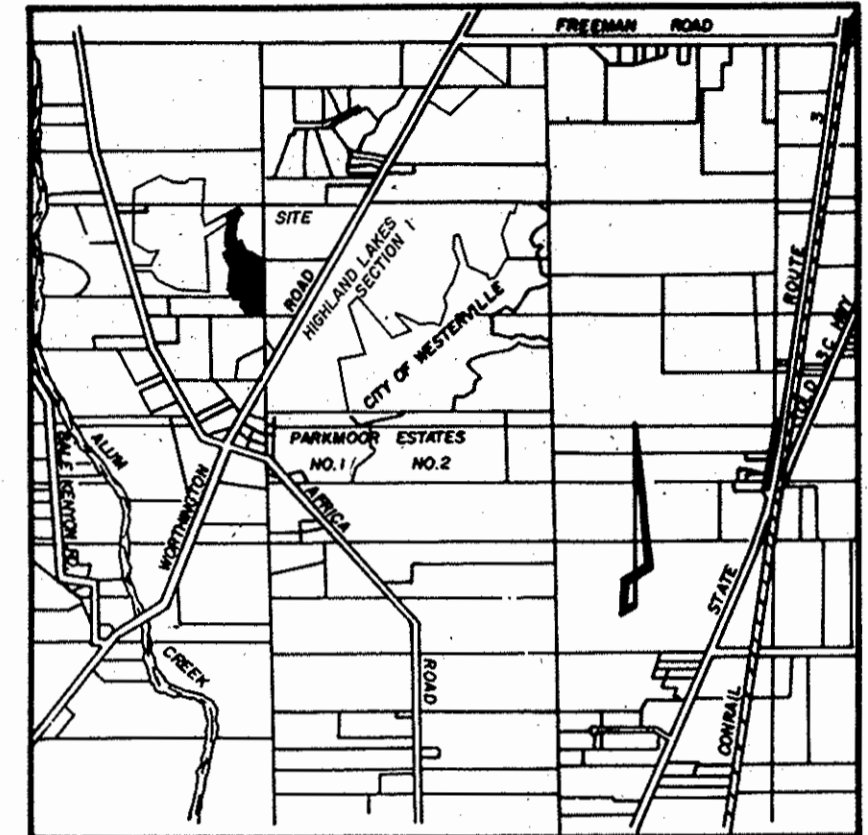


PINE VALLEY

1/3



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

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plot are based on the same meridian as the bearings shown on the plot of Highland Lakes Section I 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 plot.

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
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. = .30480m

By: E. E. Maddy 21 MAY 1990
Professional Surveyor No. 4965 Date

Approved this 22nd day of June 1990
Approved this 29th day of June 1990
Approved this 5th day of July 1990
Approved this 13th day of July 1990
Approved this 16th day of July 1990

R. S. Gladman
Township Inspector
Dwight C. Dwyer
Delaware County Planning Director
Fred J. Shatto
Delaware County Engineer
Jack Smelker
Delaware County Engineer (SANITARY)

Delaware County Commissioners
Merlin Sheet
Roy Jackson
Fay L. Parrott

Approved this 23rd day of MAY 1990
Approved this 23rd day of May 1990
Transferred this 19th day of July 1990
Recorded this 17 day of July 1990
at 12:05 P.M. Fee \$ 35.70 File No. 3735
Plat Book 24 Pages 1-2-3

John C. ...
Secretary, Planning Commission, Westerville, Ohio
M. D. ...
City Manager, Westerville, Ohio
David R. Thomas
Auditor, Delaware County, Ohio

Kay L. Conklin
Recorder, Delaware County, Ohio

Situated in the State of Ohio, County of Delaware, Township of Orange and in Lots 1 and 2 in Section 4, Township 3, Range 18, United States Military Lands, containing 8.353 acres of land, more or less, 1.851 acres of said 8.353 acres being in Lot 1 and 6.502 acres of said 8.353 acres being in Lot 2, said 8.353 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, President, and JACK B. BACHTEL, Senior Vice President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "PINE VALLEY", a subdivision containing Lots numbered 1630 to 1642, both inclusive, areas designated Reserve "A" and Reserve "B" and private streets encompassing 1.714 acres of land, more or less, and designated Lakes Club Drive and Pine Valley Lane and does hereby accept this plat of same.

Within those areas designated "Easement", "Drainage Easement", "Roadway Easement", "Lakes Club Drive" and "Pine Valley Lane" on this plat, easements are hereby reserved 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.

