

TIMBER CREEK SUBDIVISION LICKING COUNTY, OHIO

Tract 20040730003315
Bryan R. Long
Licking County Recorder
01/30/2004
120040202737
FL

APPROVALS

APPROVED THIS 19 DAY OF 2001 Daniel R. Cole
TOWNSHIP CLERK OR ZONING INSPECTOR

APPROVED THIS 23rd DAY OF July
[Signature]
LICKING COUNTY ENGINEER

APPROVED THIS 28 DAY OF June
[Signature]
LICKING COUNTY BOARD OF HEALTH

APPROVED THIS 23 DAY OF July
[Signature]
LICKING COUNTY PLANNING COMMISSION

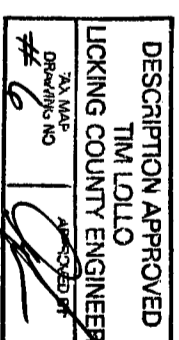
APPROVED THIS 26 DAY OF July
[Signature]
LICKING COUNTY COMMISSIONERS

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 REVENUE CODE.
[Signature]
[Signature]

TRANSFERRED THIS 27th DAY OF August
[Signature]
LICKING COUNTY AUDITOR

FILED FOR RECORD THIS 27th DAY OF Aug. 2001 AT 4:26 P.
FEE 108.00 FILE NO. 20010827003115.

RECORDED THIS 21st DAY OF Aug. 2001 IN PLAT BOOK 17 PAGES 6-7-8-9-10.
[Signature]
LICKING COUNTY RECORDER



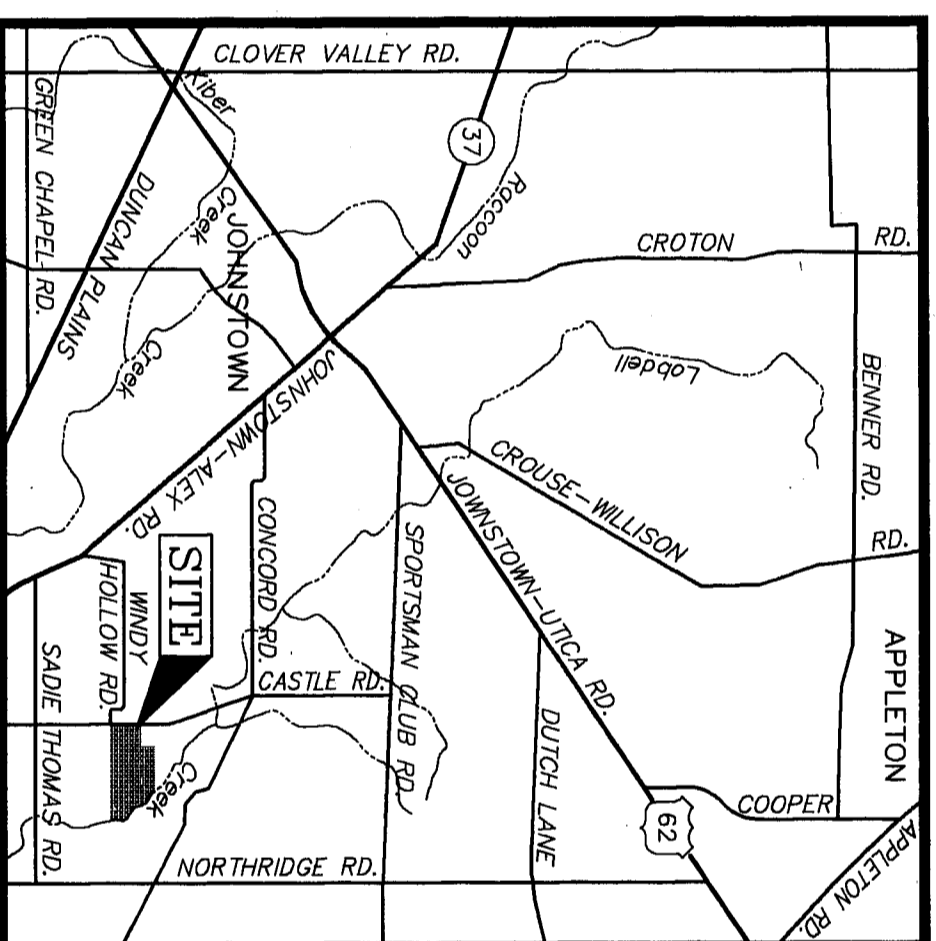
SURVEYED & PLATTED BY:

Pomeroy Associates, Ltd.
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.

