

BENNINGTON HIGHLAND SUBDIVISION SECTION 1, PART 1 LICKING COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, TOWNSHIP OF BENNINGTON, AND IN LOT 8 (27.673 ACRES) AND LOT 9 (0.021 ACRES), RANGE 14, TOWNSHIP 4, QUARTER TOWNSHIP 4, UNITED STATES MILITARY LANDS AND BEING PART OF THAT 59.625 ACRE TRACT CONVEYED TO DEHLENDORF & COMPANY, AN OHIO CORPORATION BY DEED OF RECORD IN INSTRUMENT NUMBER 20000670018280, LICKING COUNTY, OHIO RECORDER'S OFFICE.

THE UNDERSIGNED, DEHLENDORF & COMPANY 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 "BENNINGTON HIGHLAND SUBDIVISION, SECTION 1, PART 1", A SUBDIVISION OF LOTS 8 THROUGH 12 (INCLUSIVE) AND LOT 9, BEING PART OF THAT 59.625 ACRE TRACT CONVEYED TO PUBLIC USE AS SUCH BENNINGTON STREET, SPRING CREEK CREEK AND THE PART OF JOHNSTOWN-UTICA ROAD (S.R. 62) SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY/DRAINAGE EASEMENT", "DRAINAGE EASEMENT" OR "ACCESS 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.

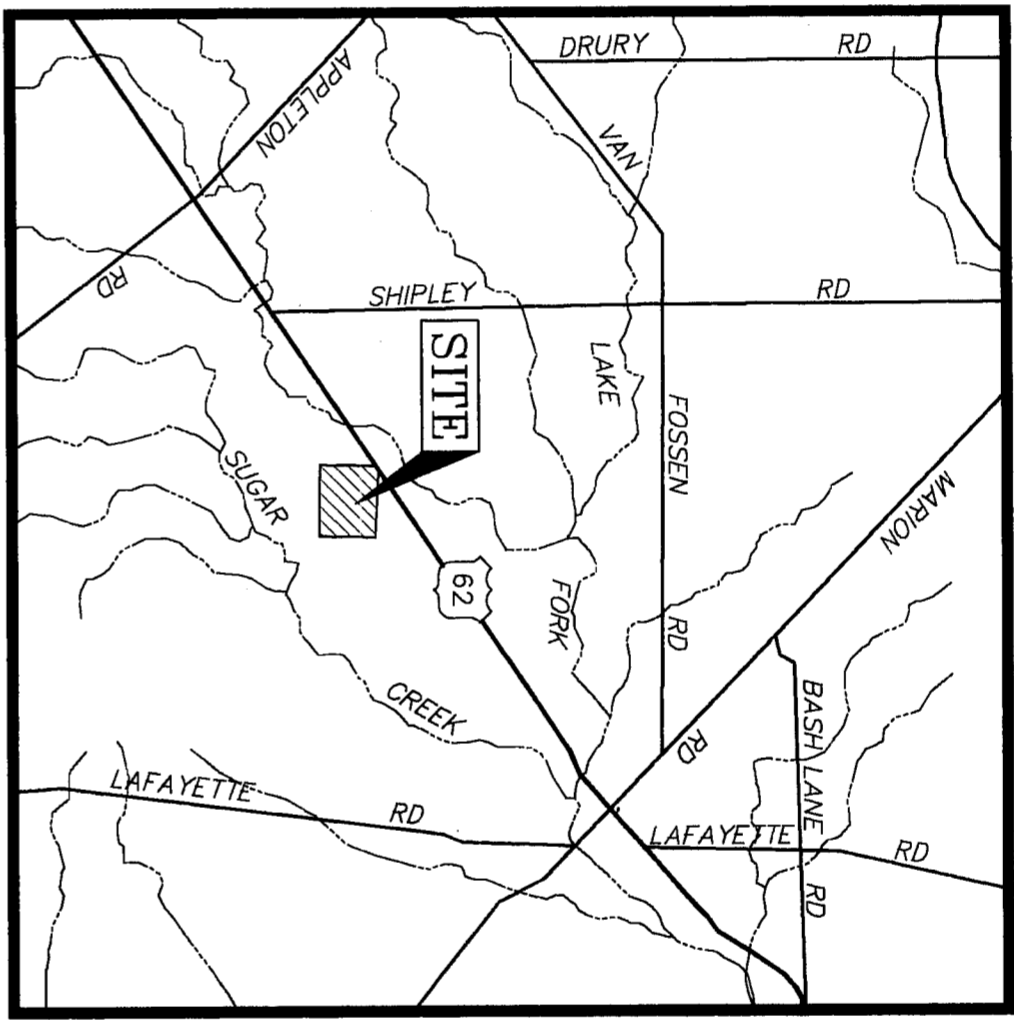
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF LICKING COUNTY, OHIO, FOR THE BENEFIT OF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

