Instr:200401300003315 01/30/200 Pages:5 F:\$0.00 2:44PM Bryan A. Long T20040002737 Licking County Recorder FL

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, TOWNSHIP OF LIBERTY, BEING PART OF LOTS 3 AND 4 IN THE THIRD QUARTER, TOWNSHIP 3 NORTH, RANGE 14 WEST, UNITED STATES MILITARY LANDS, CONTAINING 112.231 ACRES, MORE OR LESS, AS CONVEYED TO TIMBER CREEK DEVELOPMENT, LLC AND DESCRIBED IN THE DEED RECORDED IN INSTRUMENT NO. 199912220051568, RECORDER'S OFFICE, LICKING COUNTY, OHIO.

THE UNDERSIGNED, TIMBER CREEK DEVELOPMENT, LLC (DEHLENDORF & COMPANY-MANAGING MEMBER, AN OHIO CORPORATION, BY MATTHEW C. DEHLENDORF, ITS VICE-PRESIDENT) OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS ITS "TIMBER CREEK SUBDIVISION A SUBDIVISION OF LOTS NUMBERED 1 THROUGH 28 (INCLUSIVE) AND RESERVES "A"—"F" AND HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH, TIMBER CREEK DRIVE, TIMBER CREEK COURT EAST, AND TIMBER CREEK COURT WEST, AND THAT CREEK DRIVE, TIMBER CREEK COURT WEST, AND THAT CREEK DRIVE, TIMBER CREEK SOURT WEST, AND THAT CREEK DRIVE, THE ROAD (T.R. 164) SHOWN HEREON AND NOT HERETOFORE DEDICATED. AND DO

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT", "DRAINAGE EASEMENT" OR "WATERCOURSE EASEMENT", FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, 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. 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 UNLESS APPROVED BY THE LICKING COUNTY ENGINEER.

THE FOLLOWING RESTRICTIONS SHALL APPLY SPECIFICALLY TO THE WATERCOURSE EASEMENT ON LOT NUMBERS 11–20 AND RESERVE "A". WATERCOURSE MEANS STORM FLOW ABOVE AND BELOW GROUND LEVEL.

1. NO STRUCTURE OR IMPROVEMENTS OF ANY KIND, INCLUDING SHEDS, FENCES, FLOWER BEDS, ROCK GARDENS AND TREES (BIJT EXCLUDING GRASS AND APPROVED BANK PROTECTION), SHALL BE ERECTED OR PLANTED WITHIN THE EASEMENT PROVIDED FOR THE WATERCOURSE.

2. NO OWNER SHALL TAKE ANY ACTION OR PERMIT ANY ACTION TO BE TAKEN THAT MIGHT CHANGE OR DIVERT THE FLOW OF THE WATERCOURSE, NOR SHALL HE/SHE, WITHIN THE EASEMENT PROVIDED, ALTER THE GROUND LEVEL OR THE COURSE OF THE STREAM AS SHOWN ON THIS PLAT. AN OWNER MAY PROVIDE RIPRAP, WALLS OR OTHER BANK PROTECTION UPON SECURING WRITTEN APPROVAL FROM THE LICKING COUNTY ENGINEER'S OFFICE OR THE LICKING COUNTY FLOOD PLAIN ADMINISTRATOR.

EVERY OWNER OF PROPERTY ALONG THE WATERCOURSE SHALL MAINTAIN THE PORTION OF SAID WATERCOURSE HIS/HER PROPERTY AND KEEP THE SAME FREE OF DEBRIS AND OBSTRUCTION OF ALL KINDS. THE COUNTY SHALL FREE OF ANY RESPONSIBILITY TOWARD MAINTAINING THE WATERCOURSE.

4. THESE RESTRICTIONS AND AGREEMENTS SHALL RUN WITH THE LAND AND SHALL BIND THE OWNER, HIS/HER SUCCESSORS AND ASSIGNS UNLESS AND UNTIL A MODIFICATION OR CHANGE THERETO IS AGREED TO AND APPROVED BY LICKING COUNTY.

