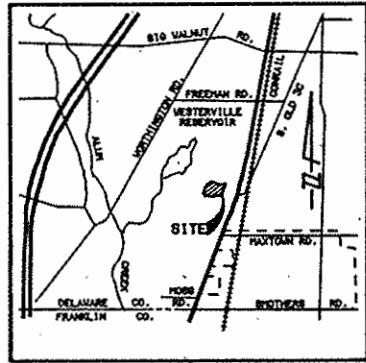
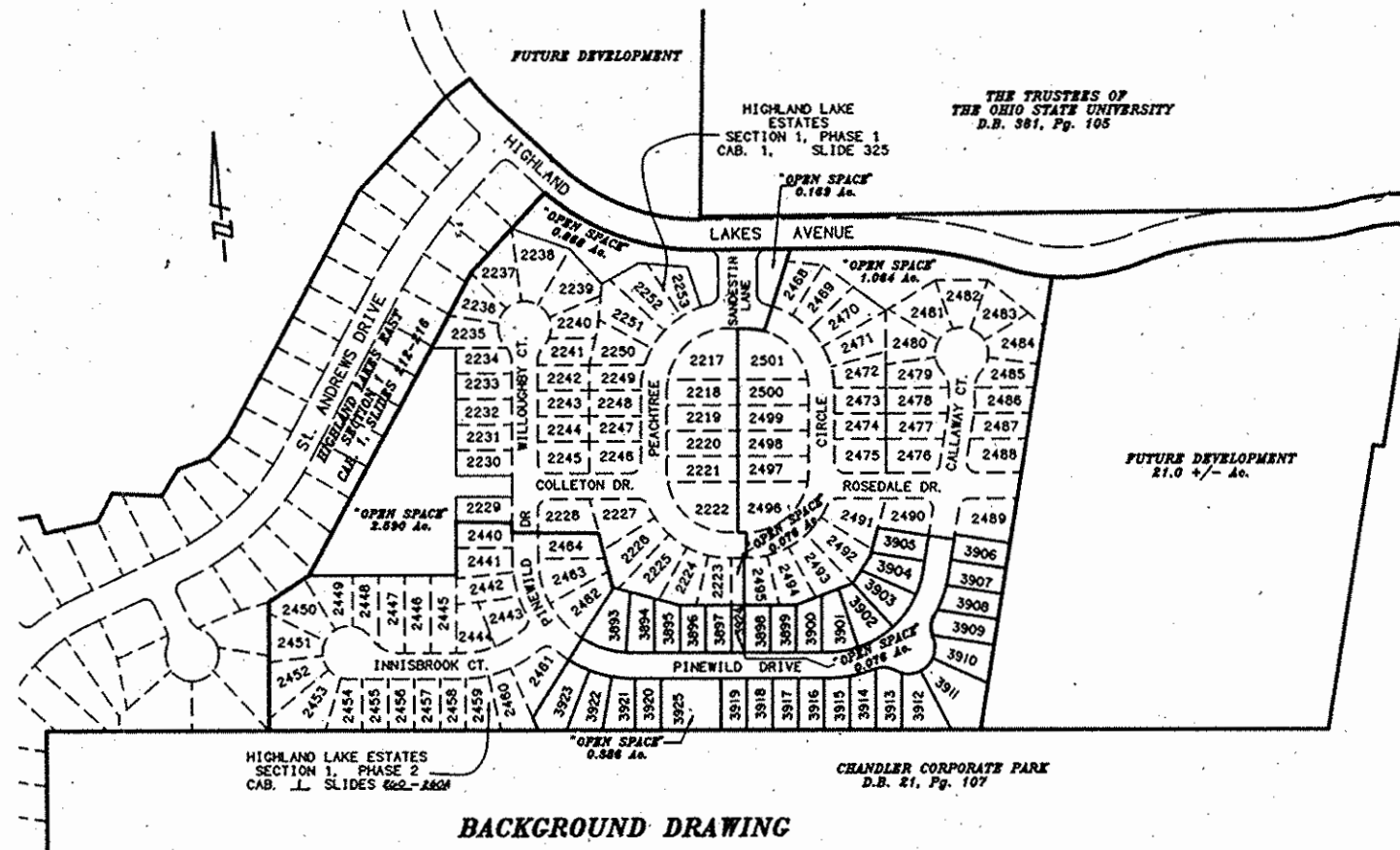


HIGHLAND LAKE ESTATES SECTION 1, PHASE 4



VICINITY MAP
NOT TO SCALE



BACKGROUND DRAWING

SCALE: 1" = 200'

NOTE: 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.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PRELIMINARY PLAT AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. 3/4" (L) INCH CAPPED IRON PINS TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND ARE INDICATED BY THE FOLLOWING SYMBOL:

R.D. ZANDE & ASSOCIATES, INC.

