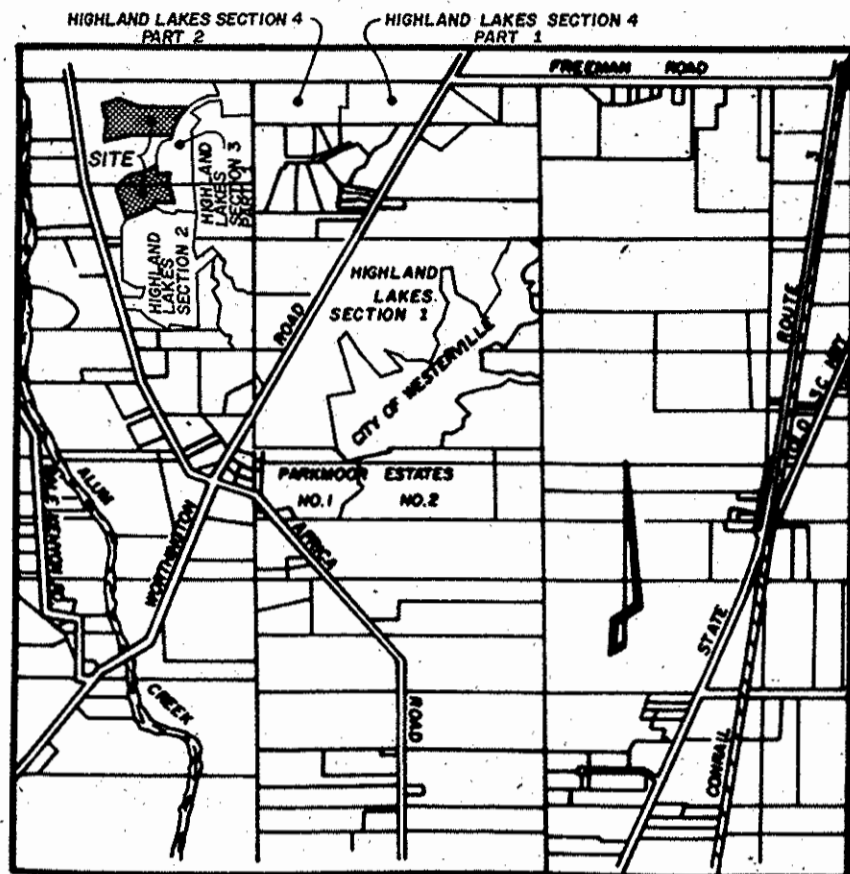


HIGHLAND LAKES SECTION 3 PART 2

1/3



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

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.

SURVEYED & PLATTED
BY
E.M.H.T.
CONSULTING ENGINEERS & SURVEYORS
CABANNA, OHIO 43004

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. = .30480m

By E.E. Mully 31 Aug. 92
Professional Surveyor No. 4955 Date

Situated in the State of Ohio, County of Delaware, Township of Orange and in Form Lot 3 in Section 4, Township 3, Range 18, United States Military Lands, containing a total of 20.861 acres of land, more or less, said 20.861 acres being comprised of part of that tract of land described in Exhibit "L" in the deed to PC/INDIAN RUN JOINT VENTURE of record in Deed Book 502, Page 588 and part of that tract of land conveyed to PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 507, Page 391, both being of record in the 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, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HIGHLAND LAKES SECTION 3 PART 2", a subdivision containing Lots numbered 1913 to 1936, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Courts 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 easements are reserved therein for the uses and purposes expressed herein.

In Witness Whereof, TOD J. ORTLIP, Chairman of PLANNED COMMUNITIES, INC., a joint venturer in PC/INDIAN RUN JOINT VENTURE, has hereunto set his hand this 16th day of JUNE, 1992.

Signed and acknowledged
in the presence of:

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

Jack Bricker
JACK BRICKER
Jacquelyn J. Wagner
Jacquelyn J. Wagner

Tod J. Ortlip, Chairman
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, Chairman of PLANNED COMMUNITIES, INC., a joint venturer in said PC/INDIAN RUN JOINT VENTURE, 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., 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 16th day of JUNE, 1992.