IN WITNESS WHEREOF, MATTHEW C. DEHLENDORF, AS VICE-PRESIDENT OF SAID DEHLENDORF & COMPANY, HAS HERETO SET HIS HAND THIS 19th DAY OF June 2002

WITNESS: Sean A. Clayton DEHLENDORF & COMPANY
(PRINT NAME) Sean A. Clayton
WITNESS: Wm R. Albery BY Matthew C. Dehendorf
(PRINT NAME) Wm R. Albery MATTHEW C. DEHLENDORF, VICE-PRESIDENT,
STATE OF OHIO SS.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW C. DEHLENDORF, AS VICE-PRESIDENT OF SAID DEHLENDORF & COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF DEHLENDORF & COMPANY 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, 2002
BY: Wm R. Albery NOTARY PUBLIC, STATE OF OHIO
AMY R. ALBERY
Notary Public, State of Ohio
My Commission Expires
January 15, 2007



LOCATION MAP
-NO SCALE-

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 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 COLLECTION LINES WHERE INDICATED ON THIS PLAN AND THE PLAT OF BENNINGTON HIGHLAND 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 INTERVAL 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:
BEARINGS ARE BASED ON THE EASTERLY LINE OF THE 59.625 ACRE TRACT BEING SOUTH 04°05'25" WEST AND ALL OTHER BEARINGS ARE CALCULATED FROM THIS MERIDIAN.

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

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."

APPROVALS

APPROVED THIS _____ DAY OF _____ TOWNSHIP CLERK OR ZONING INSPECTOR

APPROVED THIS 20th DAY OF JUNE
LICKING COUNTY ENGINEER

APPROVED THIS 19 DAY OF JUNE
LICKING COUNTY BOARD OF HEALTH

APPROVED THIS 20th DAY OF JUNE
LICKING COUNTY PLANNING COMMISSION

APPROVED THIS 24th DAY OF JUNE
LICKING COUNTY COMMISSIONERS

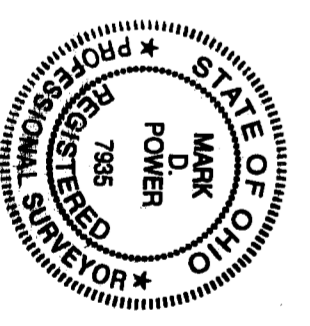
(APPROVAL OF THIS PLAT BY THE LICKING COUNTY COMMISSIONERS DOES NOT CONSTITUTE AN ACCEPTANCE OF THE DEDICATION OF ANY PUBLIC STREET, ROAD OR HIGHWAY DEDICATED ON SUCH PLAT. SEE SECTION 711.04 AND 711.041 OF THE OHIO REVISED CODE.)
Mark D. Power
Mark D. Power

TRANSFERRED THIS 25 DAY OF JUNE, 2002
LICKING COUNTY AUDITOR

FILED FOR RECORD THIS 25th DAY OF JUNE, 2002 AT 2:41 P.M.
Fee: 176.00 FILE NO. 200206850683687
Plate 43.20 Restoration et al.
Total Fee: 219.20
RECORDED THIS 25 DAY OF JUNE, 2002, IN PLAT BOOK 17 PAGES 95-96
Bryan D. Power
LICKING COUNTY RECORDER