BY [Signature] Robert A. Bosworth 6-18-2000
ROBERT A. BOSWORTH DATE
OHIO PROFESSIONAL SURVEYOR NO. 7750



LOCATION MAP

-NO SCALE-

LICKING COUNTY HEALTH DEPARTMENT DEED RESTRICTIONS

1. NO STRUCTURE OR IMPROVEMENTS OF ANY KIND, INCLUDING SHEDS, FENCES, FLOWER BEDS, ROCK GARDENS AND TREES (BUT 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 DIRECT THE FLOW OF THE WATERCOURSE, NOR SHALL HE/SHE WITHIN THE EASEMENT PROVIDE RIPRAP WALLS OR OTHER BANK PROTECTION UPON SECURING WRITTEN APPROVAL FROM THE LICKING COUNTY ENGINEER'S OFFICE OR THE LICKING COUNTY FLOOD PLAN ADMINISTRATOR.
3. EVERY OWNER OF PROPERTY ALONG THE WATERCOURSE SHALL MAINTAIN THE PORTION OF SAID WATERCOURSE IN HIS/HER PROPERTY AND KEEP THE SAME FREE OF DEBRIS AND OBSTRUCTION OF ALL KINDS. THE COUNTY SHALL BE 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 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 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.

IN WITNESS WHEREOF, MATTHEW C. DEHLENDORF, AS VICE-PRESIDENT OF SAID DEHLENDORF & COMPANY, (MANAGING MEMBER OF TIMBER CREEK DEVELOPMENT, LLC) HAS HERETO SET HIS HAND THIS 19th DAY OF June 2001

WITNESS: [Signature]
(PRINT NAME) Michael D. Conner
BY [Signature]
MATTHEW C. DEHLENDORF VICE-PRESIDENT,
DEHLENDORF & COMPANY (MANAGING MEMBER
OF TIMBER CREEK DEVELOPMENT, LLC)
WITNESS: [Signature]
(PRINT NAME) Michael B. Dehendorf

STATE OF OHIO
COUNTY OF FRANKLIN SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED 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 THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 19th DAY OF June 2001

BY [Signature]
NOTARY PUBLIC, STATE OF OHIO



MICHAEL D. BOSWORTH
Notary Public, State of Ohio
My Commission Expires 12/31/03

OWNER/DEVELOPER:
TIMBER CREEK DEVELOPMENT, LLC
(DEHLENDORF & COMPANY - MANAGING MEMBER)
91 HAMILTON PARK
COLUMBUS, OHIO 43203
(614) 224-1122

