

HIGHLAND LAKES SECTION 2 1/3

Situated in the State of Ohio, County of Delaware, Township of Orange and in Farm Lot 2 in Section 4, Township 3, Range 18, United States Military Lands, containing 34.236 acres of land, more or less, said 34.236 acres being part of the land conveyed to PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 502, Page 588, Recorder's Office, Delaware County, Ohio.

The undersigned, PC/INDIAN RUN JOINT VENTURE, an Ohio joint venture, by PLANNED COMMUNITIES, INC., an Ohio corporation, a joint venturer, by **TOD J. ORTLIP**, Chairman, and **JACK B. BACHTEL**, Senior Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that the plat correctly represents its "HIGHLAND LAKES SECTION 2", a subdivision containing Lots numbered 1643 to 1674, both inclusive, and an area designated Reserve "A", does hereby accept this plot of same and dedicates to public use, as such, all or parts of the Court, Drives and Road shown hereon and not heretofore dedicated, reserving and excepting, however, to the undersigned PC/INDIAN RUN JOINT VENTURE, its successors and assigns forever, the right and easement to construct, operate, maintain, repair, remove and replace facilities integral and appurtenant to a golf course, said facilities shall include but not be limited to water and electric lines and conduits.

Easements are reserved, where indicated on the plat, 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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and are reserved for the uses and purposes expressed herein.

In Witness Whereof, **TOD J. ORTLIP**, Chairman, and **JACK B. BACHTEL**, Senior Vice President of **PLANNED COMMUNITIES, INC.**, a joint venturer in **PC/INDIAN RUN JOINT VENTURE**, have hereunto set their hands this 16th day of JULY, 1990.

Signed and acknowledged
In the presence of:

PC/INDIAN RUN JOINT VENTURE
By **PLANNED COMMUNITIES, INC.**,
a joint venturer

Tony E. Andrews
Jennifer A. Palazzo

By TOD J. ORTLIP, Chairman
and JACK B. BACHTEL, Senior Vice President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me a Notary Public in and for said State personally appeared **TOD J. ORTLIP**, Chairman, and **JACK B. BACHTEL**, Senior Vice President of **PLANNED COMMUNITIES, INC.**, a joint venturer in said **PC/INDIAN RUN JOINT VENTURE**, who acknowledged the signing of the foregoing instrument to be their voluntary acts and deeds and the voluntary act and deed of said **PLANNED COMMUNITIES, INC.**, as a joint venturer in said **PC/INDIAN RUN JOINT VENTURE** for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 16 day of July, 1990.

My Commission Expires October 4, 1993

Approved this 24th day of July, 1990

Approved this 2ND day of AUGUST, 1990

Approved this 22nd day of August, 1990

Approved this 15 day of AUGUST, 1990

Approved this 27th day of AUG., 1990
wherein all of the Court, Drives and Road shown dedicated hereon are accepted as such by the Commissioners for the County of Delaware, Ohio. (Acreage of public streets dedicated and accepted by this plat: 5.761)

Transferred this _____ day of _____, 1990

Filed for record this _____ day of _____, 1990
at _____ M. Fee \$ _____ File No. _____