5. SAID RESTRICTIONS AND AGREEMENTS MAY BE ENFORCED BY LICKING COUNTY AND ITS SUCCESSORS AND ASSIGNS, AND ARE FOR THE BENEFIT OF SAID COUNTY AND OWNERS OF NEIGHBORING PROPERTY IN SUCH PROXIMITY TO THE ABOVE DESCRIBED PREMISES THAT THE VIOLATION OF SAID RESTRICTION AND AGREEMENTS WOULD ADVERSELY AFFECT THE VALUE OF SUCH PROPERTY OR THE ENJOYMENT OF THE USE THEREOF.

6. THE FAILURE OF SAID COUNTY TO TAKE PROMPT ACTION BY INJUNCTION OR OTHERWISE WITH REGARD TO A VIOLATION OF ANY OF THESE RESTRICTIONS AND AGREEMENTS SHALL NOT BE DEEMED TO BE A WAIVER OF ITS (COUNTY) RIGHTS TO TAKE ACTION FOR SAID VIOLATION OF ANY SAID RESTRICTIONS AND AGREEMENTS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF—STREET PARKING AND LOADING REQUIREMENTS OF LICKING COUNTY, OHIO, FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

DEHLENDORF & COMPANIHAS HEREUNTO SET HIS WITNESS WHEREOF, MATTHEW C. DEHLENDORF, AS VICE-PRESIDENT OF SAID HLENDORF & COMPANY, (MANAGING MEMBER OF TIMBER CREEK DEVELOPMENT, LLC)

(PRINT NAME) Michael B. Dehlendorf (PRINT NAME) MICHALI BONNEJEI 3 M.

MATTHEW C. DEHLENDORF VICE-PRESIDENT, DEHLENDORF & COMPANY (MANAGING MEME OF TIMBER CREEK DEVELOPMENT, LLC) TIMBER CREEK DEVELOPMENT, LLC Mha MEMBER

유 OF FRANKLIN 임

MATTHEW C. DEHLENDORF, AS VICE-PRESIDENT OF SAID DEHLENDORF & COMPANY (MANAGING MEMBER OF TIMBER CREEK DEVELOPMENT, LLC), WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEHLENDORF & COMPANY AND TIMBER CREEK DEVELOPMENT, LLC, FOR USES AND PURPOSES EXPRESSED THEREIN. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

SEAL THIS 17 DAY OF 1 LACE TO SET MY HAND AND AFFIXED MY OFFICIAL

MY COMMISSION EXPIRES THE DAY OF

modelle me NOTARY PUBLIC, STATE OF OHIO



TIMBER (

OWNER\DEVELOPER:

MBER CREEK DEVELOPMENT, LLC

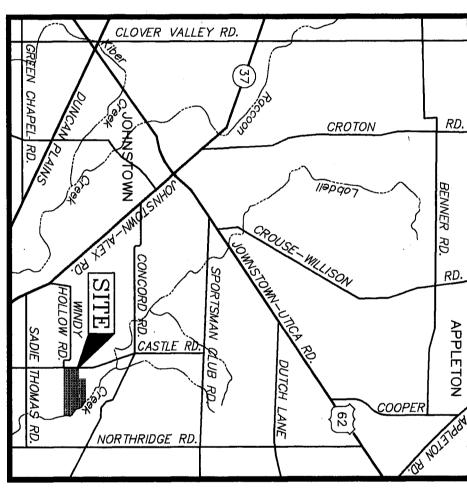
MBER CREEK DEVELOPMENT, LLC

MANAGING MEMBER)

91 HAMILTON PARK

COLUMBUS, OHIO 43203

(614) 224-1122



APPROVED

THIS 23 d

DAY OF JULY

LICKING COUNTY ENGINEER

APPROVED THIS 200∯.

28

DAY OF JUNC

HEALTH

APPROVED THIS . 2000.