BY: Randy Rungtun 9-22-94
REGISTERED SURVEYOR No. 6096 DATE

NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED ON THIS PLAT THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENT PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED DRAINAGE, RECOMMENDED FINISH FLOOR ELEVATIONS AND/OR LOT GRADING 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 PLANS REQUIRED WITH THE BUILDING PERMIT.

EASEMENTS ARE SPECIFICALLY GRANTED TO DELCO WATER COMPANY, INC. ITS SUCCESSORS OR ASSIGNS FOR THE LOCATION OF WATER LINES, VALVES, AND APPURTENANCES WITHIN DEDICATED ROAD RIGHTS-OF-WAY AND DESIGNATED "UTILITY OR ESBT". ALSO GRANTED IS THE RIGHT OF DELCO WATER COMPANY, INC. TO INSTALL, SERVICE, AND MAINTAIN WATER METER VALVES AND APPURTENANCES OUTSIDE OF AND ADJACENT TO SAID DEDICATED RIGHT-OF-WAY FOR PUBLIC ROADS OR "UTILITY EASEMENTS".

"OPEN SPACES" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY HIGHLAND LAKES ASSOCIATION.

SPECIAL NOTE:
DEVELOPER SHALL PROVIDE GENERAL DESIGN PARAMETERS FOR BASEMENT FOUNDATION WALLS WITHIN PENAND SOILS.

Floodplain Panel # 370166 010 B, per 1983 FIRM Map.

ZONING: PD-1 CLUSTER

TOTAL AREA = 40.000 ACRES
AREA PHASE 4 = 7.616 ACRES
LOT AREA = 6.873 ACRES
R.O.W. AREA = 1.580 ACRES
OPEN SPACE AREA = 0.482 ACRES
% OPEN SPACE AREA = 0.12
NO. OF LOTS = 31
DENSITY = 4.071 D.U./Ac.

YARD SETBACKS

FRONT: VARIES
SIDE: 5 FT. (MINIMUM OF 11 FEET BETWEEN RESIDENTIAL UNITS, EXCLUDING GARAGES)
REAR: 25 FT.

SITUATE IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF GENOA, BEING PART OF FARM LOT 19 IN SECTION 3, TOWNSHIP 3, RANGE 17, UNITED STATES MILITARY LANDS AND CONTAINING 7.616 ACRES, MORE OR LESS, INCLUDING 1.580 ACRES OF RIGHT-OF-WAY AREA, AND OF WHICH 7.616 ACRES, MORE OR LESS, LIES WITHIN FARM LOT 19 AND BEING OUT OF THE 40.000 ACRES CONVEYED TO BORROW CORPORATION BY DEED OF RECORD IN DEED BOOK 550, PAGE 127, RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED BORROW CORPORATION, OWNER OF THE LAND PLATTED HEREIN DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THEIR "HIGHLAND LAKE ESTATES, SECTION 1 PHASE 4", A SUBDIVISION OF LOTS Nos. 3813 - 3822, AND "OPEN SPACE" AND DOES HEREBY ACCEPT THIS PLAT OF SAKE AND DEDICATE TO PUBLIC USE AS SUCH THE DRIVE NOT HERETOFORE DEDICATED AND THAT THE PROPERTY WITHIN SAID PLAT IS NOT SUBJECT TO ANY LIENS.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE 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 FOR STORM WATER DRAINAGE.

IN WITNESS WHEREOF DAVID S. BORROW, EXECUTIVE VICE PRESIDENT, HAS SET HIS HAND THIS 22ND DAY OF OCTOBER, 1994.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BORROW CORPORATION
5501 PRANTZ ROAD
DUBLIN, OHIO 43017
(614) 761-6000

Edward P. Rika
WITNESSES

BY: David S. Borrow
DAVID S. BORROW
EXECUTIVE VICE PRESIDENT

Robert A. Murray
WITNESSES

STATE OF OHIO, SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED DAVID S. BORROW, EXECUTIVE VICE PRESIDENT, OF BORROW CORPORATION, WHO ADMITS TO THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF BORROW CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HAVE HERETO, SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 22ND DAY OF OCTOBER, 1994.

MY COMMISSION EXPIRES Sept 22, 98
Jordan R. Shook
NOTARY PUBLIC, STATE OF OHIO
Jordan R. Shook

APPROVED BY:

<u>M. A. Maxton</u> ZONING INSPECTOR, GENOA TOWNSHIP	2-13-97 DATE
<u>John P. Zeman</u> DIRECTOR OF PLANNING, DELAWARE COUNTY	10-16-97 DATE
<u>John P. Zeman</u> DIRECTOR OF PLANNING, ENGINEERING, AND BUILDING, CITY OF WESTERVILLE	2-28-95 DATE
<u>A. D. Lumb</u> CITY MANAGER, CITY OF WESTERVILLE	2-28-95 DATE
<u>Jack Smolker</u> SANITARY ENGINEER, DELAWARE COUNTY	7-10-97 DATE
<u>Jim Boussem</u> COUNTY ENGINEER, DELAWARE COUNTY	9-10-97 DATE

