

# HIGHLAND LAKES NORTH SECTION 6 PART 1

D.C.R.P.C. CASE  
No. 28-98.1

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Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lot E, Quarter Township 2, Township 3, Range 17, United States Military Lands, containing 11.412 acres of land, more or less, said 11.412 acres being comprised of part of that tract of land conveyed to **PLANNED COMMUNITIES, INC.** by deed of record in Deed Book 621, Page 1925 and part of that tract of land conveyed to **PLANNED COMMUNITIES, INC.** by deed of record in Deed Book 658, Page 325, Recorder's Office, Delaware County, Ohio. 1.184 Ac.

10.228 Ac.

The above described 11.412 acres are the lands hereby being platted. Further, portions of certain lands owned by said **PLANNED COMMUNITIES, INC.** adjacent to these 11.412 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 11.412 acres and other lands.

The undersigned, **PLANNED COMMUNITIES, 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 NORTH SECTION 6 PART 1", a subdivision containing Lots numbered 4673 to 4697, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Court (1.876 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat 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, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and or other storm water drainage facilities. 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. 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 granted unto Del-Co Water Co., Inc., its successors and assigns, for the location of water lines, valves and appurtenances within the road right-of-way dedicated hereon, and within areas alongside said road right-of-way designated hereon as "Easement" or as "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 right-of-way.

In Witness Whereof, **TOD J. ORTLIP**, as Chairman of said **PLANNED COMMUNITIES, INC.**, has hereunto set his hand this 22<sup>nd</sup> day of June, 1999.

Signed and acknowledged  
in the presence of:

**PLANNED COMMUNITIES, INC.**

Vickie D. Cohen  
Vickie D. Cohen  
Adam W. Long  
Adam W. Long

By TOD J. ORTLIP  
TOD J. ORTLIP, Chairman

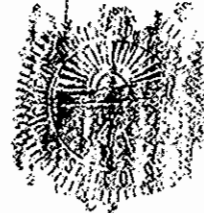
STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TOD J. ORTLIP**, as Chairman of said **PLANNED COMMUNITIES, 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, INC.**, for the uses and purposes expressed therein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 22<sup>nd</sup> day of June, 1999.

My commission expires 4-8-2003

Vickie D. Cohen  
Notary Public, State of Ohio  
Vickie D. Cohen



Approved this 23<sup>rd</sup> day of JUNE, 1999

M.A. Maffeo  
Genoa Township Zoning Inspector

Approved this 30 day of August, 1999

Phyllis C. Lavin  
Director, Delaware County Regional Planning Commission

Approved this 6<sup>th</sup> day of Aug., 1999

Jack Smelker  
Delaware County Sanitary Engineer

Approved this 18<sup>th</sup> day of Aug., 1999

Chris E. Bauderman  
Delaware County Engineer

Right-of-way for public street herein dedicated to public use is hereby approved this 7<sup>th</sup> day of September, 1999, for the County of Delaware, State of Ohio. Street improvements within said dedicated right-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and the street is formally accepted as such by Delaware County.

Delaware County Commissioners

James B. Mast  
Ronald B. Wundt  
James D. Ward

Transferred this 16 day of Sept., 1999

David A. Yeast  
Auditor, Delaware County, Ohio

Filed for record this 16 day of Sept., 1999 at 4:24 P.M. Fee \$ 60.00  
File No. 31184

Kay L. Conklin  
Recorder, Delaware County, Ohio

Cabinet 2 Slides 246-246A-246B

The undersigned subordinates the lien of its mortgage to the within plat of Highland Lakes North Section 6 Part 1 and consents to the dedication of the street shown on said plat.