9 DAY OF 200/

CLERK OR ZONING INSPECTOR

APPRO VALS

2:,4904 2:44PM 12:004002737 corder FL

LICKING COUNTY HEALTH DEPARTMENT DEED RESTRICTIONS

AN INSPECTION FOR ALL LOTS IN THE SUBDIVISION MUST BE CONDUCTED BY THE LICKING COUNTY HEALTH DEPARTMENT IN THE PRESENCE OF THE OWNER OR HIS AGENT. IT IS IMPERATIVE THAT THE SITE INSPECTION BE CONDUCTED PRIOR TO ANY CONSTRUCTION. DURING THIS INSPECTION, IT WILL BE DETERMINED IF THE CONSTRUCTION PLANS WILL MEET THE MINIMUM REQUIREMENTS, AS SHOWN ON THE PRELIMINARY PLAN FOR LOCATION OF THE DWELLING, DRIVEWAYS, WATER WELL, SEPTIC TANKS, CURTAIN DRAIN DISCHARGE LINES AND PRIMARY AND SECONDARY LEACH TRENCH SYSTEMS. THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLING THE CURTAIN DRAIN COLLECTION LINES THAT TRAVERSE ADJOINING PROPERTY OWNERS PRIOR TO THE FINAL APPROVAL BY THE HEALTH DEPARTMENT. EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF CURTAIN DRAIN COLLECTOR LINES WHERE INDICATED ON THIS PLAN AND THE PLAT OF TIMBER CREEK SUBDIVISION. FUTURE MAINTENANCE FOR THE COLLECTOR LINES WILL BECOME THE SHARED RESPONSIBILITY OF ALL PROPERTY OWNERS UTILIZING THE COLLECTOR LINE. NO PERMANENT STRUCTURES OF ANY KIND, INCLUDING DRIVEWAYS, SWIMMING POOLS, BUILDINGS, ETC., SHALL BE PERMITTED IN THE AREAS DESIGNATED ON THE PRELIMINARY PLAN FOR PRIMARY OR SECONDARY LEACH SYSTEMS.

SEWAGE SYSTEM SITE PLANS DESIGNED FOR LOTS IN THIS SUBDIVISION WERE BASED ON SOIL TYPES, PERCENT OF SLOPE, SURFACE DRAINAGE AND THE GROUND WATER TABLE. SITE PLAN MODIFICATIONS ARE NOT RECOMMENDED. HOWEVER, PROPERLY SUBMITTED MODIFICATIONS WILL BE REVIEWED BY THE HEALTH DEPARTMENT MODIFICATIONS MUST BE DRAWN TO SCALE ON A MINIMUM 2 FOOT CONTOUR NTERVAL MAP.

IF THE REVISION IS APPROVED, A VARIANCE MAY BE GRANTED. THE HEALTH DEPARTMENT SHALL REQUIRE A FEE FOR ALL PLAN REVISION REVIEWS.

SURVEY DATA:

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE C
NORTH 05' 36'27" EAST AS S
ALL OTHER BEARINGS WERE C CENTERLINE OF CASTLE ROAD (T.R. 164) BEING SHOWN IN OFFICIAL RECORD 587, PAGE 340. CALCULATED FROM SAID MERIDIAN.

SOURCE OF DATA:
THE SOURCES OF RECORDED SURVEY DATA ARE LICKING COUNTY, OHIO. THE RECORDS OF THE RECORDER'S OFFICE,

SURVEY MONUMENTATION:
UNLESS OTHERWISE NOTED IN THE LEGEND, IS
THIRTY INCHES LONG, WITH A PLASTIC PLUI
NAME "POMEROY & ASSOC." TO BE SET AND ARE 3/4" I.D. IRON PIPES, G PLACED IN THE TOP BEARING THE

PERMANENT MARKERS: WHERE INDICATED, UNLESS OTHERWISE NOTED, ARE IRON PIPES TO BE SET. IRON PIPES ARE 3/4" INSIDE DIAMETER, THIRTY (30) INCHES LONG, WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE NAME "POMEROY & ASSOC.".

OCATION -NO SCALE-MAP

(APPROVAL OF THIS PLAT BY THE LICKING COUNTY COMMISSIONERS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT. SEE SECTION 711.04 AND 711.041 OF THE OHIO REVISED CODE).

APPROVED THIS 26

DAY OF JULY

LICKING COUNTY COMMISSIONERS

APPROVED THIS _ 2000. 2001

23

DAY OF JULY

LICKING COUNTY PLANNING

COMMISSION

TRANSFERRED THIS 27th DAY OF AUGUST PLICKING COUNTY AUDITOR

RECORDED THIS 27 DAY OF Que, FILED FOR RECORD THIS 108.00 FILE NO. 200/08270031/15. DAY OF China. 2001 AT 4:26 M.