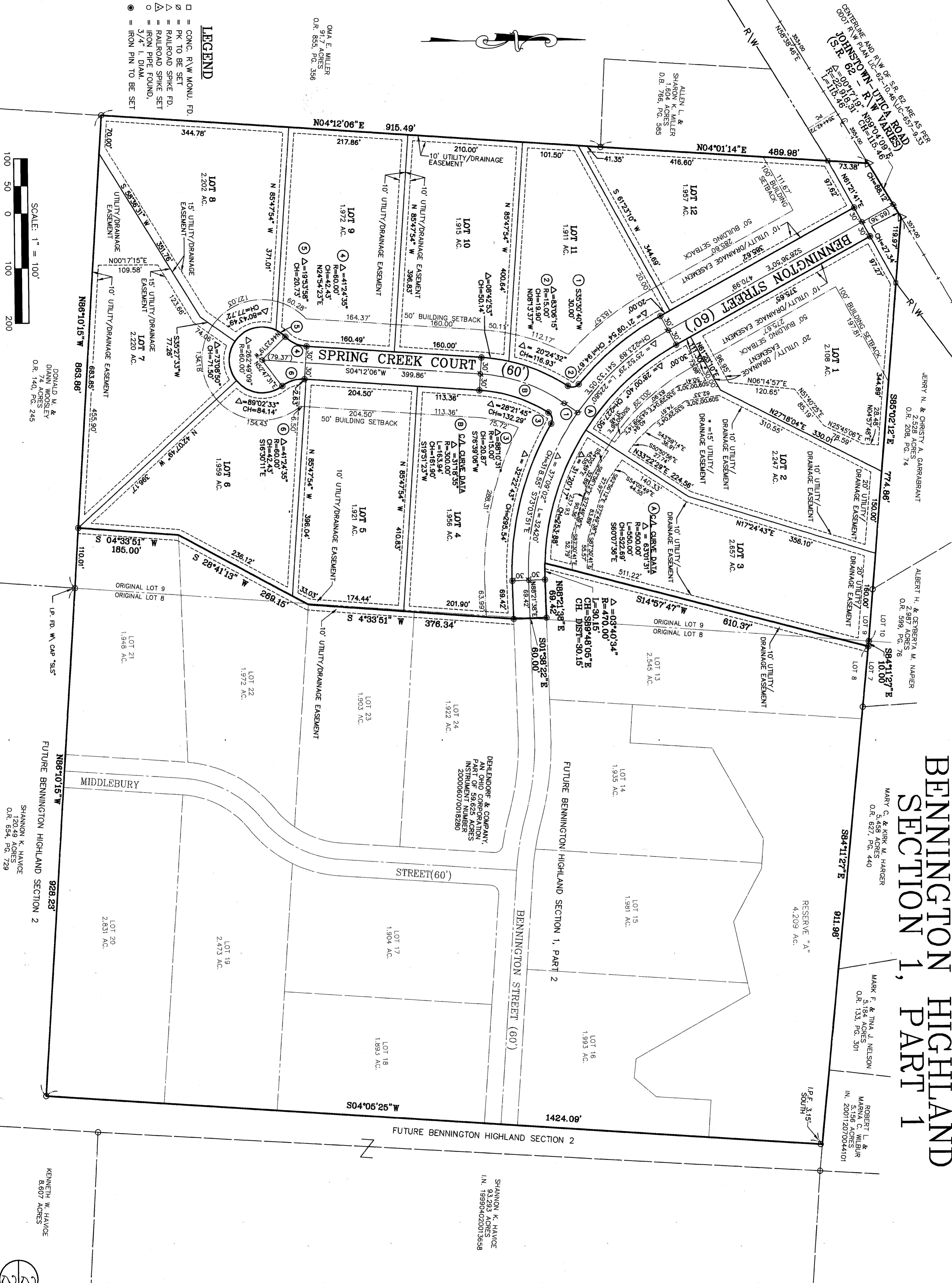
DESCRIPTION APPROVED	TIN LULLO
LICKING COUNTY ENGINEER	
DATE	6/20/02
OFFICIAL NO.	8

SURVEYED & PLATTED BY:
Pomeroiy Associates Ltd.
Consulting Engineers & Surveyors
599 Scherers Court • Worthington, Ohio 43085
Phone: (614) 885-2498 • Fax: (614) 885-2886



BY: Mark D. Power
MARK D. POWER
OHIO PROFESSIONAL SURVEYOR NO. 7935

BENNINGTON HIGHLAND SECTION 1, PART 1



LEGEND

- = CONC. R/W MONU. FD.
- = PK TO BE SET
- △ = RAILROAD SPIKE FD.
- ▽ = RAILROAD SPIKE SET
- = IRON PIPE FOUND, 3/4" I. DIAM.
- = IRON PIN TO BE SET

SCALE: 1" = 100'

100 50 0 100 200

DONALD M. & DIANN WOOSLEY
74 ACRES
O.R. 140, PG. 245

FUTURE BENNINGTON HIGHLAND SECTION 2

SHANNON K. HAYICE
120.49 ACRES
O.R. 554, PG. 729

KENNETH W. HAYICE
8.607 ACRES

222

JOHNSTOWN - UTICA ROAD
R/W VARIES
R=220'17.19" N89°01'09"E
L=116.46'
CH=115.46'

JERRY N. & CHRISTY A. GARRABANT
2,928 ACRES
O.R. 208, PG. 74

ALBERT H. & CECYBERTA M. NAPIER
2,989 ACRES
O.R. 599, PG. 76

MARY C. & KIRK W. HARGER
3,398 ACRES
O.R. 827, PG. 440

MARK F. & TINA J. NELSON
5,184 ACRES
O.R. 133, PG. 301

ROBERT L. & MARVA C. WILBUR
5,156 ACRES
IN. 200112070044101

ALLEN L. & SHARON K. MILLER
1,804 ACRES
D.B. 766, PG. 585

OMA E. MILLER
91.7 ACRES
O.R. 855, PG. 356

DEHLENDORF & COMPANY
AN OHIO CORPORATION
PART OF 59.625 ACRES
INSTRUMENT NUMBER
200006070018280

SHANNON K. HAYICE
93.293 ACRES
I.N. 199904020013658