My Commission Expires May 22, 1997

Jacquelyn J. Wagner
Notary Public, State of Ohio

Approved this 3RD day of SEP, 1992

Jim Lane
Secretary, Planning Commission, Westerville, Ohio

Approved this 3RD day of Sept., 1992

John
City Manager, Westerville, Ohio

Approved this 7TH day of October, 1992

R.D. Gladman
Township Inspector

Approved this 7TH day of OCTOBER, 1992

Jim
Delaware County Planning Director

Approved this 21ST day of Oct., 1992

Jack Smolker
Delaware County Sanitary Engineer

Approved this 21ST day of OCT., 1992

Fred
Delaware County Engineer

Approved this 26TH day of OCT., 1992
wherein both of the Courts shown dedicated hereon are accepted as such by the Commissioners for the County of Delaware, Ohio.
(Area of public streets dedicated and accepted by this plat is 2.405 acres.)

Delaware County Commissioners

Transferred this 29th day of Oct, 1992

Fred
Roy
Jim Peterson
Delaware County, Ohio

Filed for record this 29 day of OCT, 1992

at 3:22 P M. Fee \$ 3570 File No. 18112

Cabinet 1 Slides 175-176-177

Kay L. Conklin
Recorder, Delaware County, Ohio

HIGHLAND LAKES SECTION 3 PART 2

PC/ INDIAN RUN JOINT VENTURE
D.B. 507 , P 39!

LEGEND

0000 = Lot Number
0000 = House Number

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 developer's 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 "E": 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.

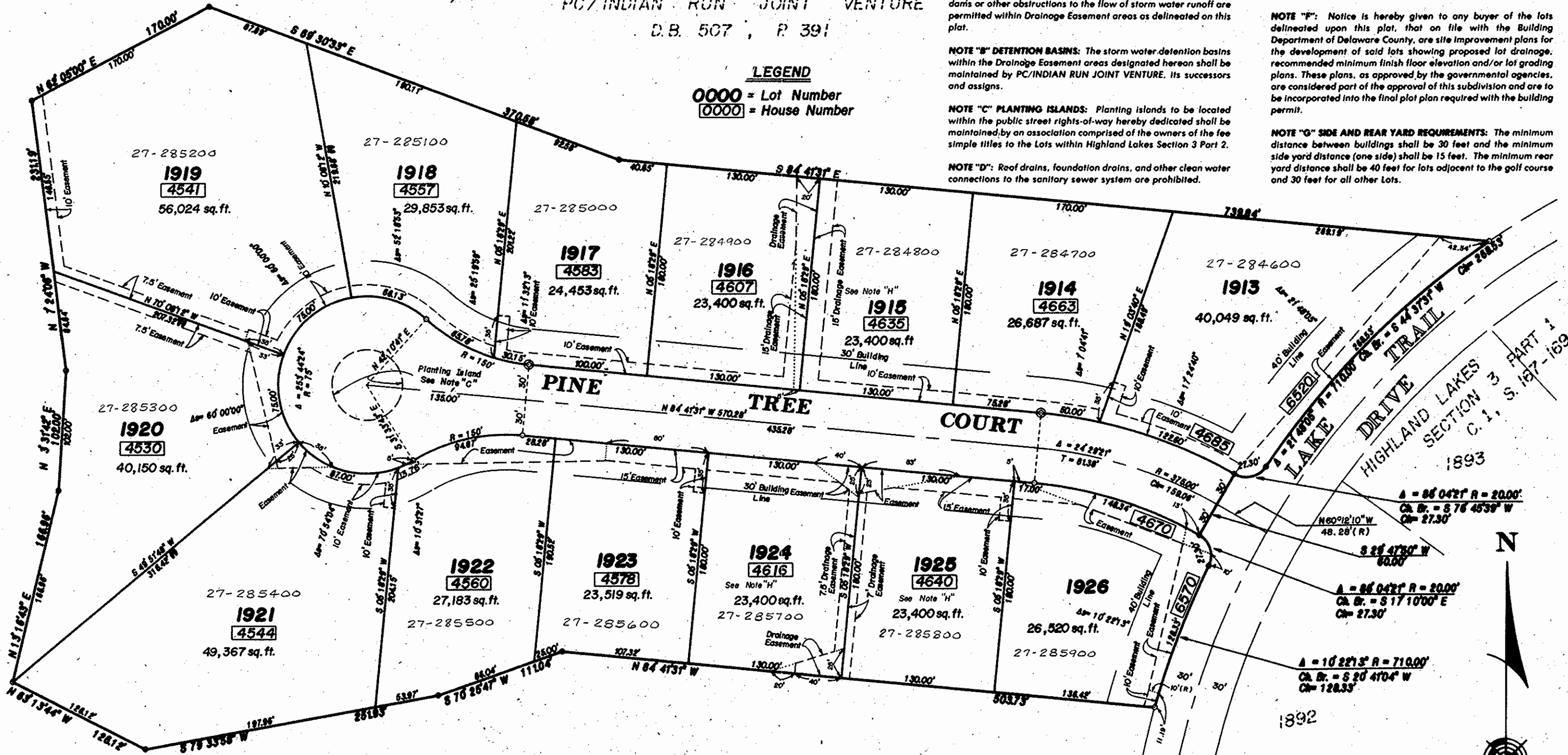
NOTE "B" DETENTION BASINS: The storm water detention basins within the Drainage Easement areas designated hereon shall be maintained by PC/INDIAN RUN JOINT VENTURE, its successors and assigns.