2000, IN PLAT BOOK 17 PAGES 6-7-8-9-10 LICKING COUNTY RECORDER

DESCRIPTION APPROVED
TIM LOLLO

SURVEYED & PLATTED BY:

Associates Comeroy

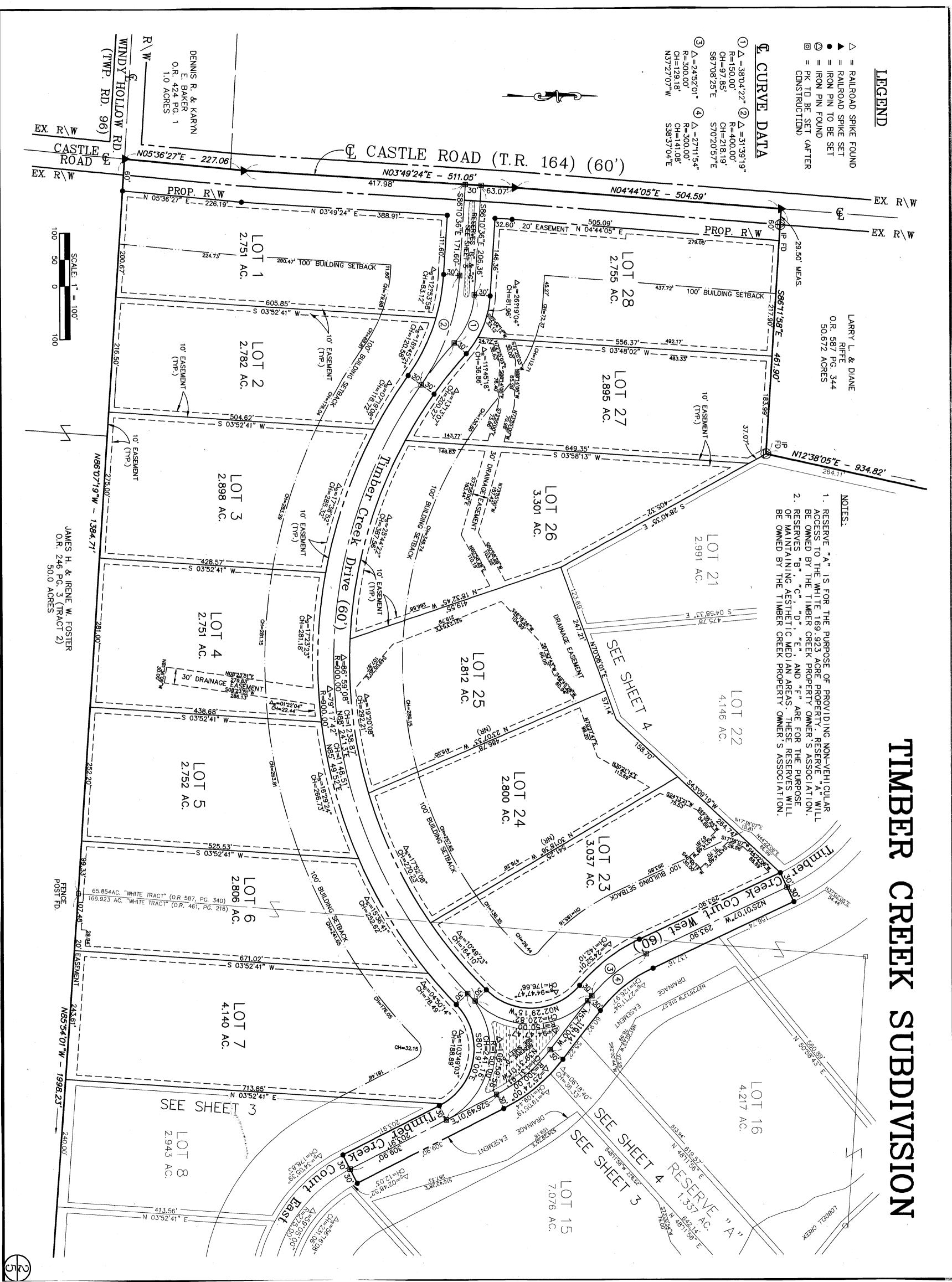
Consulting Engineers & Surveyors
599 Scherers Court • Worthington, Ohio 43085
Phone(614)885-2498 • Fax(614)885-2886