TIMBER CREEK SUBDIVISION

LEGEND

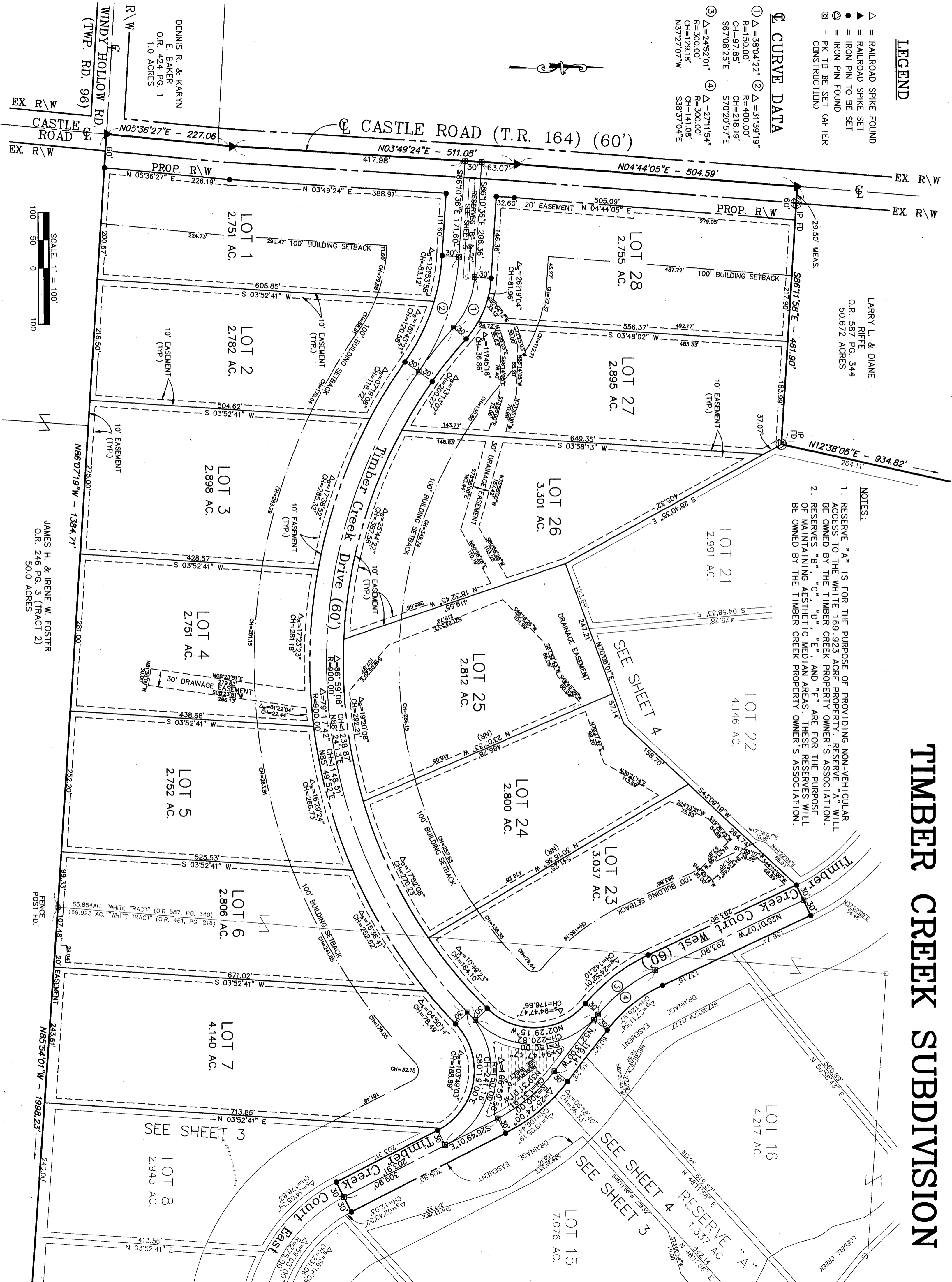
- ▲ = RAILROAD SPIKE FOUND
- = RAILROAD SPIKE SET
- = IRON PIN TO BE SET
- = IRON PIN FOUND
- = PK TO BE SET (AFTER CONSTRUCTION)

CURVE DATA

- ① $\Delta = 38^{\circ}04'22''$ $R = 150.00'$ $CH = 97.85'$ $S67^{\circ}08'25''E$
- ② $\Delta = 31^{\circ}39'19''$ $R = 400.00'$ $CH = 218.19'$ $S70^{\circ}20'57''E$
- ③ $\Delta = 24^{\circ}52'01''$ $R = 300.00'$ $CH = 129.18'$ $N37^{\circ}27'07''W$
- ④ $\Delta = 27^{\circ}11'54''$ $R = 300.00'$ $CH = 141.08'$ $S38^{\circ}37'04''E$

NOTES:

1. RESERVE "A" IS FOR THE PURPOSE OF PROVIDING NON-VEHICULAR ACCESS TO THE WHITE 169,923 ACRE PROPERTY. RESERVE "A" WILL BE OWNED BY THE TIMBER CREEK PROPERTY OWNER'S ASSOCIATION.
2. RESERVES "B", "C", "D", "E", AND "F" ARE FOR THE PURPOSE OF MAINTAINING AESTHETIC MEDIAN AREAS. THESE RESERVES WILL BE OWNED BY THE TIMBER CREEK PROPERTY OWNER'S ASSOCIATION.