NOTE "F": 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 plot plan required with the building permit.

NOTE "C" PLANTING ISLANDS: Planting islands to be 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 3 Part 2.

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



NOTE "H" - BUILDING PERMITS - LOTS 1915, 1924 AND 1925: Due to the large fill placed or to be placed on these lots, care in design and construction of foundation and basement walls is recommended. Application for building permits for these lots shall include foundation and basement wall design details prepared and signed by a professional engineer or registered architect.

PC/ INDIAN RUN JOINT VENTURE
D.B. 507 , P 39!

HIGHLAND LAKES
1898
SECTION 3 PART 1
C. 1, S. 167-169



HIGHLAND LAKES SECTION 3 PART 2

3/3

The undersigned subordinates the lien of her mortgage to the within plat of Highland Lakes Section 3 Part 2 and consents to the dedication of the streets shown on said plat.

Signed and acknowledged
In the presence of:

Jack Brickner
JACK BRICKNER
Jill J. Orillip
Jill J. Orillip

Jacquelyn Wagner
Jacquelyn Wagner
State of Ohio ss:
County of Franklin

Be it remembered that on this 23 day of June, 1992, before me, the undersigned a notary public in and for said state, personally came Jill J. Orillip, who acknowledged the signing and execution of this plat to be her 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.

Jacquelyn Wagner
Notary Public, State of Ohio
My Commission expires
May 22, 1997

LEGEND
0000 = Lot Number
0000 = House Number

PC/INDIAN RUN JOINT VENTURE
D.B. 507, P. 391

1899

HIGHLAND LAKES SECTION 3
PART 1

1900 C. 1,
167-169

DRIVE
TRAIL

1889

HIGHLAND LAKES SECTION 3
PART 1
C. 1, S. 167-169

A = 69°17'47" R = 2000'
Ch. Br. = S 33°57'14" W
Ch = 28.09'
S 11°27'44" E
60.00'
A = 90°00'00" R = 2000'
Ch. Br. = S 56°26'52" E
Ch = 28.28'
S 11°26'52" E
31.75'
1888

A = 121°44' R = 770.00'
Ch. Br. = S 5°18'37" E
Ch = 18.48'

The undersigned, subordinates the lien of its mortgage to the within plat of Highland Lakes Section 3 Part 2 and consents to the dedication of the streets shown on said plat.