Plat Book _____ Pages _____

Betty Jane Lytle
Notary Public, State of Ohio

P.S. Gladman
Township Inspector

Janet C. [Signature]
Delaware County Planning Director

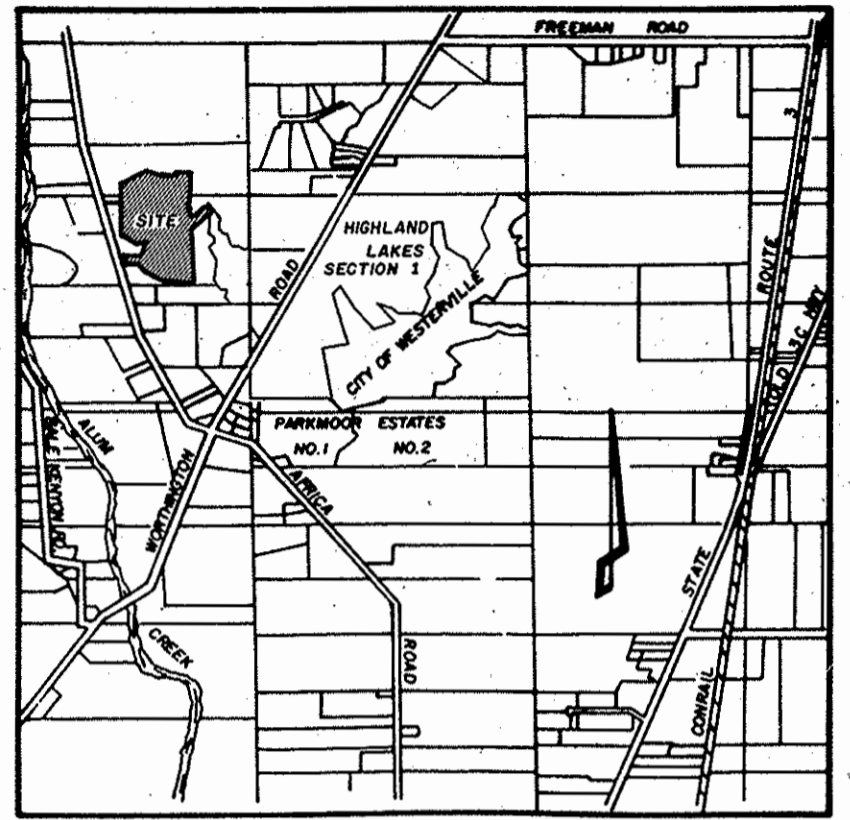
Jack Smelker
Delaware County Sanitary Engineer

Fred J. [Signature]
Delaware County Engineer

Marilyn [Signature]
Roy [Signature]
Fay L. [Signature]
Delaware County Commissioners

Auditor, Delaware County, Ohio

Recorder, Delaware County, Ohio



LOCATION MAP & BACKGROUND DRAWING
SCALE: 1" = 2000'

The undersigned, subordinates the lien of its mortgage to the within plat of Highland Lakes Section 2.

Signed and acknowledged
In the presence of:

BANK ONE, COLUMBUS, NA

Shirley [Signature] By Roger W. Reeves
Roger W. Reeves, Assistant Vice-President, Commercial Mortgage Loans

Janice M. [Signature]

State of Ohio ss:
County of Franklin

Be it remembered that on this 11th day of JULY, 1990, before me, the undersigned a notary public in and for said state, personally came **ROGER W. REEVES**, Assistant Vice-President, Commercial Mortgage Loans, who acknowledged the signing and execution of this plat to be his voluntary act and deed 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.

Janice M. [Signature]
Notary Public, State of Ohio
COMM. EXPIRES 12-18-94

SURVEY DATA:

BASIS OF BEARINGS: 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.

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 thirteen sixteenths (13/16) inch I.D., thirty (30) inches long with a plastic plug placed in the top bearing the initials E.M.H.T. INC.

PERMANENT MARKERS: Where indicated, unless otherwise noted, are to be set and are one (1) inch I.D., thirty (30) inches long, buried one (1) foot in depth with a plastic plug placed in the top bearing the initials E.M.H.T., INC.

Approved this 24th day of SEP, 1990
[Signature]
Secretary, Planning Commission, Westerville, Ohio

Approved this 26th day of Sept, 1990
[Signature]
City Manager, Westerville, Ohio

SURVEYED & PLATTED
BY
EMH.T.
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO 43230



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. = .3048m

By E.E. [Signature]
Professional Surveyor No. 4985 7-20-1990
Date

HIGHLAND LAKES SECTION 2 ²/₃

NOTE "A" DRAINAGE EASEMENTS: 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, 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" DETENTION BASINS: The storm water detention basins within the Drainage Easement areas designated hereon shall be maintained by PC/INDIAN RUN JOINT VENTURE. Its successors and assigns.

NOTE "C": 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 "D" PLANTING ISLANDS: Planting islands located within the public street rights-of-way hereby dedicated shall be maintained by an association comprised of the owners of the fee simple titles to the Lots within Highland Lakes Section 2.

