

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 21.570 acres of land, more or less, (20.868 acres being in said Farm Lot 20, 0.702 acre being in said Farm Lot 29), said 21.570 acres being comprised of all of that tract of land conveyed to HOMEWOOD CORPORATION by deed of record in Deed Book 599, Page 534 and all of that tract of land described in Exhibit A, in the deed to PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC. of record in Deed Book 619, Page 545, both being of record in the Recorder's Office, Delaware County, Ohio.

The undersigned, HOMEWOOD CORPORATION, an Ohio corporation, by JOHN H. BAIN, President, owner of the 10.697 acres of land being platted as Lots 3736 to 3760, both inclusive and "Ainsley Drive", and PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC., an Ohio corporation, by TOD J. ORTLIP, Chairman, owner of the 10.873 acres of land being platted as Lot 3761, duly authorized in the premises, do hereby certify that this plat correctly represents their "HIGHLAND LAKES EAST SECTION 9", a subdivision containing Lots numbered 3736 to 3761, both inclusive, do hereby accept this plat of same and HOMEWOOD CORPORATION does hereby dedicate to public use, as such, all or part of the Drive (1.654 acres, more or less) shown hereon and not heretofore dedicated.

Easements are hereby 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.

The 10.697 acres area platted as Lots 3736 to 3760, both inclusive and "Ainsley Drive" is not subject to a mortgage lien.

In Witness Whereof, JOHN H. BAIN, President of HOMEWOOD CORPORATION, has hereunto set his hand this 26 day of July, 1997.

Signed and acknowledged in the presence of: HOMEWOOD CORPORATION
By John H. Bain President
Sharon L. Rice

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared JOHN H. BAIN, President of HOMEWOOD CORPORATION, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said HOMEWOOD CORPORATION for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 26 day of July, 1997.

My commission expires 3-16-98
Sharon L. Rice
Notary Public, State of Ohio

HIGHLAND LAKES EAST SECTION 9

In Witness Whereof, TOD J. ORTLIP, Chairman of PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC., has hereunto set his hand this 21st day of March, 1997.

Signed and acknowledged in the presence of:

Sharon L. Field
SHARON L. FIELD

Debbie A. Wade
DEBBIE A. WADE

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 21st day of March, 1997.

My commission expires 5-18-00

PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC.
By Tod J. Ortlip
TOD J. ORTLIP, Chairman

Approved this 15th day of July, 1997

Debbie A. Wade
Notary Public, State of Ohio

Approved this 2 day of Aug, 1997

M. A. Mazzon
Genoa Township Zoning Inspector

Approved this 15th day of July, 1997

J. Anthony Lippman
Director, Delaware County Regional Planning Commission

Approved this 17th day of July, 1997

Jack Smeller
Delaware County Sanitary Engineer

Approved this 8th day of July, 1997

Chi Baureum
Delaware County Engineer

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this 18th day of Aug, 1997 for the County of Delaware, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted as such by Delaware County. That portion of an easement indicated hereon by hatching is hereby released and rendered null and void (see Note "G".)

Delaware County Commissioners

Robert B. Mart
James D. Ward
Donald J. Wintz

Approved this 8th day of July, 1997

John R. Brown
Secretary, Planning Commission, Westerville, Ohio

Approved this 9th day of July, 1997

A. N. O.
City Manager, Westerville, Ohio

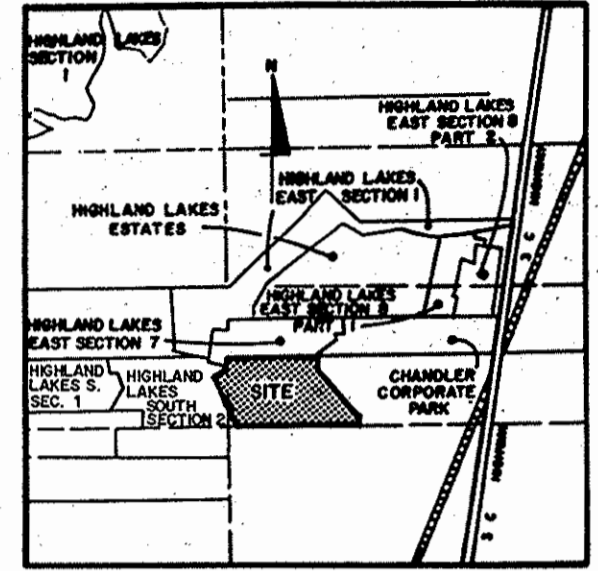
Transferred this 26 day of Aug, 1997

John H. Peterson
Auditor, Delaware County, Ohio

Filed for record this 26 day of Aug, 1997 at 1:40 P.M. Fee \$ 60.00
File No. 19096

Kay L. Corbin
Recorder, Delaware County, Ohio

Cabinet 1 Slides 762-762A-762B



LOCATION MAP AND BACKGROUND DRAWING
SCALE: NONE

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.

SURVEYED & PLATTED BY
E.M.H.T.
CONSULTING ENGINEERS & SURVEYORS
COLUMBUS, OHIO 43229

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. Madley 20 May 97
Professional Surveyor No. 4965 Date

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 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 plot plan required with the building permit.