Signed and acknowledged  
in the presence of:

**OHIO SAVINGS BANK**

Eric Edlund  
Susan H. Kraft

By ERIC EDLUND  
ERIC EDLUND,  
Vice President

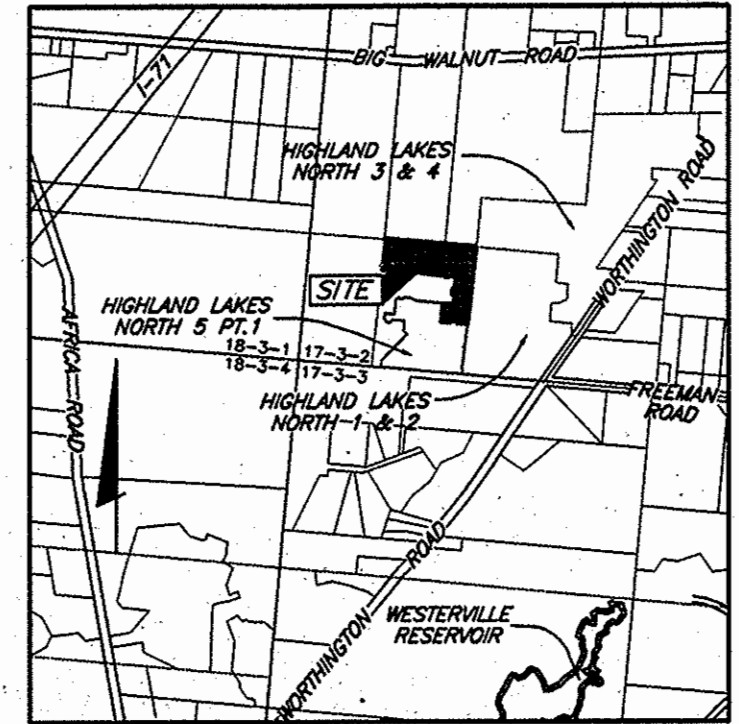
STATE OF OHIO  
COUNTY OF CUYAHOGA ss:

Be it remembered that on this 7<sup>th</sup> day of July, 1999, before me, the undersigned a notary public in and for said state, personally came **ERIC EDLUND**, Vice President of **OHIO SAVINGS BANK**, who acknowledged the signing and execution of this plat to be his voluntary act and deed for and on behalf of **OHIO SAVINGS BANK**, for the purposes herein expressed.

In testimony whereof, I have hereunto subscribed my name and affixed my notarial seal on the day and year aforesaid.

Judith Paskert  
Notary Public, State of Ohio  
JUDITH PASKERT

My commission expires July 15, 2001



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1"=1500'

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown on this plat are based on the same meridian as those shown on the subdivision plat entitled "Highland Lakes North Section 1", of record in Cabinet 1, Slides 318, 318A and 318B 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  
**EMHT**  
CONSULTING ENGINEERS & SURVEYORS  
COLUMBUS, OHIO 43260

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. Meldy 21 June 99  
Professional Surveyor No. 4965 Date

# HIGHLAND LAKES NORTH SECTION 6 PART 1

**NOTE "A":** No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

**NOTE "B":** 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 elevations 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 "C" - MINIMUM SIDE AND REAR YARD SETBACK REQUIREMENTS:** The minimum distance between buildings shall be 20 feet and the minimum side yard distance (one side) shall be 10 feet. Minimum rear yard distance shall be 30 feet.

**NOTE "D"** All of Highland Lakes Section 6 Part 1 is within Flood Hazard Area Zone X as said Zone is designated and delineated on FEMA Flood Insurance Rate Map, Community - Panel Number 39041C0237J for Delaware County, Ohio (Unincorporated Areas), with effective date of April 21, 1999.