DENNIS R. & KARYN E. BAKER
O.R. 424 PG. 1
1.0 ACRES

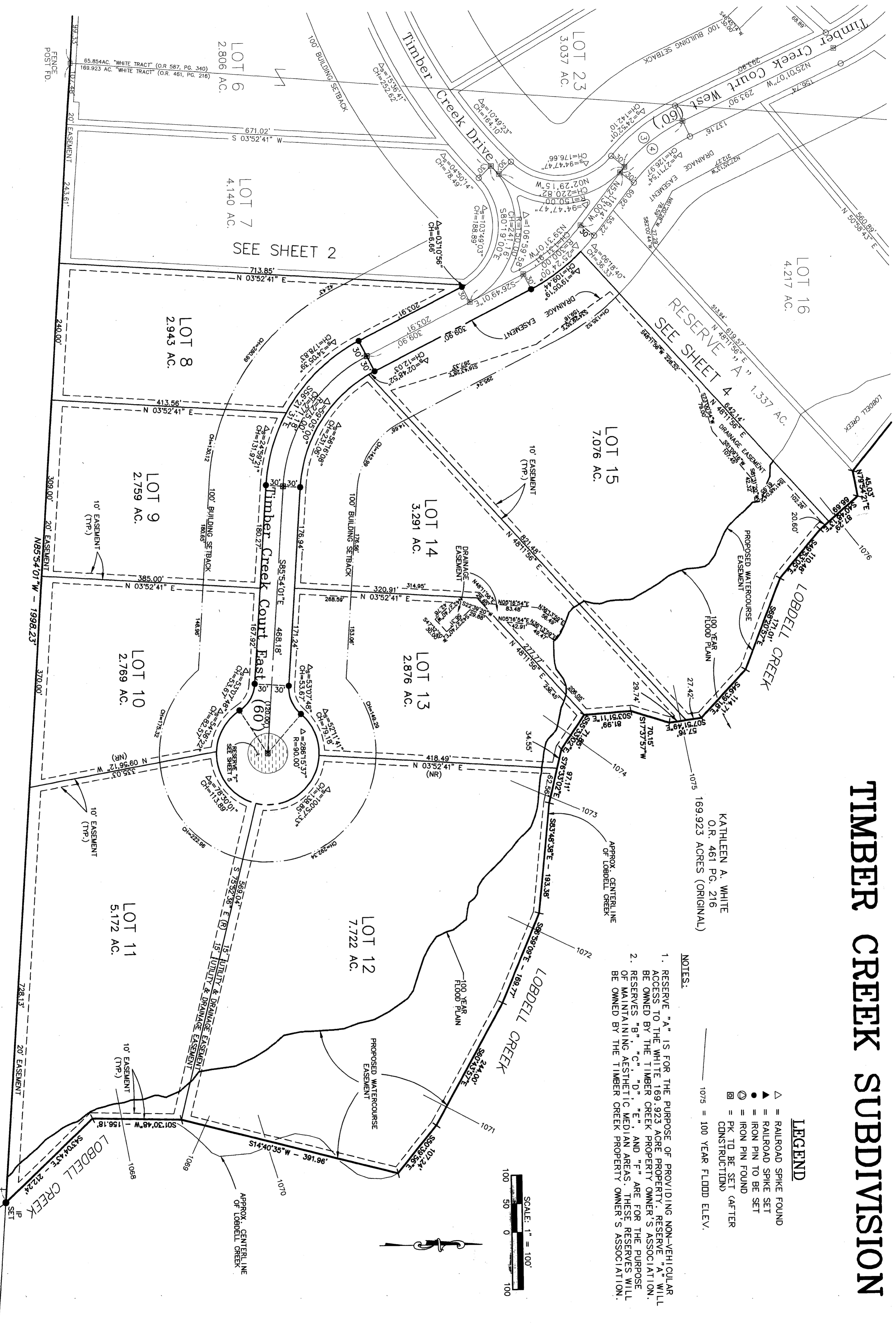
LARRY L. & DIANE RIFFE
O.R. 587 PG. 344
50.872 ACRES

JAMES H. & IRENE W. FOSTER
O.R. 246 PG. 3 (TRACT 2)
50.0 ACRES

65.854 AC. "WHITE TRACT" (O.R. 587, PG. 340)
169.923 AC. "WHITE TRACT" (O.R. 461, PG. 216)

SCALE: 1" = 100'
100 50 0 100

TIMBER CREEK SUBDIVISION



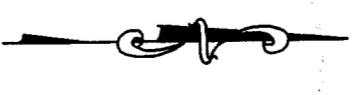
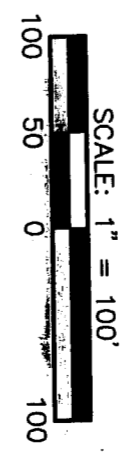
LEGEND

- △ = RAILROAD SPIKE FOUND
- = RAILROAD SPIKE SET
- = IRON PIN TO BE SET
- ⊙ = IRON PIN FOUND
- ⊠ = PK TO BE SET (AFTER CONSTRUCTION)
- 1075 = 100 YEAR FLOODED ELEV.