DELAWARE COUNTY COMMISSIONERS

<u>Adrian B. Martin</u>	10-20-97 DATE
<u>Donald W. Wintz</u>	10-20-97 DATE
<u>James D. Ward</u>	10-20-97 DATE

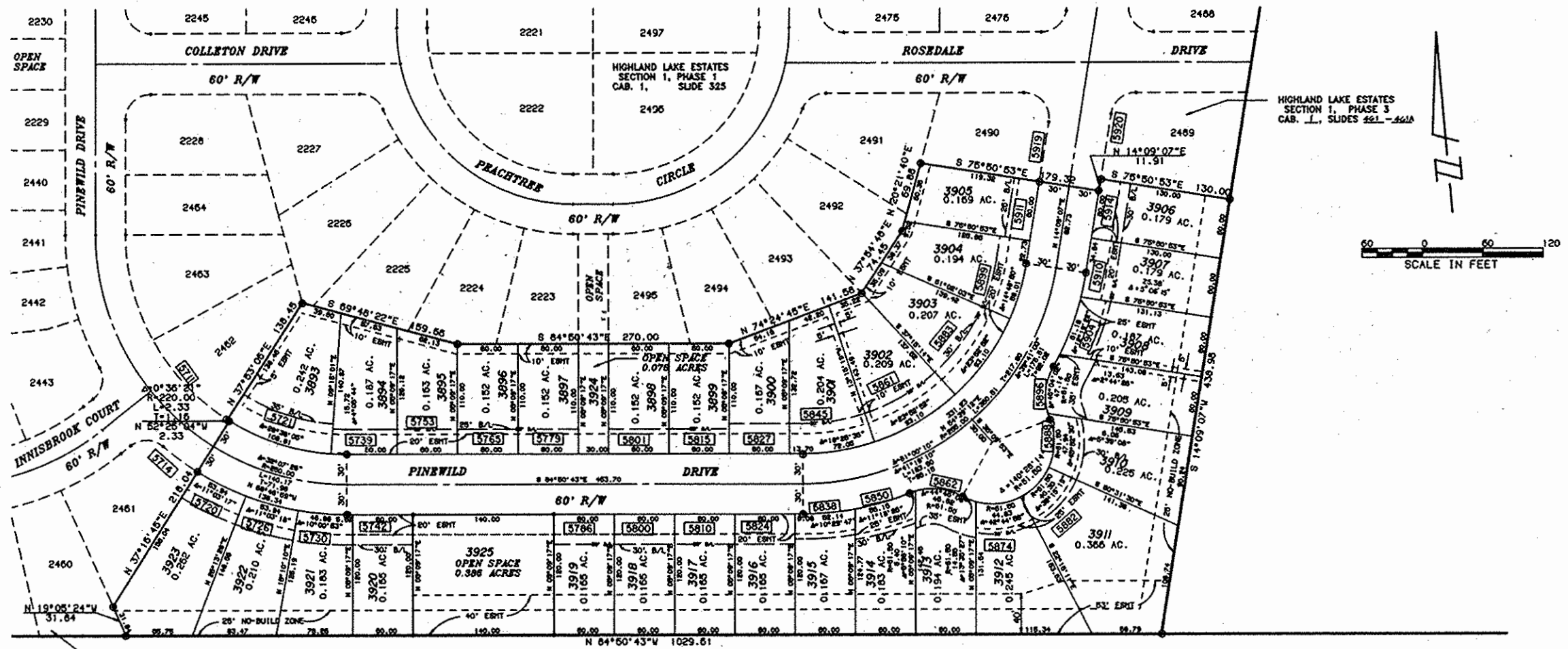
TRANSFERRED THIS 22ND DAY OF OCT 1994 BY John H. Peterson
AUDITOR, DELAWARE COUNTY, OHIO
leb

DEPUTY AUDITOR, DELAWARE COUNTY, OHIO

FILED FOR RECORD THIS 22ND DAY OF OCT 1994 AT 3:40P
FEE 40.00 FILE NO. 23927
Ray C. Corbly
RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS 22ND DAY OF OCT 1994 CABINET 2 SLIDES 11, 11A

DEPUTY RECORDER, DELAWARE COUNTY, OHIO



HIGHLAND LAKE ESTATES
SECTION 1, PHASE 2
CAB. I., SLIDES 260-260A

CHANDLER CORPORATE PARK
D.B. 21, PG. 107

LEGEND
3909 - LOT NUMBER
[5896] - HOUSE NUMBER

DEPRESSED DRIVEWAYS

IT IS THE RECOMMENDATION OF THE ENGINEER THAT DEPRESSED DRIVEWAYS NOT BE PERMITTED ON THE LOTS PLATTED HEREON. IF A DEPRESSED DRIVE IS DESIRED, PERMISSION OF THE DELAWARE COUNTY ENGINEER IS REQUIRED.

HIGHLAND LAKE ESTATES
SECTION 1 PHASE 4
SHEET 2 OF 2