

Situated in the State of Ohio, County of Delaware, Township of Genoa and in Farm Lots 14, 19, 20, 29 and 30, Township 3, Range 17, United States Military Lands, containing 33.011 acres of land, more or less, 32.149 acres of said 33.011 acres being part of that tract of land conveyed to PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 502, Page 574, 0.725 acre of said 33.011 acres being all of that tract of land conveyed to PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 536, Page 44, and 0.137 acre of said 33.011 acres being part of that tract of land conveyed to PC/INDIAN RUN JOINT VENTURE by deed of record in Deed Book 546, Page 6, 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, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "HIGHLAND LAKES EAST SECTION 1", a subdivision containing Lots numbered 1935 to 2006, both inclusive, and areas designated "Reserve 'A'" and "Reserve 'B'", does hereby accept this plat of same and dedicates to public use, as such, all or parts of the Avenue, Court and Drives 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. 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 BRICKNER
Jaquelyn J. Wagner
Jaquelyn J. Wagner

By *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

Jaquelyn J. Wagner
Notary Public, State of Ohio

Approved this 30th day of NOVEMBER, 1992

Jim C. ...
Secretary, Planning Commission, Westerville, Ohio

Approved this 30th day of November, 1992

...
City Manager, Westerville, Ohio

Approved this 14th day of OCTOBER, 1992

...
Township Inspector

Approved this 16th day of OCTOBER, 1992

...
Delaware County Planning Director

Approved this 16th day of Oct., 1992

Jack Smelker
Delaware County Sanitary Engineer

Approved this 15th day of DEC, 1992

...
Delaware County Engineer

Approved this 21st day of Dec., 1992
wherein all of the Avenue, Court and Drives 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 9.532 acres)

Delaware County Commissioners
...
...
...

Transferred this 29th day of Dec., 1992

...
Auditor, Delaware County, Ohio

Filed for record this 29 day of Dec, 1992

Kay E. Corleyn
Recorder, Delaware County, Ohio

at 3:53 P.M. Fee \$59.50 File No. 21990

Cabinet 1 Slides 212-213-214-215-216

HIGHLAND LAKES EAST SECTION 1

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 East, 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" LOTS 1983, 1984, 1985, 1986, 1987 AND 1989: As part of the storm water drainage system for Highland Lakes East Section 1 and other land to be developed adjacent to Highland Lakes East Section 1, a storm water detention basin has been or will be constructed, part of which is located within those portions of lots numbered 1983, 1984, 1985, 1986, 1987 and 1989 designated hereon as "Drainage Easement".

The owner or owners of the fee simple title to each of said lots shall care for maintain and keep in a clean and sanitary condition that portion of the storm water detention basin that falls within the limits of his or their lot. Maintenance by these owners shall include the type of maintenance normally performed by an owner on his yard and shall include but not be limited to the maintenance of grassed areas and the removal of litter, debris and dead woody vegetation. The Delaware County Engineer shall perform that maintenance, repair or reconstruction of said storm water detention basin that he determines necessary for said basin to function as a storm water control facility, said maintenance to include but not be limited to the removal of sedimentation and the repair or replacement of storm water drainage structures.

The Delaware County Engineer, his successors and assigns, shall have and are hereby granted a nonexclusive easement for the purpose of vehicular and pedestrian access to and from said storm water basin in and over a strip of land, 16 feet in width, the centerline of said 16 foot wide strip being coincident with the line between said Lots 1983 and 1984. This 16 foot wide strip of land, which is not shown graphically on this plat shall be kept open and unobstructed by the owners of the fee simple titles to said Lots 1983 and 1984 and shall be used by the Delaware County Engineer, his successors and assigns, only in connection with said storm water detention basin maintenance.

NOTE "C" PLANTING ISLANDS: Planting Islands to be located within the public street rights-of-way hereby dedicated shall be maintained by PC/Indian Run Joint Venture, its successors and assigns.