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. Except as provided for in the developer's overall scheme for the development of Highland Lakes/Pine Valley, 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.

Within those areas designated "Roadway Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining roadways and improvements related thereto.

A nonexclusive 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 Lakes Club Drive and Pine Valley Lane as designated and delineated hereon and within areas alongside said private road rights-of-way designated hereon "Easement", "Drainage Easement", and "Roadway 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 private road rights-of-way.

The owners, their heirs, successors and assigns, of the fee simple titles to said Lots 1630 to 1642, both inclusive, said Reserve "A" and Reserve "B" and said Lakes Club Drive and Pine Valley Lane shall have and are hereby granted a non-exclusive right-of-way and easement for ingress and egress to and from Worthington Road, a public street, in and over said Lakes Club Drive and Pine Valley Lane and in and over that area of land designated hereon as "Ingress and Egress Easement" to be shared with the owners of the fee simple titles to each other of said Lots 1630 to 1642, both inclusive, Reserve "A", Reserve "B", Lakes Club Drive and Pine Valley Lane and with owners of the fee simple title to the lands now owned by the undersigned adjacent to said area designated "Ingress and Egress Easement".

Lakes Club Drive and Pine Valley Lane (1.714 acres) shall be owned and maintained by an association comprised of the owners of the fee simple titles to said Lots 1630 to 1642, both inclusive.

All or portions of said area designated "Ingress and Egress Easement" may be dedicated to public use as a street in the future. Until dedicated, all undedicated portions of said "Ingress and Egress Easement" area shall be maintained by PC/Indian Run Joint Venture, its successors and assigns.

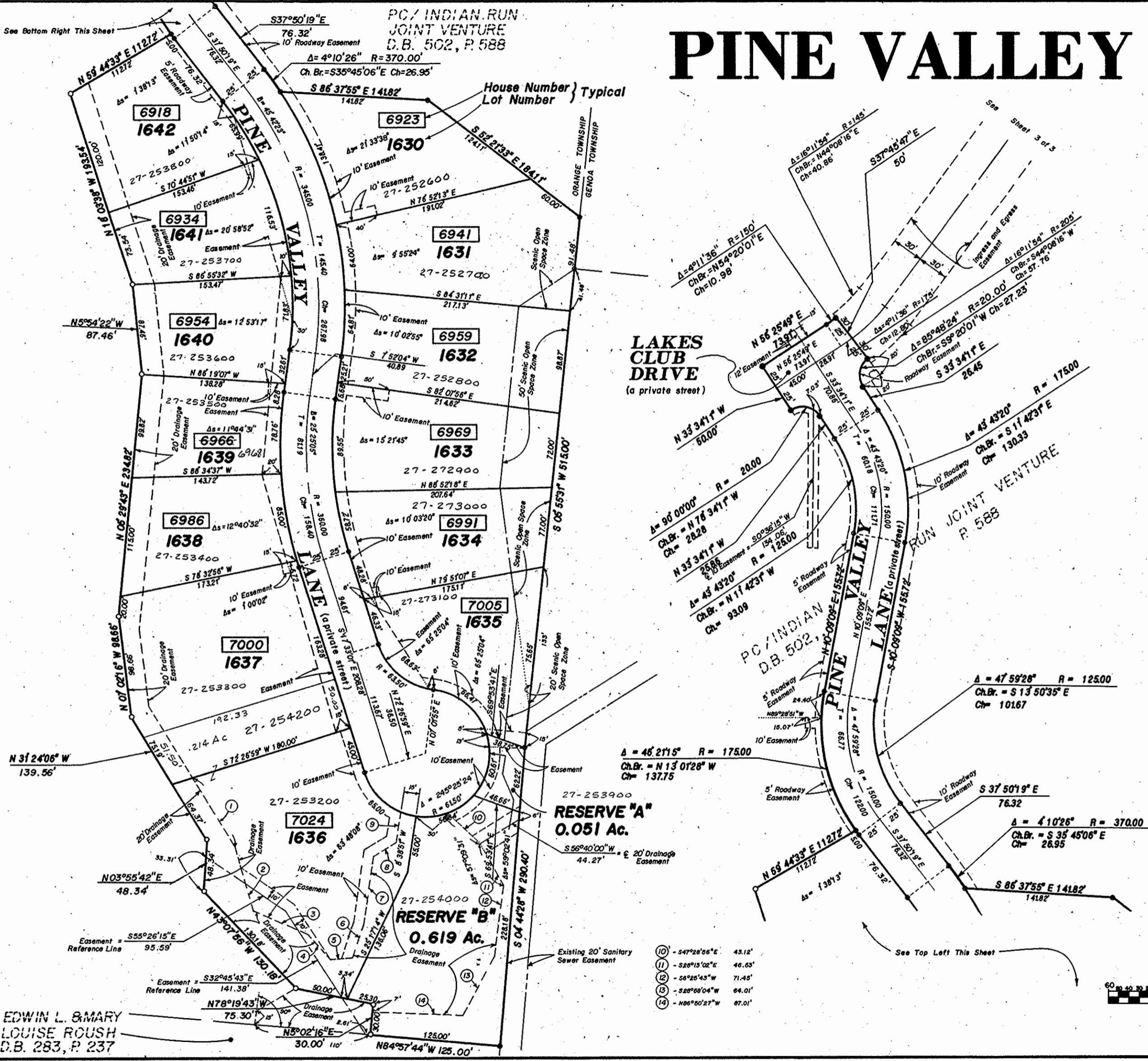
In Witness Whereof, TOD J. ORTLIP, President, and JACK B. BACHTEL, Senior Vice President of PLANNED COMMUNITIES, INC., a joint venturer in PC/INDIAN RUN JOINT VENTURE, have hereunto set their hands this 24th day of May 1990.