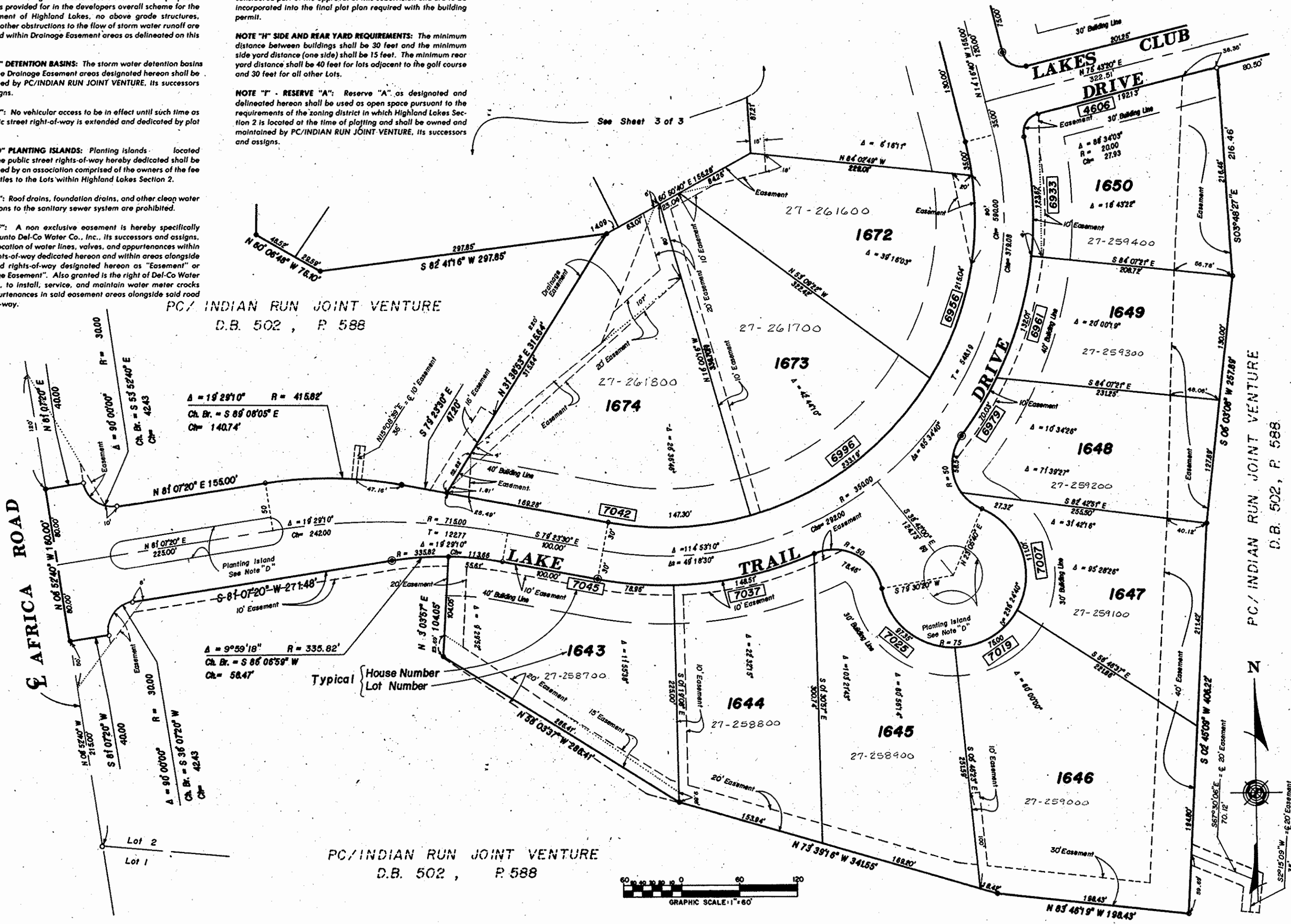
NOTE "E": Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

NOTE "F": 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 cracks and appurtenances in said easement areas alongside said road rights-of-way.

NOTE "G": 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 minimum finish floor 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 plat plan required with the building permit.

NOTE "H" SIDE AND REAR YARD REQUIREMENTS: The minimum distance between buildings shall be 30 feet and the minimum side yard distance (one side) shall be 15 feet. The minimum rear yard distance shall be 40 feet for lots adjacent to the golf course and 30 feet for all other lots.

NOTE "I" - RESERVE "A": Reserve "A", as designated and delineated hereon shall be used as open space pursuant to the requirements of the zoning district in which Highland Lakes Section 2 is located at the time of platting and shall be owned and maintained by PC/INDIAN RUN JOINT VENTURE, its successors and assigns.