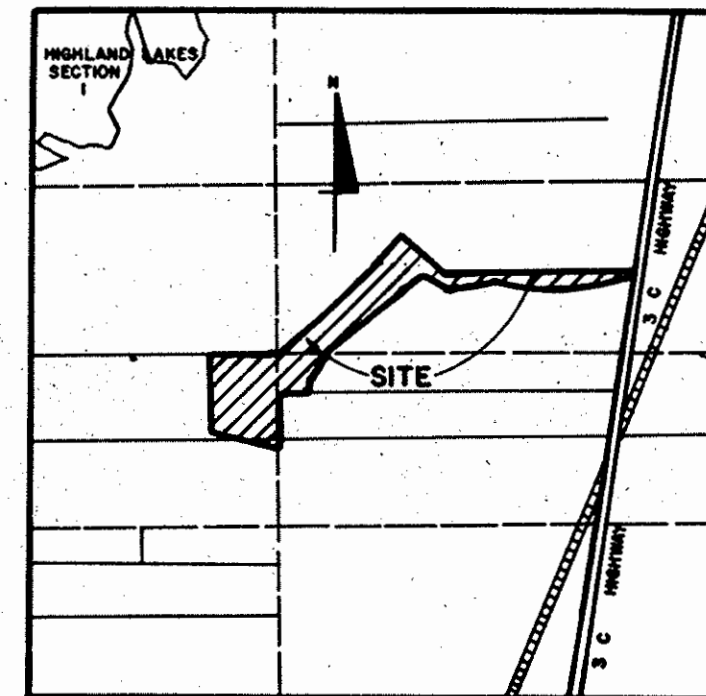
NOTE "D": Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

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 "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 plat plan required with the building permit.

NOTE "G" SIDE AND REAR YARD REQUIREMENTS: The minimum distance between buildings shall be 20 feet and the minimum side yard distance (one side) shall be 10 feet. The minimum rear yard distance shall be 30 feet.

NOTE "H" - RESERVE "A" AND RESERVE "B": At the time of platting, Reserve "A" and Reserve "B", as designated and delineated hereon, together with other lands that include the other portions of Highland Lakes East Section 1, are located in a PD-1 zoning district. This district designates the use of the lands being platted as Reserve "A" and "B" as "Common Open Space". Reserves "A" and "B" shall be maintained by the owner or owners of the fee simple titles thereof. The owner of the fee simple title to the lands hereby being platted as Reserve "A" and Reserve "B" is PC/Indian Run Joint Venture.



LOCATION MAP AND BACKGROUND DRAWING
SCALE: 1" = 1250'

AREA BY FARM LOT	
LOT NO.	ACREAGE
14	0.480 Ac.
19	13.142 Ac.
20	5.156 Ac.
29	13.104 Ac.
30	1.129 Ac.

SURVEY DATA: 30.011 Ac.

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 Plot 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
EMH.T.
CONSULTING ENGINEERS & SURVEYORS
GAHANNA, OHIO 43030

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. Mally* Professional Surveyor No. 4965 Date 11 Oct. 1992

HIGHLAND LAKES EAST SECTION 1

2
5

THE TRUSTEES OF THE
OHIO STATE UNIVERSITY
D.B. 361, P. 105

PC / INDIAN RUN JOINT VENTURE
D.B. 546, P. 6

STATE ROUTE 3

HIGHLAND LAKES AVENUE

PC / INDIAN RUN JOINT VENTURE
D.B. 502, P. 574

THE TRUSTEES OF THE OHIO STATE UNIVERSITY
D.B. 361, P. 105

RESERVE "A"
0.821 AC.
17-151000

HIGHLAND LAKES AVENUE

PC / INDIAN RUN JOINT VENTURE
D.B. 502, P. 574



HIGHLAND LAKES EAST SECTION 1

3
5

PC/ INDIAN RUN JOINT VENTURE
D.B. 502, P. 574

The undersigned, subordinates the lien of its mortgage to the within plat of Highland Lakes East Section 1 and consents to the dedication of the streets shown on said plat.

Signed and acknowledged
In the presence of:

BANK ONE, COLUMBUS, NA

Janice M. Schumann by *Roger W. Reeves*
Roger W. Reeves,
Vice-President, Commercial
Mortgage Loans

