

HIGHLAND LAKES EAST SECTION 13

Situated in the State of Ohio, County of Delaware, Township of Genoa, and in Farm Lots 18 and 19, Quarter Township 3, Township 3, Range 17, United States Military Lands, containing 4.999 acres of land, more or less, (4.552 acres are in Farm Lot 18 and 0.447 acre is in Farm Lot 19) said 4.999 acres being part of that tract of land conveyed to **PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC.** by deed of record in Deed Book 619, Page 548, Recorder's Office, Delaware County, Ohio.

The above described 4.999 acres are the lands hereby being platted. Further, portions of certain lands owned by said **PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC.** adjacent to these 4.999 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 4.999 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 13", a subdivision containing Lots numbered 4427 to 4439, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Place (0.731 acre of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved within areas designated hereon as "Easement" or "Drainage Easement" for the 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. Within said areas designated "Drainage Easement" hereon, an additional easement is hereby reserved for the purpose of constructing, using and maintaining major storm water drainage swales and appurtenant works. Except as provided for in the developers overall scheme for the development of Highland Lakes East Section 13, no above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated hereon. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

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 areas designated hereon as "Easement" or "Drainage Easement" that are located alongside the rights-of ways hereby dedicated. 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 rights-of way.

In Witness Whereof, **TOD J. ORTLIP**, Chairman of **PLANNED COMMUNITIES DEVELOPMENT COMPANY, INC.**, has hereunto set his hand this 26 day of June, 1998.

Signed and acknowledged
in the presence of:

**PLANNED COMMUNITIES
DEVELOPMENT COMPANY, INC.**

Terry L. Sternad
Terry L. Sternad

TOD J. ORTLIP
TOD J. ORTLIP, Chairman

Debbie A. Ledley
Debbie A. Ledley

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 26 day of June, 1998.

My commission expires 5-18-00

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

Approved this 23rd day of July,
1998

M. A. Maggio
Genoa Township Zoning Inspector

Approved this 1st day of October
1998

Shirley C. Lavin
Director, Delaware County Regional
Planning Commission

Approved this 1st day of Sept.
1998

Jack Smeller
Delaware County Sanitary Engineer

Approved this 25th day of Sept.
1998

Chris Gausem
Delaware County Engineer

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this 5 day of Oct. 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

Donald W. Wuntz
Debra B. Mast
James D. Ward

Transferred this 19 day of Oct.
1998

Jon M. Peterson
Auditor, Delaware County, Ohio

Filed for record this 19th day of Oct.
1998 at 10:30 A.M. Fee \$ 40.00
File No. 31348

Kay E. Conkle
Recorder, Delaware County, Ohio

Cabinet 2 Slides 129 + 129A

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the same meridian as the bearings used on the subdivision plat entitled "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
EMH.T.
CONSULTING ENGINEERS & SURVEYORS
CAHARNA, OHIO 43001

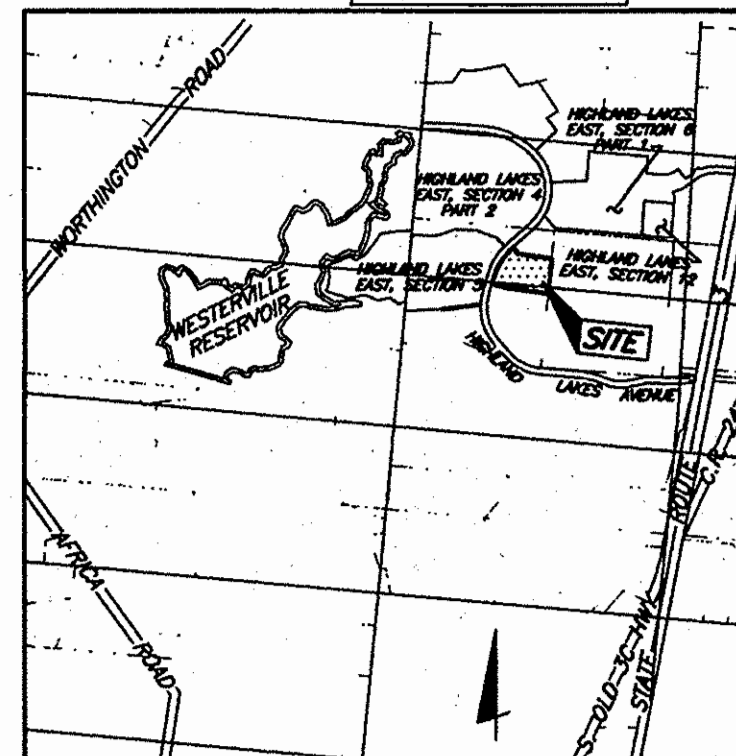
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof. Dimensions shown on curves are chord measurements.