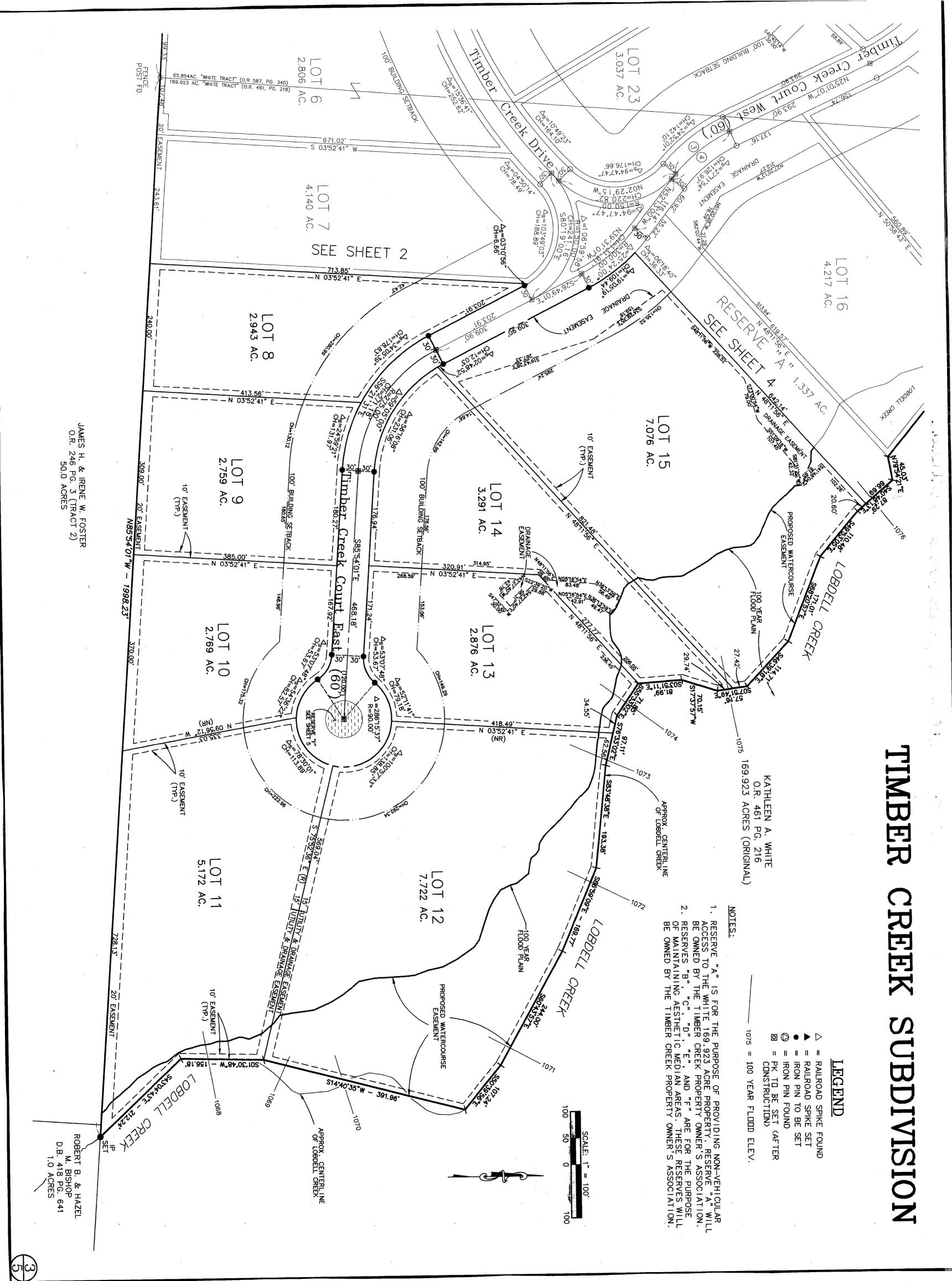
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

