

24-74 for restrictions regarding this tract, please see deed vol 310 page 421  
 4-13-74 for restrictions, see deed vol 571 page 272.

# OAKMONT SECTION 2

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Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lot 32, Section 3, Township 3, Range 17, United States Military Lands, containing 6.372 acres of land, more or less, 2.946 acres of said 6.372 acres being all of that tract of land conveyed to PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 552, Page 238, 3.272 acres of said 6.372 acres being all of Lots 1730, 1731, 1732, 1733, 1734 and 1735 as the same are numbered and delineated upon the subdivision plat entitled "Oakmont" and shown of record in Cabinet 1, Slides 180 and 181, said Lot 1730 being owned by SCOTT SHIVELY by deed of record in Deed Book 552, Page 319, said Lots 1731 and 1732 being owned by THE TRUBERRY GROUP, INC. by deed of record in Deed Book 552, Page 317 and said Lots 1733, 1734 and 1735 being owned by PC/INDIAN RUN JOINT VENTURE by deeds of record in Deed Book 513, Page 759, and Deed Book 513, Page 761, and 0.154 acre of said 6.372 acres being comprised of 0.021 acre and 0.133 acre portions of Oakmont Place as the same is designated and delineated upon said recorded plat of Oakmont, all 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, SCOTT SHIVELY, married and THE TRUBERRY GROUP, INC., an Ohio corporation by Scott Shively, its President, owners of the lands platted herein, duly authorized in the premises, do hereby certify that this plat correctly represents their "OAKMONT SECTION 2", a subdivision containing Lots numbered 2429 to 2439, both inclusive, do hereby accept this plat of same and dedicate to public use, as such, all or parts of Place and Road (a total of 0.738 acre of land, more or less) shown hereon and not heretofore dedicated.

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.

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 5 day of July, 1993.

Signed and acknowledged in the presence of:  
 PC/INDIAN RUN JOINT VENTURE  
 By PLANNED COMMUNITIES, INC.,  
 a joint venturer

By 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 THE TRUBERRY GROUP, 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 5 day of July, 1993.

My Commission Expires May 22, 1997  
 Notary Public, State of Ohio  
Jacquelyn J. Wagner

In Witness Whereof, SCOTT SHIVELY a.k.a. SCOTT C. SHIVELY and SHELLY A. SHIVELY, his wife, who hereby releases her right of dower, have hereunto set their hands this 28<sup>th</sup> day of JULY, 1993.

Signed and acknowledged in the presence of:  
Debbie A. Scott  
 Debbie A. Scott  
Scott Shively  
 SCOTT SHIVELY  
Shelly A. Shively  
 SHELLEY A. SHIVELY

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared SCOTT SHIVELY and SHELLEY A. SHIVELY, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 28<sup>th</sup> day of JULY, 1993.

My Commission Expires LIFETIME  
 Notary Public, State of Ohio  
James W. McGuire

In Witness Whereof, SCOTT SHIVELY, President, of the THE TRUBERRY GROUP, INC., has hereunto set his hand this 28 day of July, 1993.

Signed and acknowledged in the presence of:  
 THE TRUBERRY GROUP, INC.  
 By Scott Shively

STATE OF OHIO  
 COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared Scott Shively, PRESIDENT of the THE TRUBERRY GROUP, INC., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said THE TRUBERRY GROUP, INC., for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 17 day of July, 1993.

My Commission Expires May 22, 1997  
 Notary Public, State of Ohio  
Jacquelyn J. Wagner

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 1 ft. = .30480m  
 By E. E. Wally 25 Jan. 94  
 Professional Surveyor No. 4965 Date

Approved this 24 day of JAN., 1994  
M. A. Maggo  
 Township Inspector

Approved this 24 day of JAN., 1994  
Shelly A. Shively  
 Director,  
 Delaware County Regional Planning Commission

Approved this 27<sup>th</sup> day of JAN., 1994  
Jack Smelker  
 Delaware County Sanitary Engineer

Approved this 1 day of MAR., 1994  
Fred L. Smith  
 Delaware County Engineer

Approved this 31 day of ~~Jan~~ March, 1994  
 wherein all of the Place and Road shown dedicated hereon are accepted as such by the Commissioners for the County of Delaware, Ohio (0.738 acre). By their approval and acceptance of this plat of Oakmont Section 2, the Delaware County Commissioners do hereby vacate the 0.021 acre and 0.133 acre portions of Oakmont Place shown by hatching hereon.