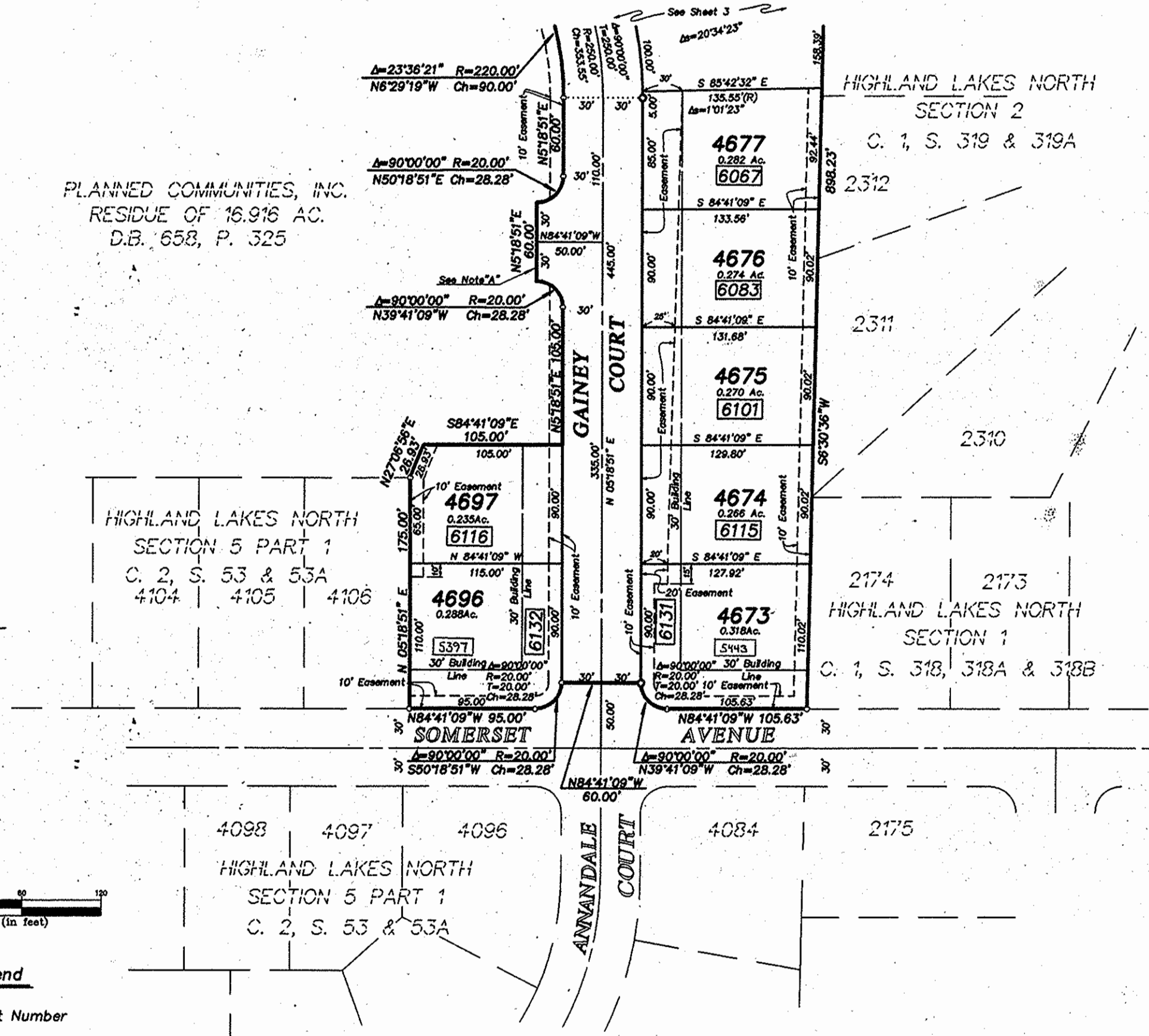
**NOTE "E" - ACREAGE BREAKDOWN:**

Total acreage	11.412
Acreage in lots	9.536
Acreage in rights-of-way	1.876

PLANNED COMMUNITIES, INC.  
RESIDUE OF 16.916 AC.  
D.B. 658, P. 325



**Legend**  
0000 = Lot Number  
[0000] = House Address



# HIGHLAND LAKES NORTH SECTION 6 PART 1

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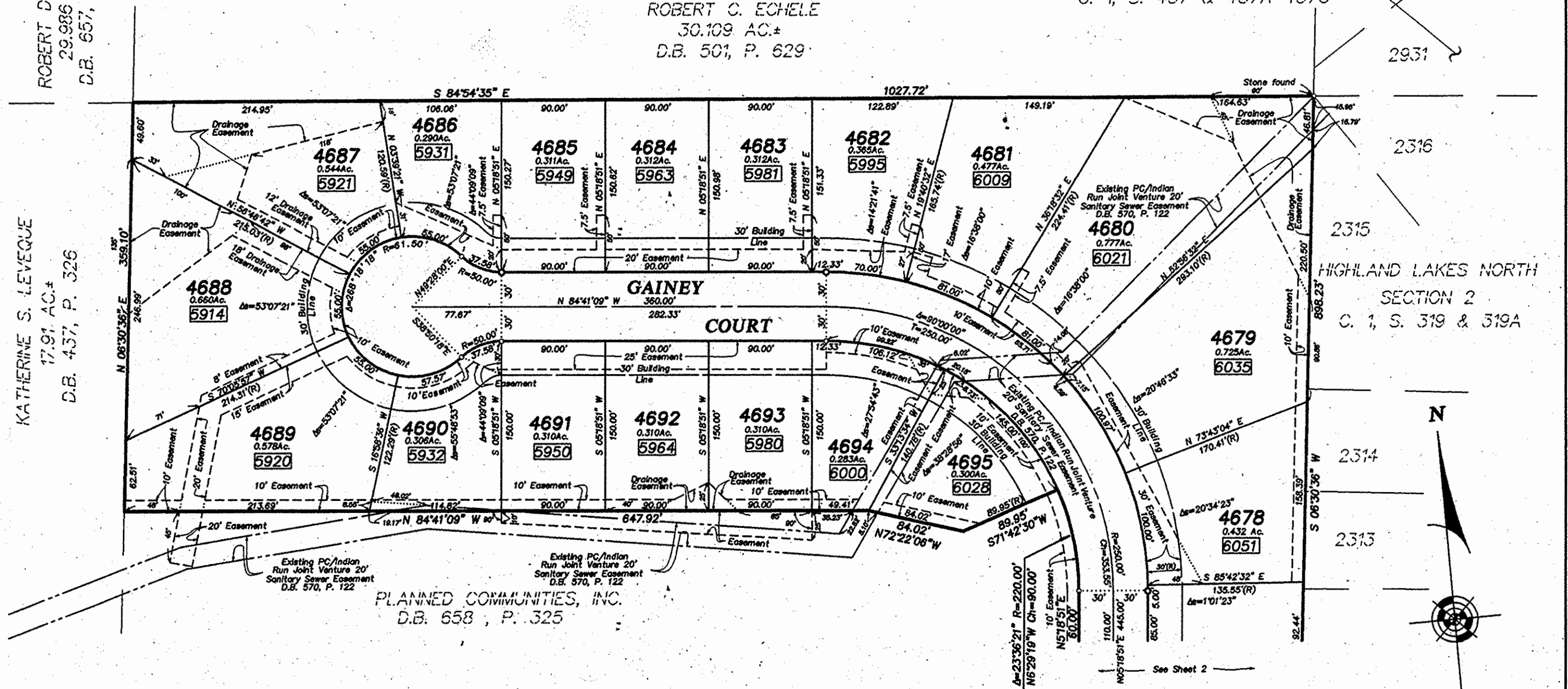
ROBERT D. ERNEY  
29.986 AC.±  
D.B. 657, P. 205

ROBERT C. ECHELE  
30.109 AC.±  
D.B. 501, P. 629

HIGHLAND LAKES NORTH  
SECTION 3  
C. 1, S. 457 & 457A-457C

KATHERINE S. LEVEQUE  
17.91 AC.±  
D.B. 437, P. 326

HIGHLAND LAKES NORTH  
SECTION 2  
C. 1, S. 319 & 319A



PLANNED COMMUNITIES, INC.  
D.B. 658, P. 325

**Legend**

- 0000 = Lot Number
- 000 = House Address