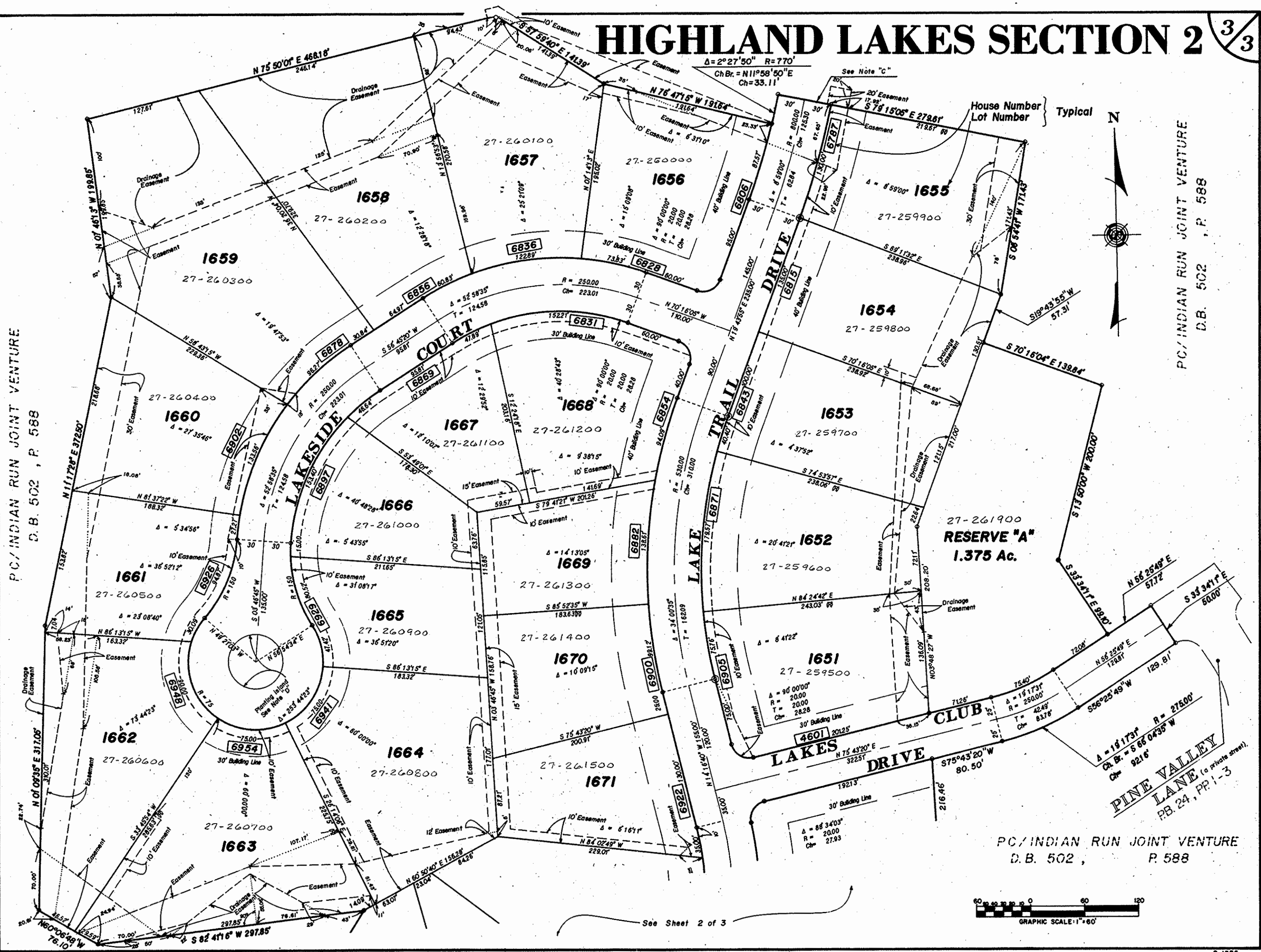


HIGHLAND LAKES SECTION 2

3/3

P.C./INDIAN RUN JOINT VENTURE
D.B. 502, P. 588

P.C./INDIAN RUN JOINT VENTURE
D.B. 502, P. 588



P.C./INDIAN RUN JOINT VENTURE
D.B. 502, P. 588

