

# HIGHLAND LAKES EAST SECTION 10 PART 2

D.C.R.P.C. CASE  
No. 11-96B

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Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lots 17 and 18, Section 3, Township 3, Range 17, United States Military Lands, containing 14.796 acres of land, more or less, (9.383 acres being in said Farm Lot 17, and 5.413 acres being in Farm Lot 18), said 14.796 acres being comprised of part of tracts of land conveyed to **PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC.** by deeds of record in Deed Book 619, Page 548 and Deed Book 621, Page 366, Recorder's Office, Delaware County, Ohio.

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 10 PART 2", a subdivision containing Lots numbered 4355 to 4379, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all or parts of the Court and Drive (1.954 acres of land, more or less) 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, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage.

In Witness Whereof, **TOD J. ORTLIP**, Chairman of **PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC.** has hereunto set his hand this 18 day of June, 1998.

Signed and acknowledged  
in the presence of:

**PLANNED COMMUNITIES  
DEVELOPMENT COMPANY, INC.**

Debbie A. Lealey  
Debbie A. Lealey

TOD J. ORTLIP  
TOD J. ORTLIP, Chairman

Approved this 19<sup>th</sup> day of JUNE, 1998

M. A. Maggo  
Genoa Township Zoning Inspector

Approved this 27<sup>th</sup> day of JULY, 1998

Phil Lavin  
Director, Delaware County Regional  
Planning Commission

Approved this 14<sup>th</sup> day of JULY, 1998

Jack Smelker  
Delaware County Sanitary Engineer

Approved this 17<sup>th</sup> day of JULY, 1998

Chi Banum  
Delaware County Engineer

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this 3<sup>rd</sup> day of Aug., 1998, 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.

Delaware County Commissioners

James D. Ward  
James D. Ward  
Donald W. Wertz

Transferred this 11 day of Aug., 1998

Jon M. Peterson  
Auditor, Delaware County, Ohio

Filed for record this 11 day of Aug., 1998 at 10:11 A.M. Fee \$ 60.00  
File No. 23726

Kay L. Conklin  
Recorder, Delaware County, Ohio

Cabinet 2 Slides 102-102A-102B

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 18 day of June, 1998.

My commission expires 3-18-00

Debbie A. Lealey  
Notary Public, State of Ohio

The undersigned, subordinates the lien of its mortgage to the within plat of Highland Lakes East Section 10 Part 2 and consents to the dedication of the streets shown on said plat.

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

Lisa G. Stephens  
Lisa G. Stephens  
Catherine M. Sprunger,  
Assistant Vice President

Vicki O. Zuellem  
Vicki O. Zuellem

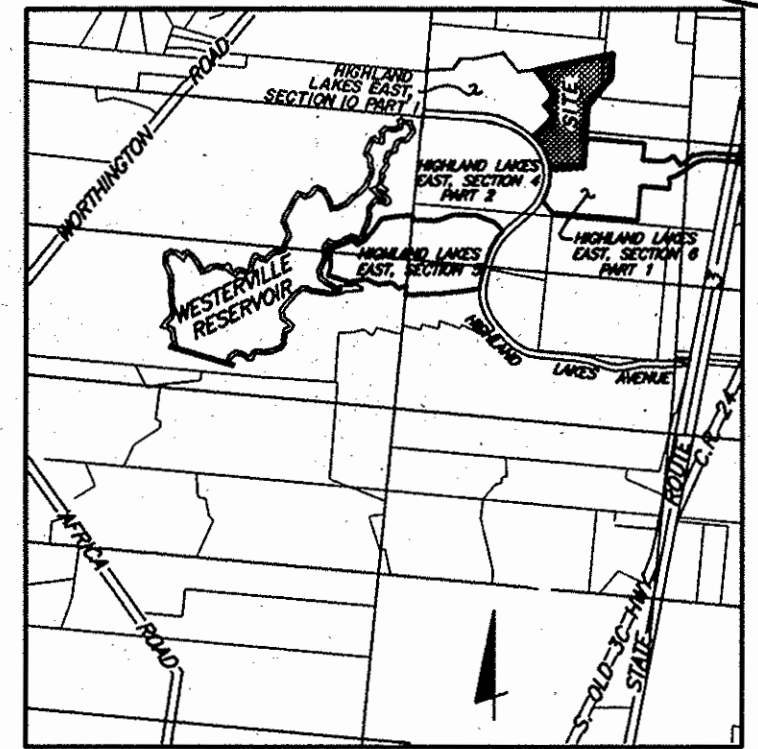
STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Be it remembered that on this 18<sup>th</sup> day of June, 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.

Vicki O. Zuellem  
Notary Public, State of Ohio

My commission expires 6-17-02



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1"=1500'

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  
**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.

○=Iron Pin ●=Permanent Marker Metric Conversion 1ft.=0.30480m.