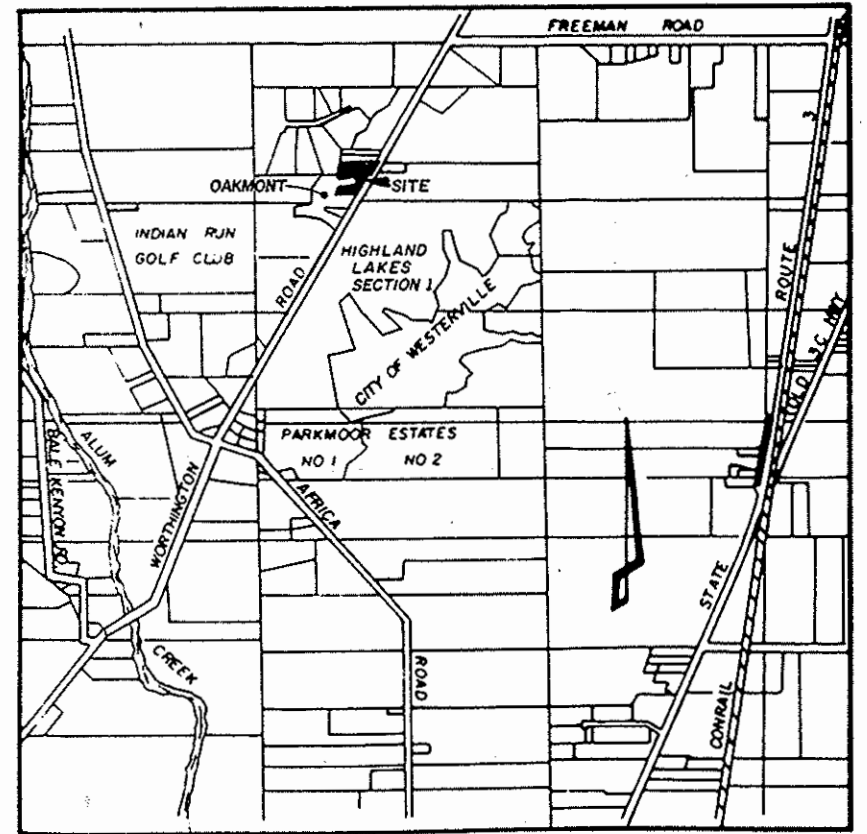
Approved this 31<sup>st</sup> day of JAN., 1994  
Jim Carver (ex)  
 Secretary, Planning Commission,  
 Westerville, Ohio

Approved this 1<sup>st</sup> day of Feb., 1994  
J. DeWitt  
 City Manager,  
 Westerville, Ohio

Transferred this 28 day of MAR., 1994  
Don M. Peterson  
 Auditor,  
 Delaware County, Ohio

Recorded this 29 day of MAR., 1994  
 at 9:36 A.M. Fee \$60.00 File No. 6391

Cabinet 1 Slides 345, 345A, 345B  
Kay E. Corbin  
 Recorder,  
 Delaware County, Ohio



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 Oakmont, of record in Cabinet 1, Slides 180 and 181, 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.

# OAKMONT SECTION 2

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

Signed and acknowledged in the presence of:

*[Signature]*  
JACQUELYN WAGNER

*[Signature]*  
JILL J. ORTLIP

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Be it remembered that on this 16<sup>th</sup> day of June, 1993, before me, the undersigned a notary public in and for said state, personally came Jill J. Ortlip, 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.

*[Signature]*  
Notary Public, State of Ohio

The undersigned subordinates the lien of its mortgages to the within plat of Oakmont Section 2 and consents to the dedication of the streets shown on said plat.

Signed and acknowledged in the presence of:

BANK ONE, COLUMBUS, NA

*[Signature]*  
Anne M. Cooper

By *[Signature]*  
ROGER W. REEVES  
Vice President Commercial  
Mortgage Loans

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Be it remembered that on this 19<sup>th</sup> day of Jan., 1994, 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.

*[Signature]*  
Notary Public, 1-21-97 State of Ohio  
Anne M. [Dibling] Cooper

The undersigned subordinates the lien of its mortgages to the within plat of Oakmont Section 2 and consents to the dedication of the streets shown on said plat.

Signed and acknowledged in the presence of:

STATE SAVINGS BANK

*[Signature]*  
MARY L. SMITH  
DAVID N. ABCED

By *[Signature]*  
CHARLES R. COATE  
VICE PRESIDENT

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Be it remembered that on this 21<sup>st</sup> day of Jan, 1994, before me, the undersigned a Notary Public in and for said state, personally came CHARLES R. COATE, VICE PRES, 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.

*[Signature]*  
Notary Public, State of Ohio  
DAVID N. ABCED  
MY COMMISSION EXPIRES 11-16-96

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

**NOTE "C":** 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 "D":** 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 "E" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:**  
Front: As shown hereon  
Side: Each side ( Lots 2434, 2435, 2436, 2437 and 2438) 12 Feet  
Each side ( Lots 2429, 2430, 2431, 2432, 2433 and 2439) 10 Feet  
Rear: From right-of-way line of Worthington Road As shown hereon 50 Feet  
All others 50 Feet

**NOTE "F" - RELEASE OF CERTAIN EXISTING EASEMENT:** All easements reserved by and shown on the plat of Oakmont (Cabinet 1, Slides 180 and 181) that are within Lots 1730, 1731, 1732, 1733, 1734 and 1735 of said Oakmont are hereby released and rendered null and void.

**NOTE "G" - RELEASE OF CERTAIN EXISTING MINIMUM SETBACK REQUIREMENTS:** All minimum setback requirements established by and shown on the plat of Oakmont (Cabinet 1, Slides 180 and 181) that are within Lots 1730, 1731, 1732, 1733, 1734 and 1735 of said Oakmont are hereby vacated and rendered null and void.

**NOTE "H" - NO BUILD ZONE:** With the exception of Lot 2429, no residential building or portion thereof shall be constructed or installed within areas designated "No Build Zone" hereon.

Within Lot 2429 no residential building or portion thereof shall be constructed within areas designated "No Build Zone" hereon except that, within the No Build Zone along the westerly side of Lot 2429, architectural projections from the building and decks and porches are permitted in the portion thereof that is not subject to an easement.

No other limitation of the use of these No Build Zone areas are hereby intended or implied.

# OAKMONT SECTION 2

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