● = P.K. Nail to be set Metric Conversion 1ft.=0.3048m
○ = Iron Pin (See Survey Data) ⊙ = Permanent Marker (See Survey Data)

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

D.C.R.P.C. CASE
No. 34-97

1
2



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 13 and consents to the dedication of the street shown on said plat

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

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

STATE OF OHIO
COUNTY OF FRANKLIN ss:

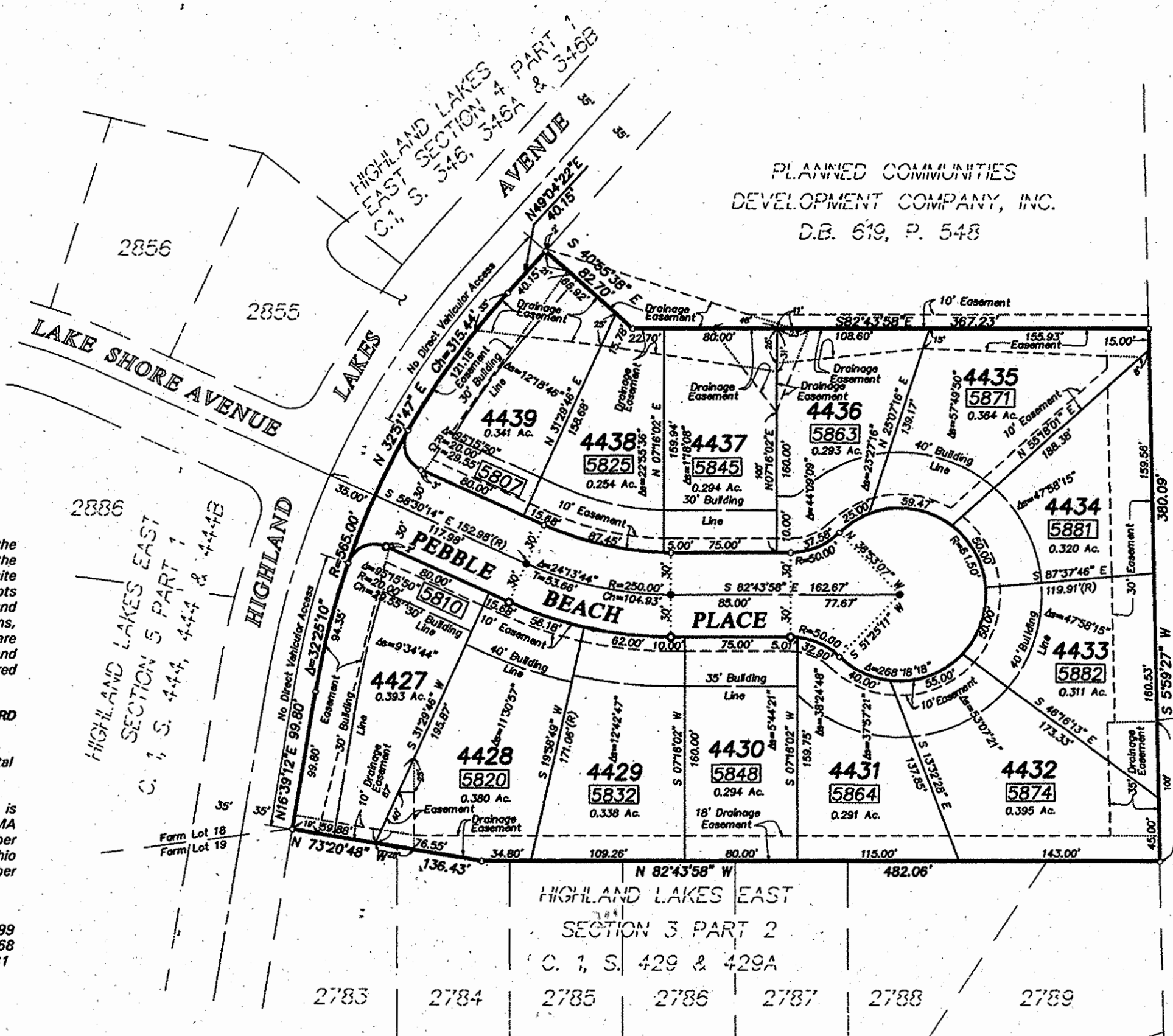
Be it remembered that on this 10th day of July, 1998, before me, the undersigned a notary public in and for said state, personally came **CATHERINE M. SPRUNGER**, Assistant Vice President of Bank One, NA, a national banking association, who acknowledged the signing and execution of this plat to be her 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.