NOTES:

1. RESERVE "A" IS FOR THE PURPOSE OF PROVIDING NON-VEHICULAR ACCESS TO THE WHITE 169.923 ACRE PROPERTY. RESERVE "A" WILL BE OWNED BY THE TIMBER CREEK PROPERTY OWNER'S ASSOCIATION.
2. RESERVES "B", "C", "D", "E", AND "F" ARE FOR THE PURPOSE OF MAINTAINING AESTHETIC MEDIAN AREAS. THESE RESERVES WILL BE OWNED BY THE TIMBER CREEK PROPERTY OWNER'S ASSOCIATION.

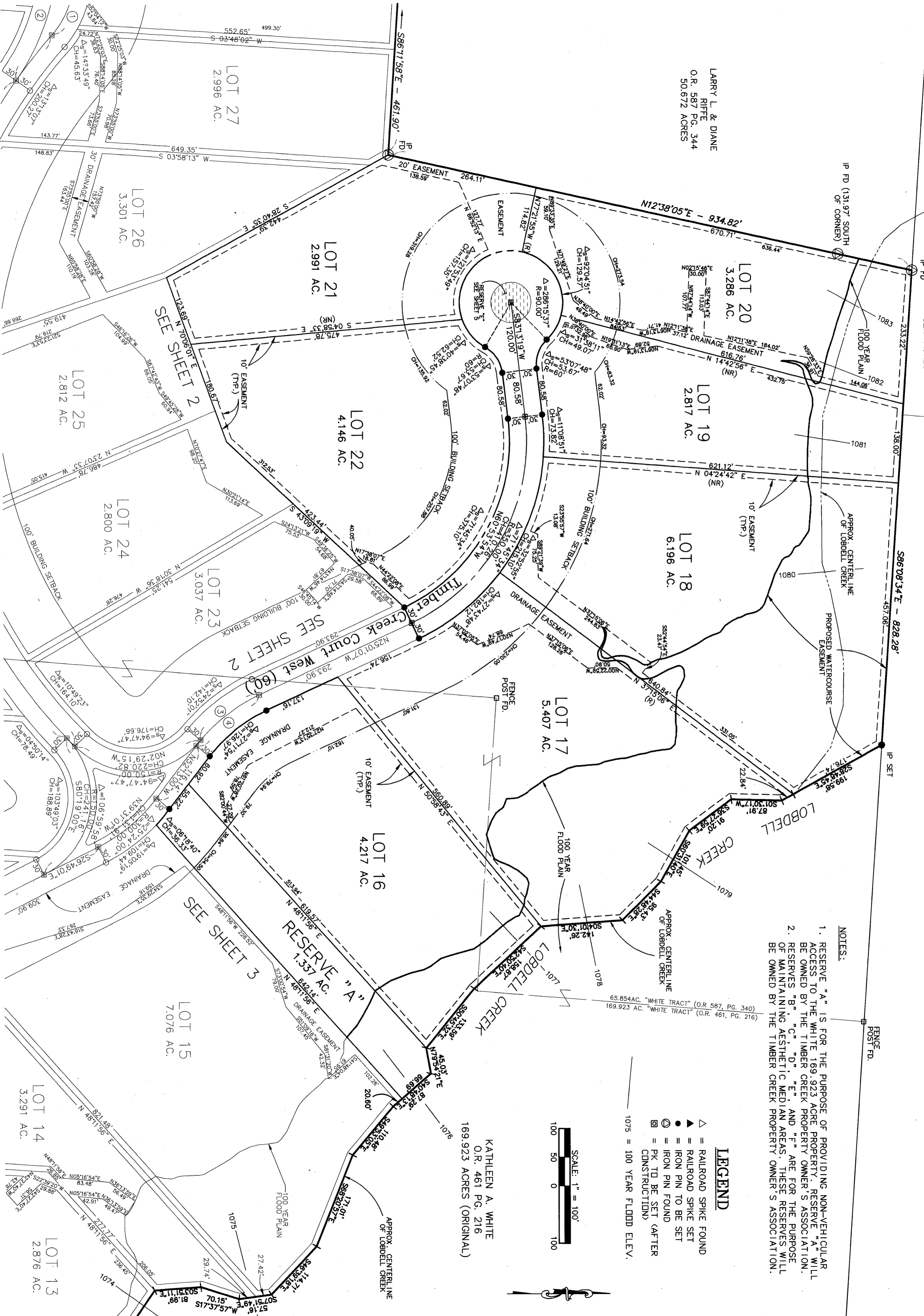
KATHLEEN A. WHITE
 O.R. 461 PG. 216
 169.923 ACRES (ORIGINAL)