Signed and acknowledged
In the presence of:

Richard M. Schumann
Richard M. Schumann
Roger W. Reeves
Roger W. Reeves
Vice-President,
Commercial Mortgage Loans

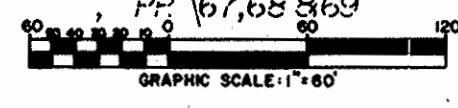
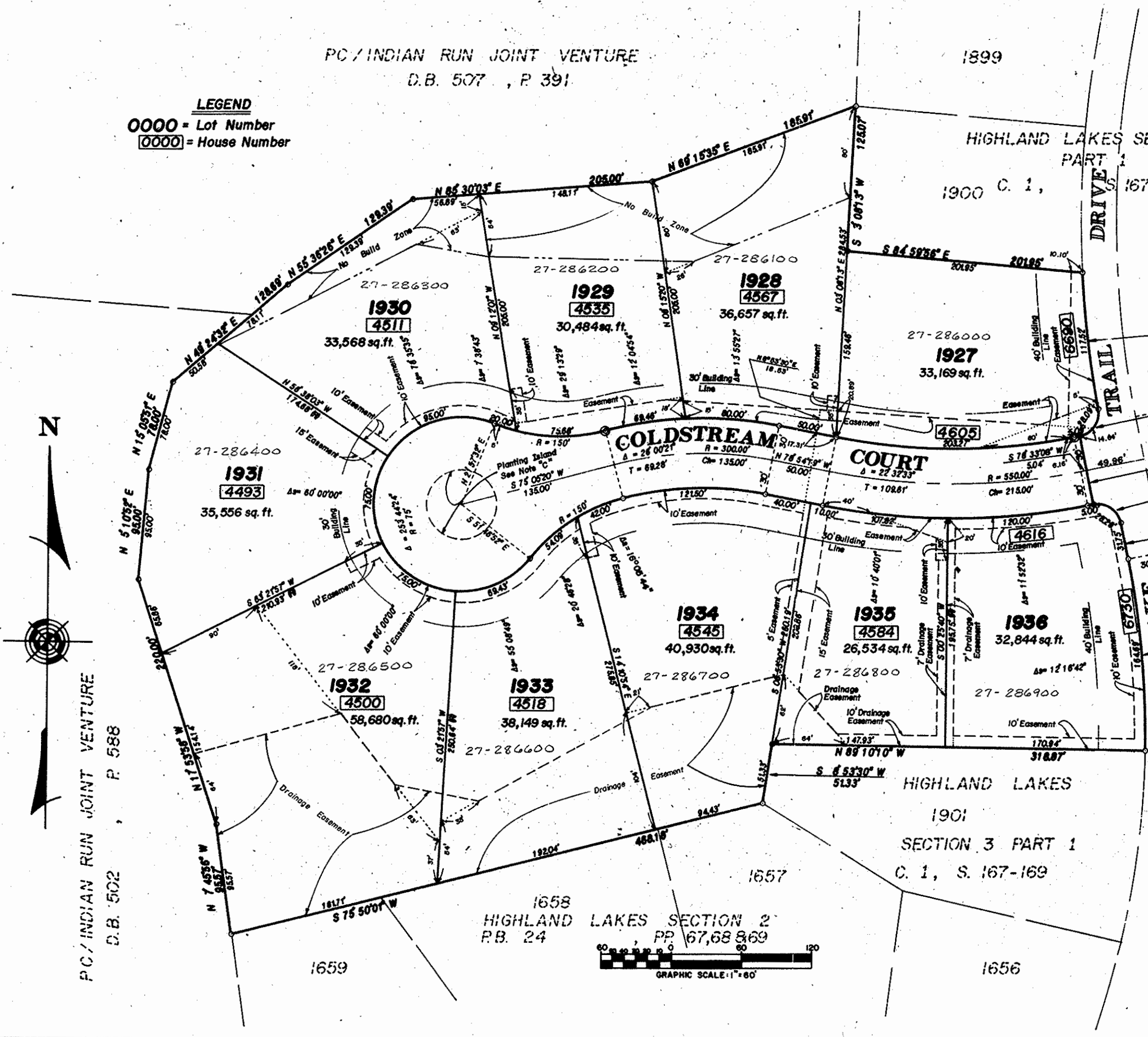
Mark Wood

State of Ohio ss:
County of Franklin

Be it remembered that on this 27th day of August, 1992, before me, the undersigned a notary public in and for said state, personally came **ROGER W. REEVES**, 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. Schumann
Notary Public, State of Ohio
JANICE M. SCHUMANN
EXPIRES 12-18-94P-1472



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

1658
HIGHLAND LAKES SECTION 2
P.B. 24
PP 167,68,869

1656