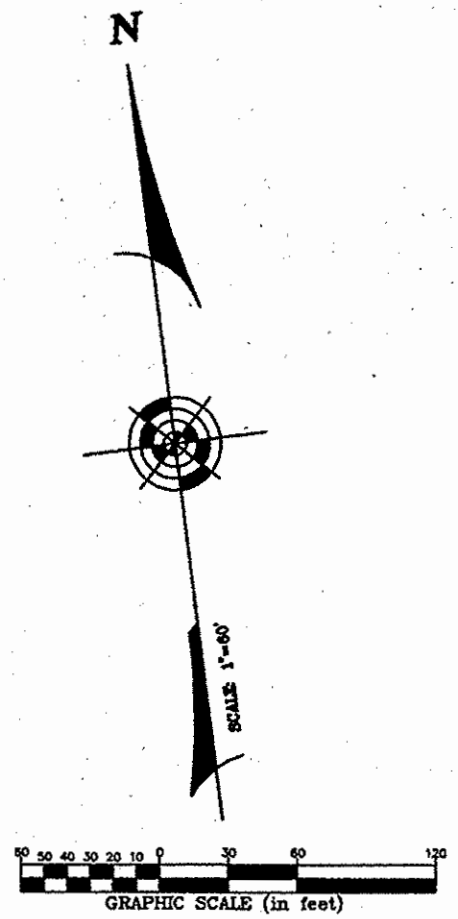
Anne M. Cooper
Notary Public, State of Ohio

My commission expires 4-1-03

HIGHLAND LAKES EAST SECTION 13



PLANNED COMMUNITIES
DEVELOPMENT COMPANY, INC.
D.B. 619, P. 548



THE TRUSTEES OF
THE OHIO STATE UNIVERSITY
D.B. 361, P. 105

NOTE "A": 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 "B"- MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:
 Front: as shown hereon
 Side: 10 feet each side, 20 feet total
 Rear: 25 feet

NOTE "C": All of Highland Lakes East Section 13 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 "D"- ACREAGE BREAKDOWN:

| | |
|-------------------------|-------|
| Total acreage | 4.999 |
| Acreage in lots | 4.268 |
| Acreage in right-of-way | 0.731 |

Legend
 0000 = Lot Number
 [0000] = House Address

HIGHLAND LAKES EAST
SECTION 3 PART 2
C. 1, S. 429 & 429A

2783 2784 2785 2786 2787 2788 2789