JAMES H. & RENE W. FOSTER
 O.R. 246 PG. 3 (TRACT 2)
 50.0 ACRES

ROBERT B. & HAZEL
 M. BISHOP
 D.B. 418 PG. 641
 1.0 ACRES

TIMBER CREEK SUBDIVISION



LARRY L. & DIANE
RIFFE
O.R. 587 PG. 344
50.672 ACRES

CALVIN L. &
DOROTHY G. RIFFE
DB 363 PG. 479
62.7 ACRES

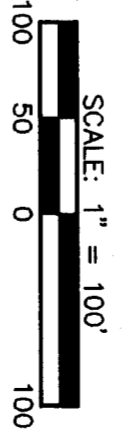
STEVEN W. & ALMA F. NUNN-
O.R. 121 PG. 338 (PARCEL 1)
45 ACRES

KATHLEEN A. WHITE
O.R. 461 PG. 216
169.923 ACRES (ORIGINAL)

- NOTES:
1. RESERVE "A" IS FOR THE PURPOSE OF PROVIDING NON-VEHICULAR ACCESS TO THE WHITE 169.923 ACRE PROPERTY. RESERVE "A" WILL BE OWNED BY THE TIMBER CREEK PROPERTY OWNER'S ASSOCIATION.
 2. RESERVES "B", "C", "D", "E", AND "F" ARE FOR THE PURPOSE OF MAINTAINING AESTHETIC MEDIAN AREAS. THESE RESERVES WILL BE OWNED BY THE TIMBER CREEK PROPERTY OWNER'S ASSOCIATION.

LEGEND

- ▲ = RAILROAD SPIKE FOUND
- = RAILROAD SPIKE SET
- = IRON PIN TO BE SET
- ⊙ = IRON PIN FOUND
- ⊠ = PK TO BE SET (AFTER CONSTRUCTION)
- 1075 = 100 YEAR FLOOD ELEV.



TIMBER CREEK SUBDIVISION

RESERVE AREA DETAILS

RESERVES "B", "C", "D", "E", "F"