Signed and acknowledged in the presence of:
Betty Jane Lytle
Jacquelyn Wagner
By Tod J. Ortlip President
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, President, 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 24 day of May 1990.
My Commission Expires Oct. 4, 1993
Betty Jane Lytle
Notary Public, State of Ohio

PINE VALLEY

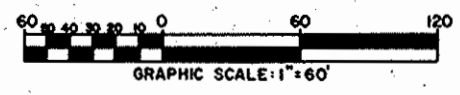
PC/ INDIAN RUN JOINT VENTURE
D.B. 502, P. 588



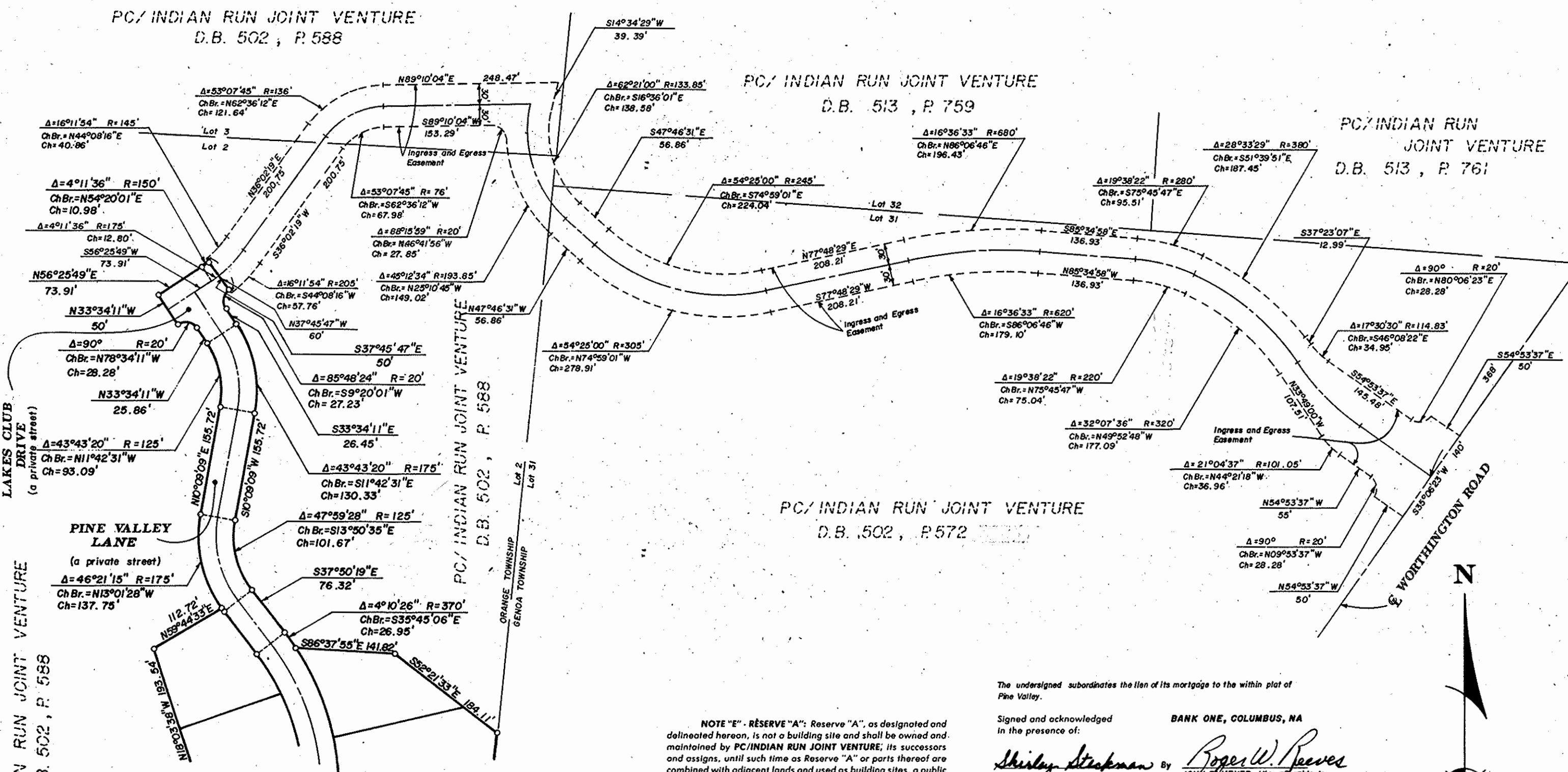
- ① - S31°24'06"E 77.20'
- ② - S16°36'20"E 64.00'
- ③ - S6°01'19"E 64.13'
- ④ - S45°00'00"E 36.36'
- ⑤ - N84°33'33"E 21.10'
- ⑥ - N21°09'41"E 33.24'
- ⑦ - N6°48'33"E 67.40'
- ⑧ - N60°17'21"E 25.67'
- ⑨ - N8°38'01"E 30.00'