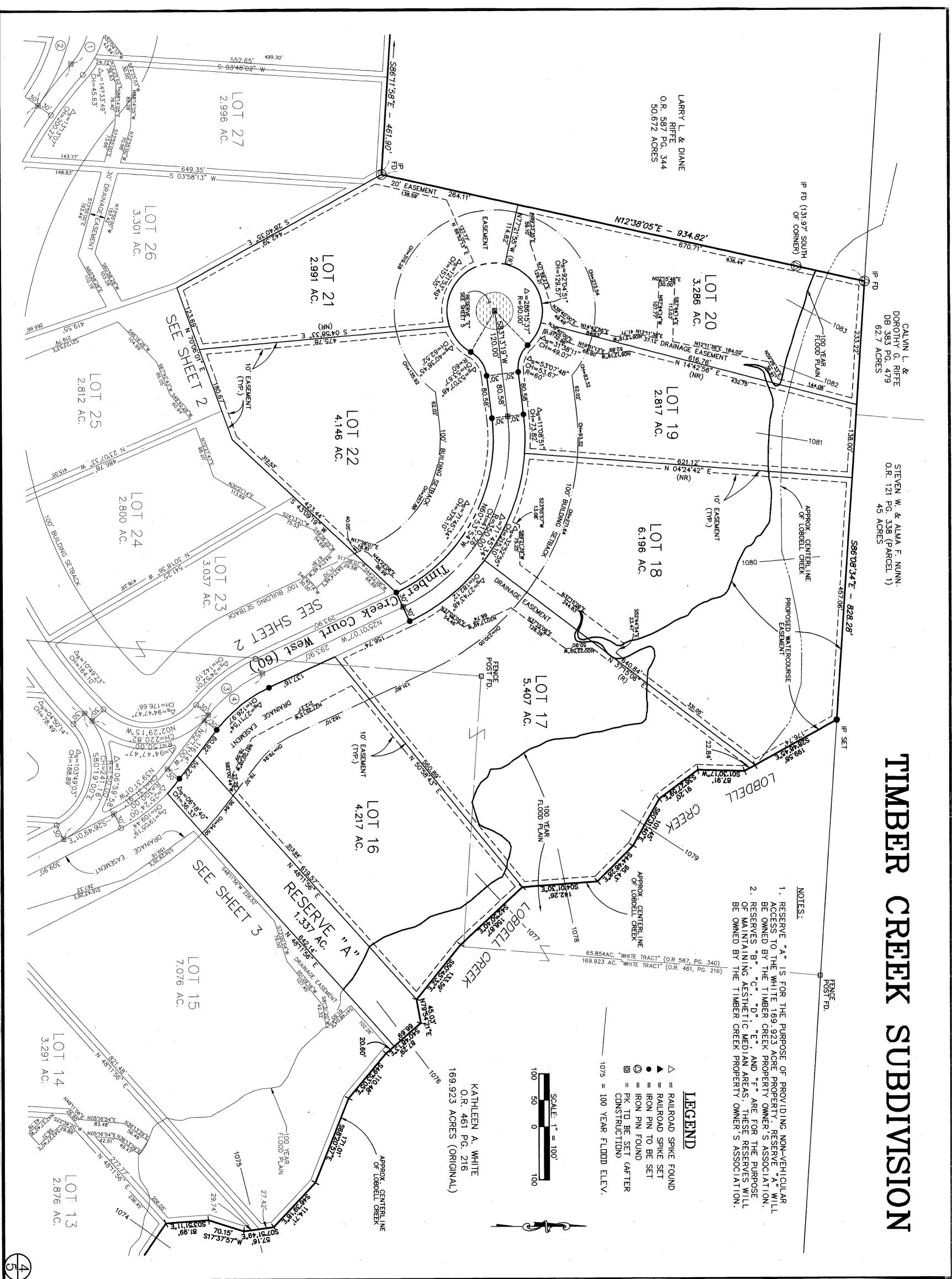
ROBERT A. BOSWORTH OHIO PROFESSIONAL SURVEYOR NO. 7750 00

DATE

2000







TIMBER CREEK SUBDIVISION

RESERVE AREA DETAILS