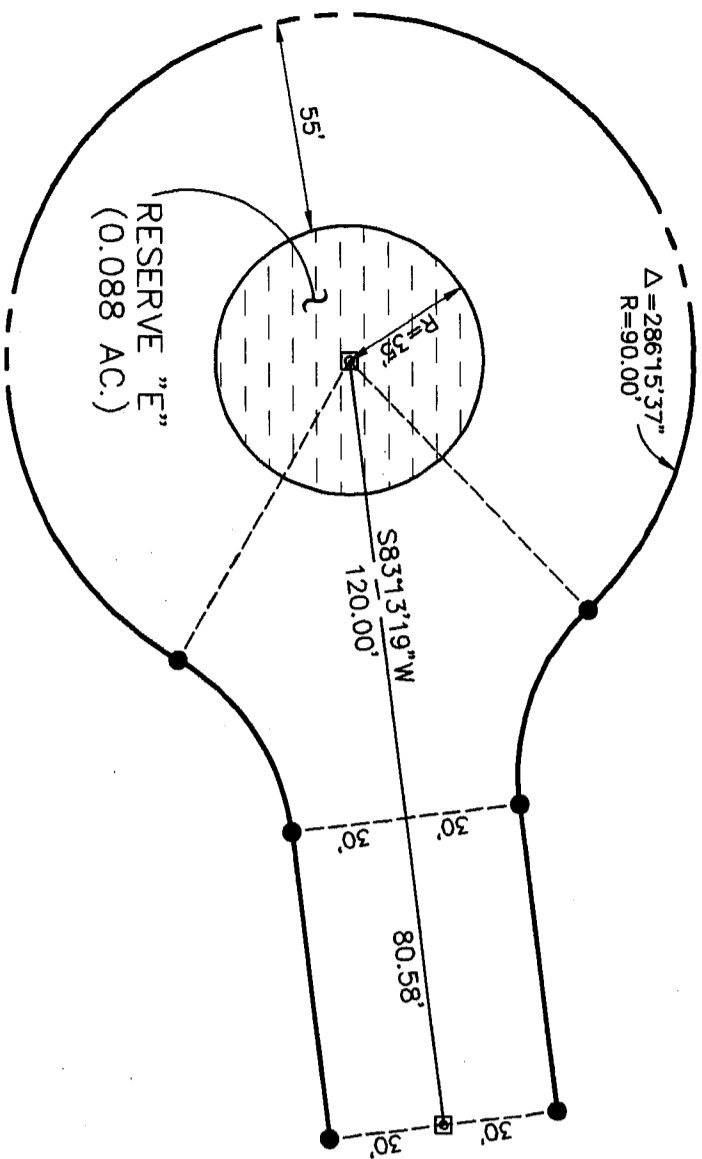
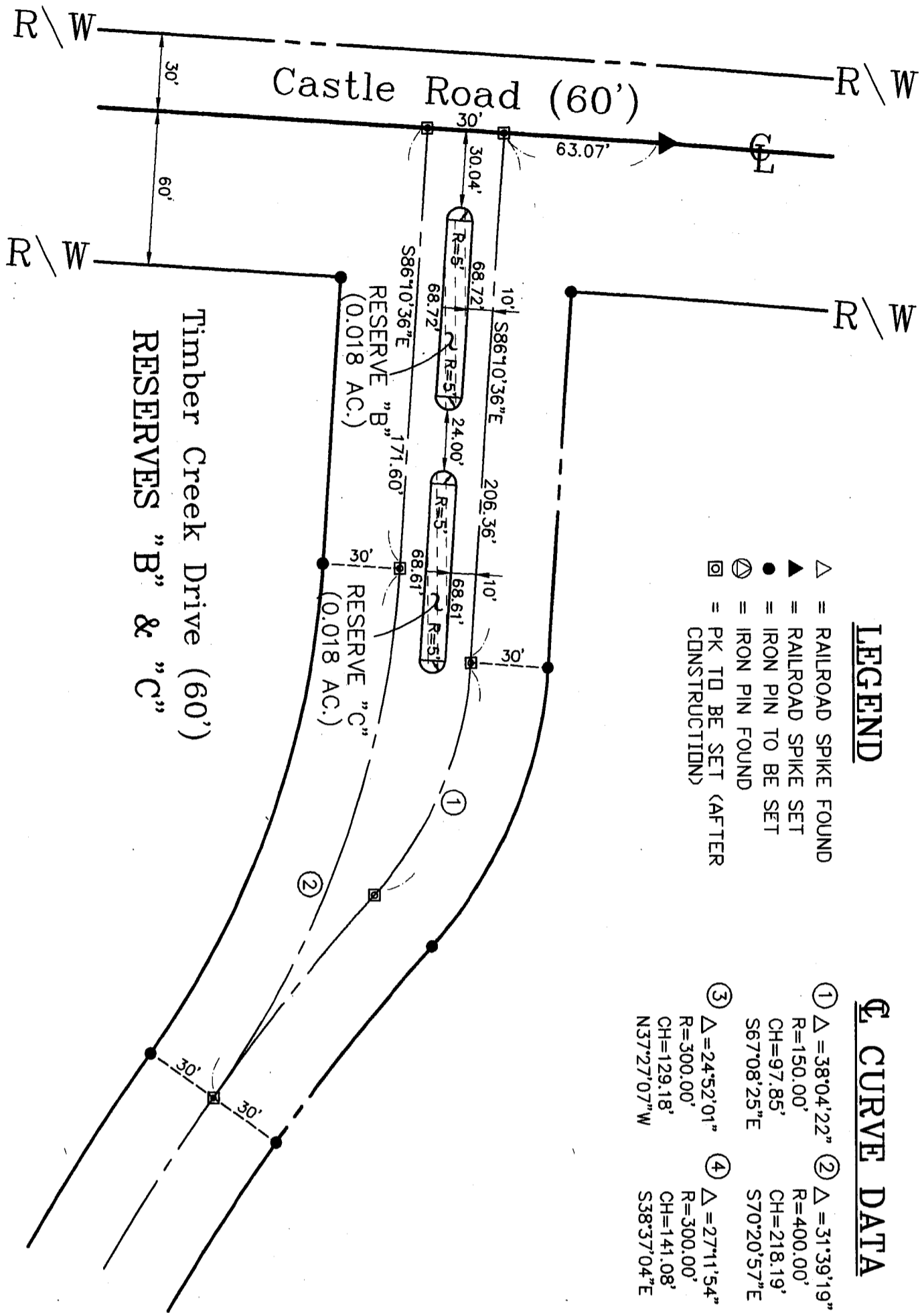
NOTE:

RESERVES "B", "C", "D", "E", AND "F" ARE FOR THE PURPOSE OF MAINTAINING AESTHETIC MEDIAN AREAS. THESE RESERVES WILL BE OWNED BY THE TIMBER CREEK PROPERTY OWNER'S ASSOCIATION.