- ⑩ - S47°28'06"E 43.12'
- ⑪ - S28°15'02"E 46.63'
- ⑫ - S6°26'43"W 71.45'
- ⑬ - S28°09'04"W 64.01'
- ⑭ - N86°00'27"W 67.01'

EDWIN L. & MARY
LOUISE ROUSH
D.B. 283, P. 237



PINE VALLEY



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

PC/ INDIAN RUN JOINT VENTURE
D.B. 513, P. 759

PC/ INDIAN RUN JOINT VENTURE
D.B. 513, P. 761

PC/ INDIAN RUN JOINT VENTURE
D.B. 502, P. 572

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

NOTE "C": 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 "D" FRONT, SIDE AND REAR YARD REQUIREMENTS: The minimum distance that all structures must be set back from the edge of the pavement in Lakes Club Drive and Pine Valley Lane is 20 feet. The minimum distance between buildings shall be 10 feet and the minimum side yard distance (one side) shall be 5 feet. The minimum rear yard distance shall be 25 feet unless a greater or lesser minimum distance is indicated by a "Scenic Open Space Zone" delineated hereon or a setback from the boundary of the golf course as required in the Pine Valley deed restrictions.

NOTE "E" - RESERVE "A": Reserve "A", as designated and delineated hereon, is not a building site and shall be owned and maintained by PC/ INDIAN RUN JOINT VENTURE; its successors and assigns, until such time as Reserve "A" or parts thereof are combined with adjacent lands and used as building sites, a public street and or open space.

NOTE "F" - RESERVE "B": Reserve "B", as designated and delineated hereon shall be used as open space for the benefit and enjoyment of the owners of the fee simple titles to Lots 1630 to 1642, both inclusive, of Pine Valley. Reserve "B" shall be owned and maintained by an association comprised of the owners of the fee simple titles to said Lots 1630 to 1642.

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

NOTE "B" - SCENIC OPEN SPACE ZONE: Within the area designated "Scenic Open Space Zone" on this plat, the following are permitted: sodding, landscaping, planting, decks, gazebos, patios, retaining walls, walks and steps. Lot owners shall facilitate the growth of existing vegetation within said zone. No dwelling or enclosed structures shall be constructed within said zone.

The undersigned subordinates the lien of its mortgage to the within plat of Pine Valley.

Signed and acknowledged
In the presence of:

Shirley Steakman By *Roger W. Reeves*
JOHN F. MEYER, Vice-President,
Commercial Mortgage Loans
Janice M. Schumann Roger W. Reeves Assistant
Vice President

State of Ohio ss:
County of Franklin

Be it remembered that on this 21ST day of JUNE, 1990, before me, the undersigned a notary public in and for said state, personally came *JOHN F. MEYER*, 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
COMM. EXPIRES 12-18-1994