NOTE "E" - MINIMUM FRONT, SIDE AND REAR YARD REQUIREMENTS: At the time of platting, the land platted herein, along with other adjacent lands, is in a PD-1 zoning district. This PD-1 district requires the following minimum front, rear and side yard setbacks for the lots in this subdivision:

Front	Typical lot:	30 feet
	Corner lot:	30 feet on the principal street and 25 feet on the secondary street
Rear		30 feet
Side		10 feet minimum 20 feet total of both sides

This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "F" - LOT 3761: At the time of platting, the land hereby platted as Lot 3761, together with other lands that include the other portions of Highland Lakes East 9, are located in a PD-1 zoning district. This district designates the use of the lands being platted as Lot 3761 as "Common Open Space". Lot 3761 shall be maintained by the owner, its successor's and assigns, of the fee simple title thereof. The owner of the fee simple title to the lands hereby being platted as Lot 3761 is Planned Communities Development Company, Inc.

NOTE "G" - RELEASE OF CERTAIN EXISTING EASEMENT: That portion of an easement granted to County of Delaware, Ohio, by Deed of Easement in Deed Book 414, Page 484, Recorder's Office, Delaware County, Ohio, is indicated hereon by hatching is hereby released and rendered null and void.

NOTE "H": All of Highland Lakes East Section 9 is within Flood Hazard Area Zone C, as delineated on FEMA Flood Insurance Rate Map Community Panel Number 390146 0110 B dated October 18, 1983 for Franklin County, Ohio.

NOTE "I" - EMERGENCY ACCESS EASEMENT IN LOTS 3745 AND 3746: Within and over that area of land in Lots 3745 and 3746 shown by hatching and designated hereon as "Emergency Access Easement", a nonexclusive easement, for access between Ainsley Court and the land south of Highland Lakes East Section 9, is hereby reserved for the construction, maintenance, repair and replacement of a driveway for use by public police, fire and medical personnel and equipment providing emergency services to adjacent areas and for the construction, maintenance, repair and replacement of drainage facilities related to said driveway. Within and over each of those areas in Lots 3745 and 3746 designated hereon as "Temporary Construction Easement", an easement is hereby reserved for use in connection with and only during the period of the construction of said driveway and related drainage facilities. The rights hereby reserved in said Temporary Construction Easement areas shall expire and be of no effect whatsoever upon the completion of construction of said driveway and related drainage facilities.

The cost of and the actual construction, maintenance, repair and replacement of the driveway and related drainage facilities herein provided for shall not be the responsibility of Homewood Corporation, the developer of Highland Lakes East Section 9 or the owners of the fee simple titles to Lots 3745 and 3746. The driveway and related drainage facilities shall be constructed only at such time as provisions for the extension of the driveway south from Lots 3745 and 3746 to a public street are made and are approved by the City of Westerville, Ohio. The plan and specifications for said driveway and related drainage facilities in Lots 3745 and 3746 are on file with the Delaware County Engineer's Office. At the time of platting of Highland Lakes East Section 9, no determination, other than indicated hereinabove, has been made regarding financial responsibility for construction, maintenance, repair and replacement of said driveway and related drainage facilities.

Upon completion of the construction of said driveway and related drainage facilities, the owner of the fee simple title to each of Lots 3745 and 3746 shall keep said Emergency Access Easement area open and unobstructed and shall maintain and keep, in a clean and sanitary condition, the portions of said Emergency Access Easement area that is within the limits of his lot, which maintenance by said owner shall be that maintenance normally performed by an owner on his yard and shall include the mowing and maintaining of grassed areas and the removal of litter, debris and dead vegetation.

The surface of said driveway, according to said plan and specifications for same, shall be grass on topsoil. Each user of the driveway shall, if needed to restore the surface to its as-built grade and condition, regrade and grass seed the driveway surface as soon as practically possible after each use.

If the land immediately south of and adjoining said Emergency Access Easement area is developed with a use that makes no provision for the southerly extension of said emergency access driveway, all of the provisions of this Note "I" shall expire and be of no effect whatsoever.

NOTE "J" - ACREAGE BREAKDOWN:

Total acreage - Highland Lakes East Section 9:	21.570
Acreage in Lot 3761:	10.697
Acreage in Lots 3736 to 3760, both inclusive:	9.043
Acreage in rights-of-way:	1.654

The undersigned, subordinates the lien of its mortgage to the area being platted at Lot 3761 of Highland Lakes East Section 9.

Signed and acknowledged in the presence of: BANK ONE, COLUMBUS, NA
By Catherine M. Sprunger, Assistant Vice President

Anne M. Cooper

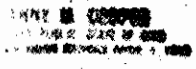
STATE OF OHIO COUNTY OF FRANKLIN ss:

Be it remembered that on this 7th day of July 1997, before me, the undersigned a notary public in and for said state, personally came CATHERINE M. SPRUNGER, Assistant Vice President, of Bank One Columbus 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 4-1-98



HIGHLAND LAKES EAST SECTION 9

LEGEND
0000 = Lot Number
[0000] = House Number

CHANDLER CORPORATE PARK P.B. 21, P. 107

C.M.S. DB. 466 EAST P. 604 INC.

HIGHLAND LAKES EAST SECTION 7
406 & 406A
2560 2559 2558

HIGHLAND LAKES EAST SECTION 1
C. 1, S. 212-216

SOUTH SECTION 2
96-99
1903
AINSLEY DRIVE
HIGHLAND LAKES C. 1
1904
1905
1906

HIGHLAND LAKES EAST SECTION 9

MARY LENORE ROSSELOE et al.
D.B. 253, P. 474