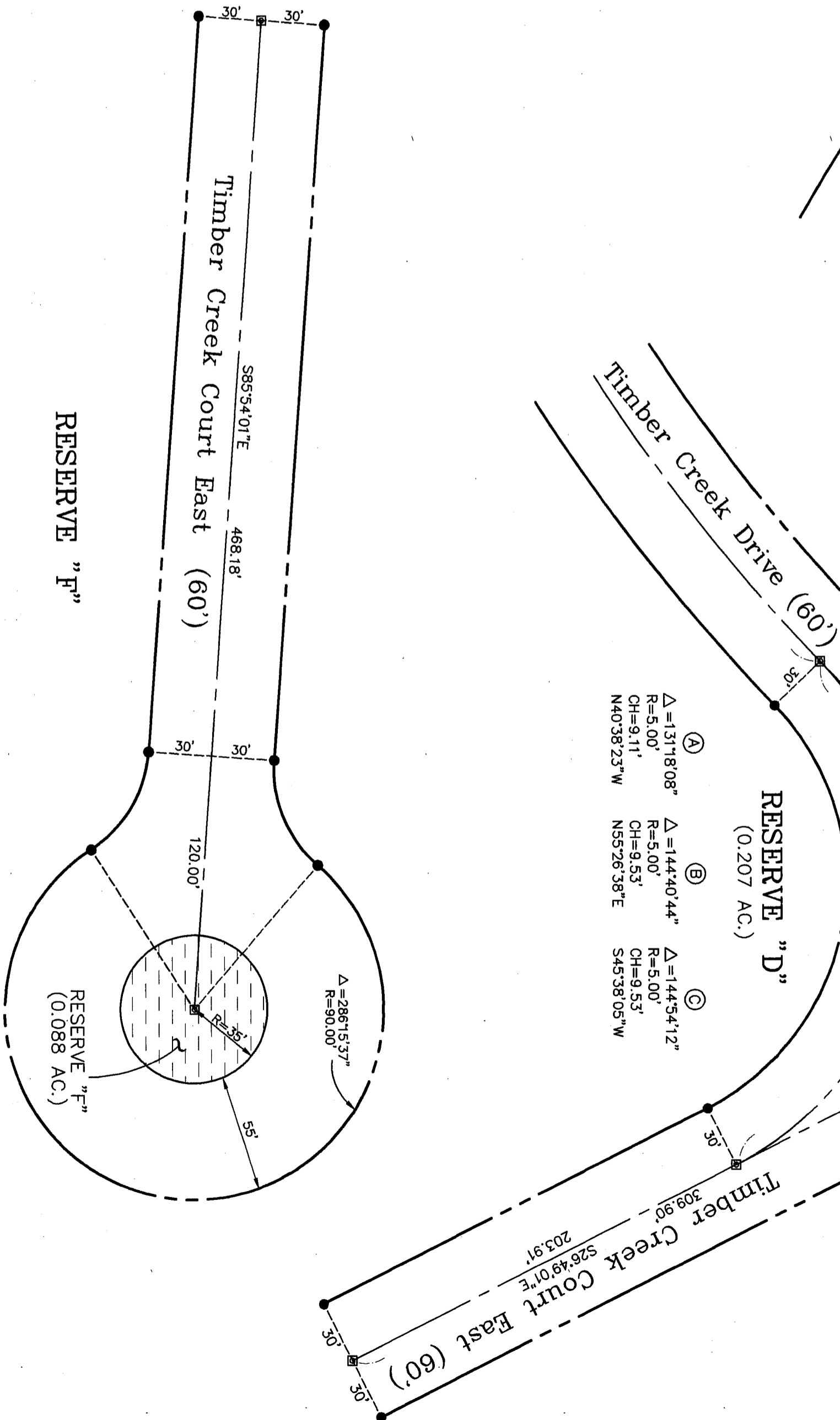
- LEGEND**
- △ = RAILROAD SPIKE FOUND
 - = RAILROAD SPIKE SET
 - = IRON PIN TO BE SET
 - ⊙ = IRON PIN FOUND
 - ⊞ = PK TO BE SET (AFTER CONSTRUCTION)

CURVE DATA

① Δ = 38°04'22"	② Δ = 31°39'19"
R = 150.00'	R = 400.00'
CH = 97.85'	CH = 218.19'
S67°08'25"E	S70°20'57"E
③ Δ = 24°52'01"	④ Δ = 27°11'54"
R = 300.00'	R = 300.00'
CH = 129.18'	CH = 141.08'
N37°27'07"W	S38°37'04"E



Timber Creek Court West (60')
RESERVE "E"



Timber Creek Court East (60')
RESERVE "F"

