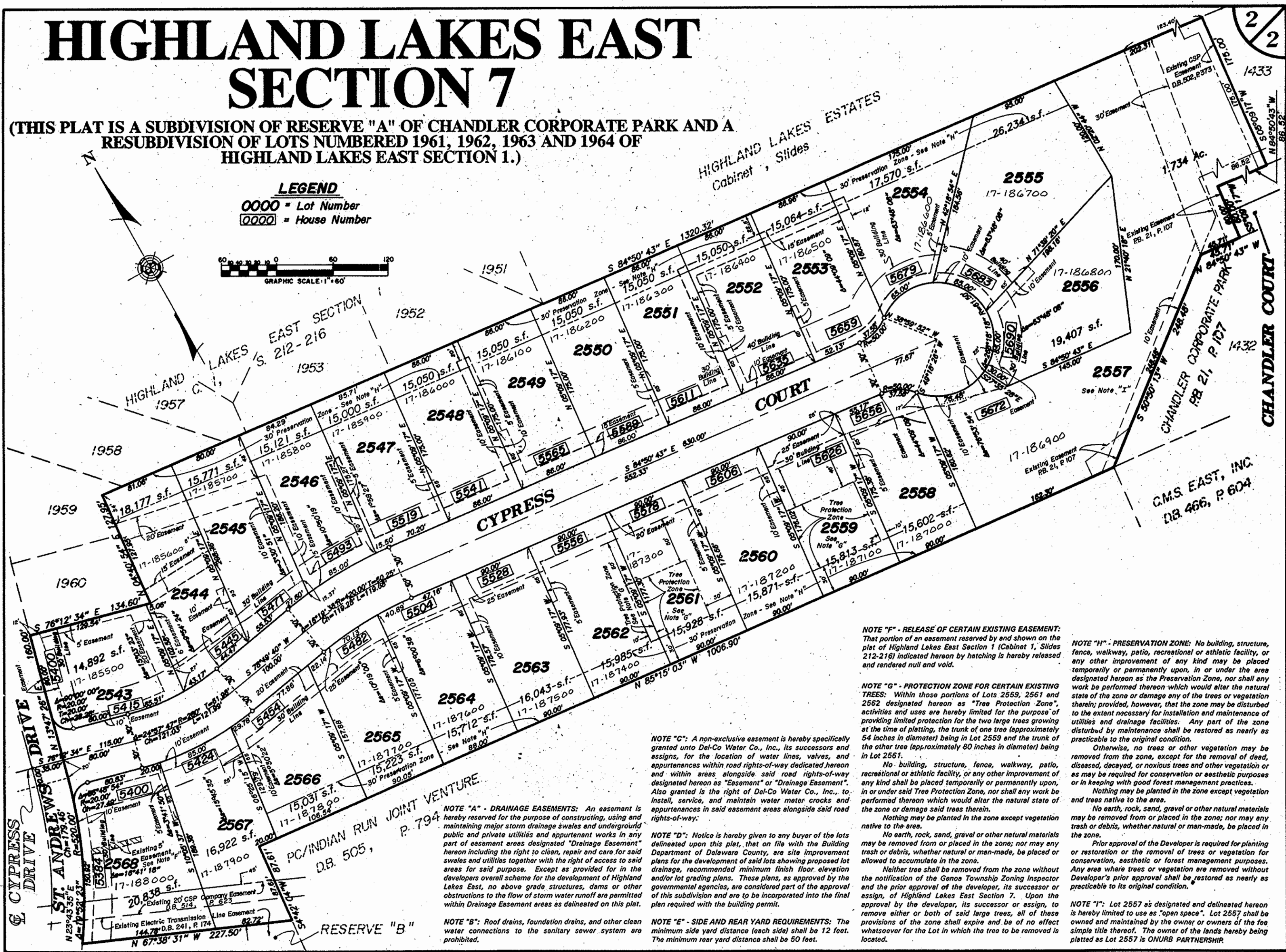
O=Iron Pin ⊙=Permanent Marker Metric Conversion 1 ft. = .30480m
By E. C. Padden 22 July 94
Professional Surveyor No. 4965 Date



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LEGEND
 0000 = Lot Number
 [0000] = House Number



NOTE "F" - RELEASE OF CERTAIN EXISTING EASEMENT: That portion of an easement reserved by and shown on the plat of Highland Lakes East Section 1 (Cabinet 1, Slides 212-216) indicated hereon by hatching is hereby released and rendered null and void.

NOTE "G" - PROTECTION ZONE FOR CERTAIN EXISTING TREES: Within those portions of Lots 2559, 2561 and 2562 designated hereon as "Tree Protection Zone", activities and uses are hereby limited for the purpose of providing limited protection for the two large trees growing at the time of platting, the trunk of one tree (approximately 54 inches in diameter) being in Lot 2559 and the trunk of the other tree (approximately 80 inches in diameter) being in Lot 2561.

No building, structure, fence, walkway, patio, recreational or athletic facility, or any other improvement of any kind shall be placed temporarily or permanently upon, in or under said Tree Protection Zone, nor shall any work be performed thereon which would alter the natural state of the zone or damage said trees therein.

Nothing may be planted in the zone except vegetation native to the area.

No earth, rock, sand, gravel or other natural materials may be removed from or placed in the zone; nor may any trash or debris, whether natural or man-made, be placed or allowed to accumulate in the zone.

Neither tree shall be removed from the zone without the notification of the Genoa Township Zoning Inspector and the prior approval of the developer, its successor or assign, of Highland Lakes East Section 7. Upon the approval by the developer, its successor or assign, to remove either or both of said large trees, all of these provisions of the zone shall expire and be of no effect whatsoever for the Lot in which the tree to be removed is located.

NOTE "H" - PRESERVATION ZONE: No building, structure, fence, walkway, patio, recreational or athletic facility, or any other improvement of any kind may be placed temporarily or permanently upon, in or under the area designated hereon as the Preservation Zone, nor shall any work be performed thereon which would alter the natural state of the zone or damage any of the trees or vegetation therein; provided, however, that the zone may be disturbed to the extent necessary for installation and maintenance of utilities and drainage facilities. Any part of the zone disturbed by maintenance shall be restored as nearly as practicable to the original condition.

Otherwise, no trees or other vegetation may be removed from the zone, except for the removal of dead, diseased, decayed, or noxious trees and other vegetation or as may be required for conservation or aesthetic purposes or in keeping with good forest management practices.

Nothing may be planted in the zone except vegetation and trees native to the area.

No earth, rock, sand, gravel or other natural materials may be removed from or placed in the zone; nor may any trash or debris, whether natural or man-made, be placed in the zone.

Prior approval of the Developer is required for planting or restoration or the removal of trees or vegetation for conservation, aesthetic or forest management purposes. Any area where trees or vegetation are removed without Developer's prior approval shall be restored as nearly as practicable to its original condition.

NOTE "I": Lot 2557 is designated and delineated hereon as "open space". Lot 2557 shall be owned and maintained by the owner or owners of the fee simple title thereof. The owner of the lands hereby being platted as Lot 2557 is ONURB PARTNERSHIP.

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 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 Dalewara 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 plan required with the building permit.

NOTE "E" - SIDE AND REAR YARD REQUIREMENTS: The minimum side yard distance (each side) shall be 12 feet. The minimum rear yard distance shall be 50 feet.