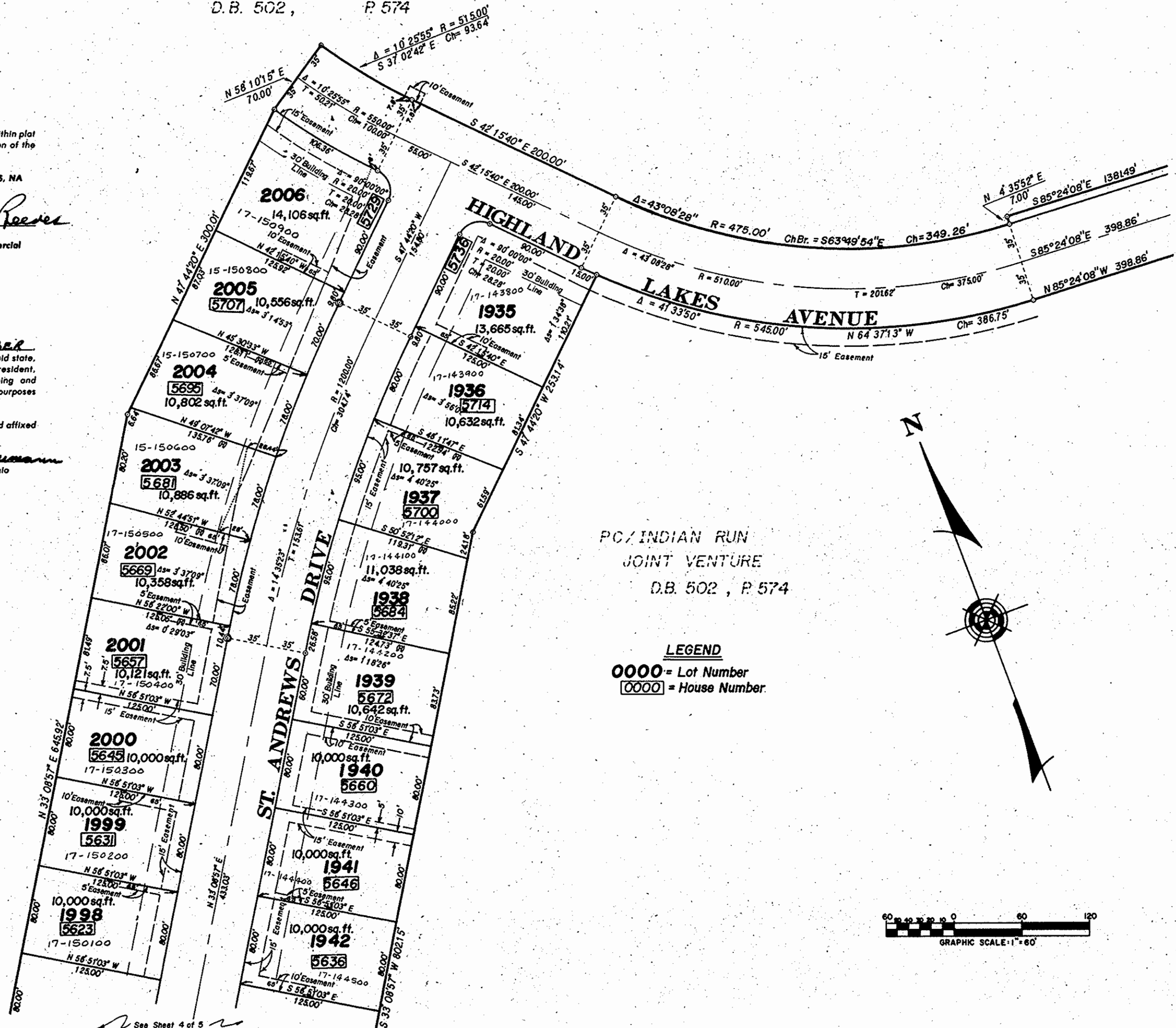
Nancy S. Truitt

State of Ohio ss:
County of Franklin

Be it remembered that on this 13TH day of OCTOBER, 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