By E. E. Madley 19 June 98  
Professional Surveyor No. 4965 Date

# HIGHLAND LAKES EAST SECTION 10 PART 2

**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 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 "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:** The minimum front yard setback is 30 feet. 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 "E" -** All of Highland Lakes East Section 10 Part 2 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" - ACREAGE BREAKDOWN:**

Total acreage	14.796
Acreage in lots	12.842
Acreage in rights-of-way	1.954

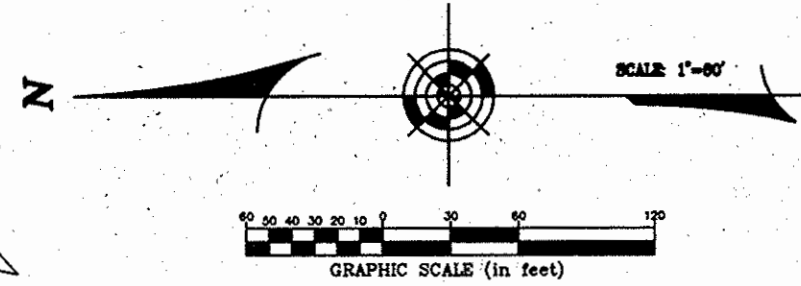
**NOTE "G" - HIKING/BIKING PATH EASEMENT:** Within those areas designated hereon as "Hiking/Biking Path Easement", a nonexclusive easement is hereby reserved for the purpose of constructing and maintaining a path for use by the public as a hiking and biking trail.

# HIGHLAND LAKES EAST SECTION 10 PART 2

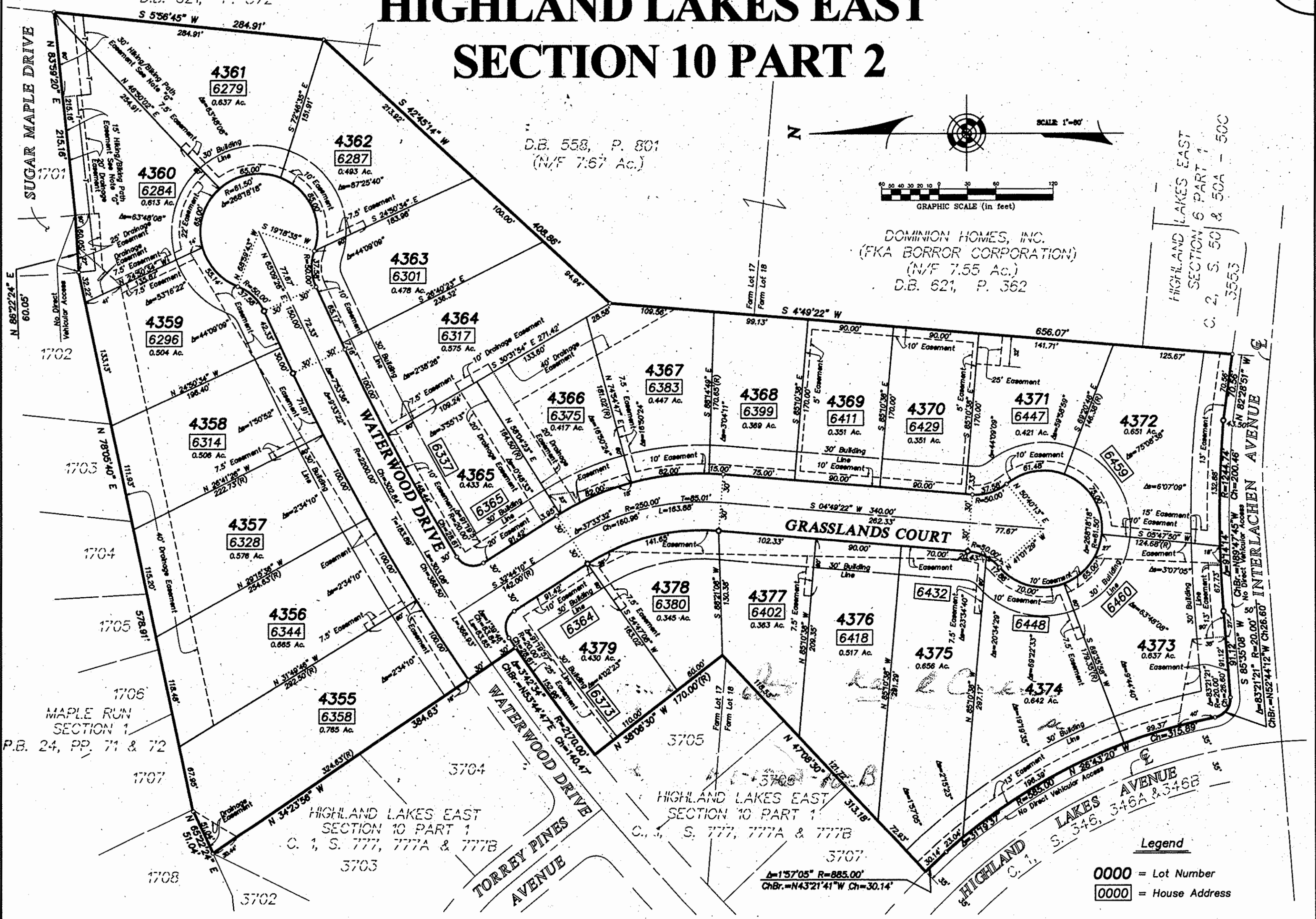
(N/F 9.13 Ac.)  
D.B. 621, P. 372

D.B. 558, P. 801  
(N/F 7.67 Ac.)

DOMINION HOMES, INC.  
(FKA BORROR CORPORATION)  
(N/F 7.55 Ac.)  
D.B. 621, P. 362



HIGHLAND LAKES EAST  
SECTION 6 PART 1  
C. 2, S. 50 & 50A - 50C  
3553



MAPLE RUN  
SECTION 1  
P.B. 24, PP. 71 & 72

HIGHLAND LAKES EAST  
SECTION 10 PART 1  
C. 1, S. 777, 777A & 777B

HIGHLAND LAKES EAST  
SECTION 10 PART 1  
C. 1, S. 777, 777A & 777B

- Legend**
- 0000 = Lot Number
  - 0000 = House Address