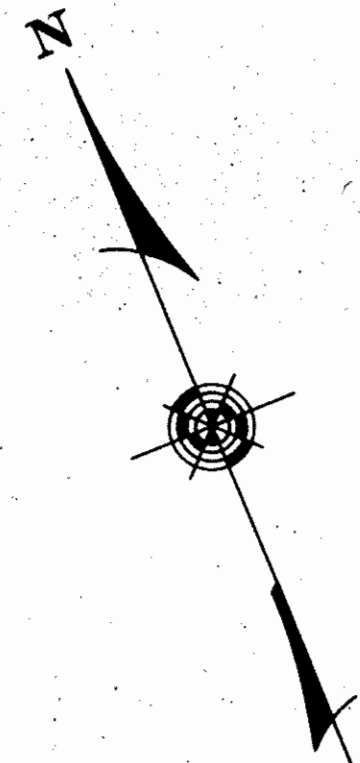


HIGHLAND LAKES EAST SECTION 1

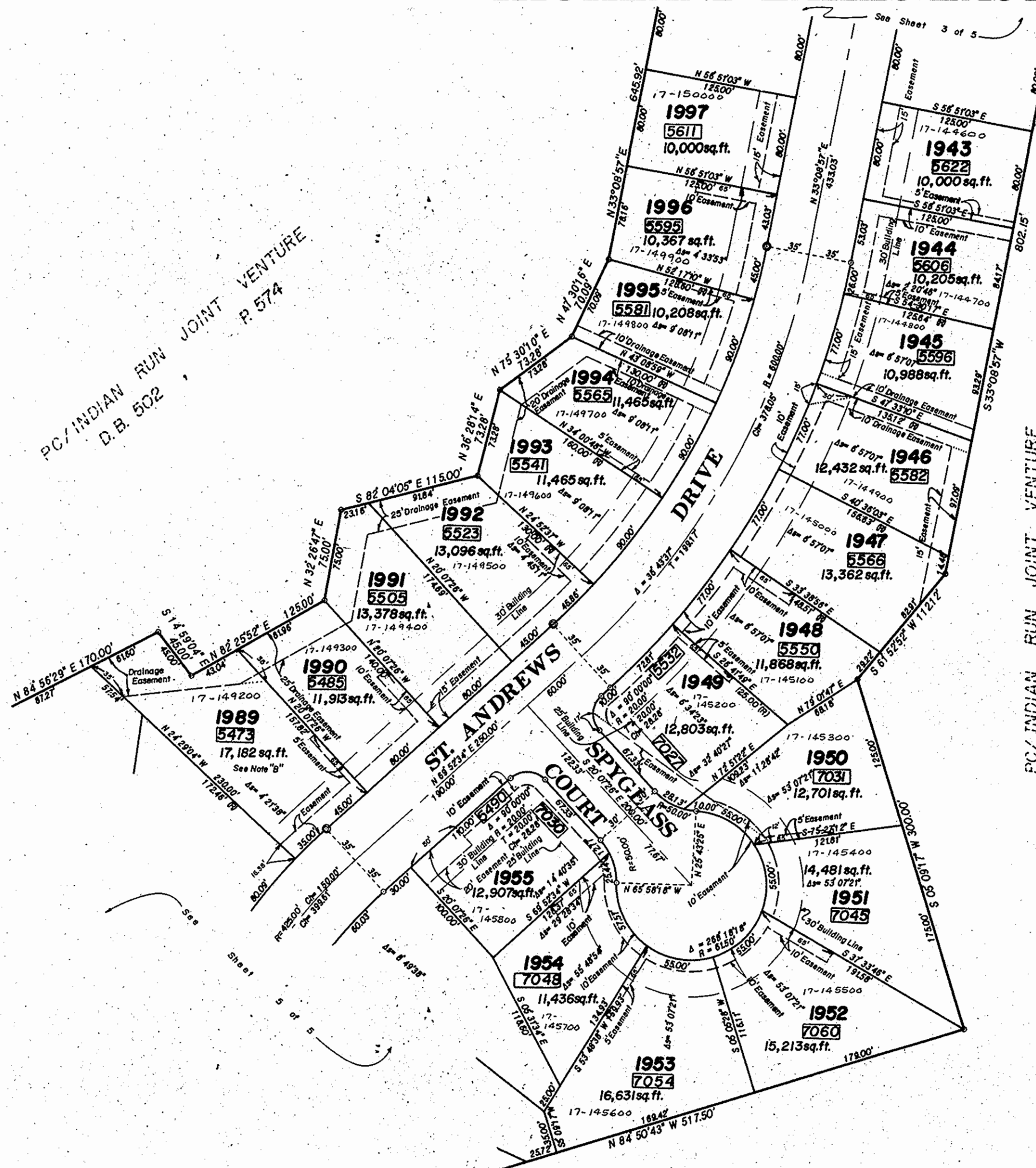
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PC/INDIAN RUN JOINT VENTURE
D.B. 502 P. 574

PC/INDIAN RUN JOINT VENTURE
D.B. 502 P. 574



LEGEND
0000 = Lot Number
0000 = House Number



HIGHLAND LAKES EAST SECTION 1

5/5

