



LOCATION MAP
NO SCALE

MAGNOLIA PARK SUBDIVISION

PART OF FARM LOT 8 (WEST TIER), SECTION 1, TOWNSHIP 4 NORTH,
RANGE 17 WEST, UNITED STATES MILITARY LANDS



Doc ID: 014894440009 Type: OFF
Kind: PLAT
Recorded: 09/08/2023 at 07:28:40 AM
Fee Amt: \$360.00 Page 1 of 9
Workflow# 0000337293-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2023-00019241

BK **2052** PG **1195-1203**

BASIS OF BEARINGS: This plat is based on the initial survey performed by Diamond V, LLC, Surveyors & Engineers in June, 2019 (verified by Bird&Bull, Inc., in July, 2020). Basis of bearings is the centerline of Cheshire Road, being S 86° 05' 55" E, derived from VRS observations referencing monument, Ohio North Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

Surveyed and Platted By
V3 COMPANIES, LTD.
Consulting Engineers & Surveyors
3500 Snouffer Road, Ste. 225
Columbus, Ohio 43235

FLOOD ZONE: Property is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) on Flood Insurance Rate Map, Panel 144 and 257 of 295, Delaware County, Ohio and Incorporated Areas, Map Nos. 39041C0144 K and 39041C0257 K (Effective Dates: April 16, 2009).

I do hereby certify that we have surveyed the above premises in July, 2020 and prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof. Dimensions along curves are chord measurements unless otherwise indicated. Iron pipes are 3/4" I.D., 30" long, set with yellow plastic caps stamped "Bird & Bull, Inc.", unless otherwise shown, and are indicated by the following symbol: —○—. P.K. nails set in the centerline of Cheshire Road, Weatherby Drive, Buckeye Circle and Fairland Drive are indicated by the following symbol: —●—. Permanent monuments, 1" solid iron pin, 30" in length set in concrete, to be set upon completion of construction necessary to the improvement of this land are indicated by the following symbol: —⊙—.

Lot Area:	(39 Lots)	15.370 Ac.
Right-of-way Area:		4.903 Ac.
	Cheshire Road	(0.289 Ac.)
	Weatherby Drive	(2.700 Ac.)
	Buckeye Circle	(1.029 Ac.)
	Fairland Drive	(0.885 Ac.)
Reserve Area:		6.032 Ac.
	Reserve "A"	(2.235 Ac.)
	Reserve "B"	(1.507 Ac.)
	Reserve "C"	(1.399 Ac.)
	Reserve "D"	(0.891 Ac.)
Total Area		26.305 Ac.

By Kevin L. Baxter 7/31/23
Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date:



All of MAGNOLIA PARK SUBDIVISION is out of Delaware County Parcel Nos. 417-134-03-006-000 and 417-134-03-028-000.

Situated in the State of Ohio, County of Delaware, City of Sunbury, in Part of Farm Lot 8, in Section 1, Township 4 North, Range 17 West, United States Military Lands, and containing 26.305 acres of land, more or less, and being 24.890 acre portion of a 25.952 acre tract of land conveyed to PULTE HOMES OF OHIO LLC, by deed of record in Official Record 2013, Page 2557, and being a 1.415 acre portion of a 37.839 acre tract of land conveyed to The Board of Education of the Big Walnut Local School District, by deed of record in Official Record 885, Page 1039, Recorder's Office, Delaware County, Ohio.

The undersigned PULTE HOMES OF OHIO LLC, a Michigan limited liability company, owner of the land platted herein, does hereby certify that this plat correctly represents its "MAGNOLIA PARK SUBDIVISION", a subdivision of Lots Nos. 2371 through 2413, inclusive, and does hereby accept this plat of same and dedicates to public use as such the roadways not heretofore dedicated and that the property within said plat is not subject to any liens.

In witness whereof, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION of PULTE HOMES OF OHIO LLC, has set his hand this 1 day of August, 2023.

Signed and acknowledged in the presence of:

PULTE HOMES OF OHIO LLC
475 Metro Place South, Suite 200
Dublin, Ohio 43017

By

MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

State of Ohio > SS

Before me, a Notary Public in and for said County, personally appeared MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION of PULTE HOMES OF OHIO LLC, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of PULTE HOMES OF OHIO LLC, for the uses and purposes therein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this 1 day of August, 2023.

My Commission Expires: 11/25/2023

Notary Public, State of Ohio



HEIDI MOORE
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Delaware County
My Comm. Exp. 11/25/2023

The undersigned THE BOARD OF EDUCATION OF THE BIG WALNUT LOCAL SCHOOL DISTRICT, owner of the land platted herein, does hereby certify that this plat correctly represents its "MAGNOLIA PARK SUBDIVISION", a subdivision of Lots Nos. 2371 through 2413, inclusive, and does hereby accept this plat of same and dedicates to public use as such the roadways not heretofore dedicated and that the property within said plat is not subject to any liens.

In witness whereof, DOUGLAS CROWL, President of THE BOARD OF EDUCATION OF THE BIG WALNUT LOCAL SCHOOL DISTRICT, has set his hand this 4th day of August, 2023.

Signed and acknowledged in the presence of:

THE BOARD OF EDUCATION OF THE BIG WALNUT LOCAL SCHOOL DISTRICT
110 Tippett Court
Sunbury, Ohio 43074

By
DOUGLAS CROWL, President

State of Ohio > SS

Before me, a Notary Public in and for said County, personally appeared DOUGLAS CROWL, President of THE BOARD OF EDUCATION OF THE BIG WALNUT LOCAL SCHOOL DISTRICT, who acknowledged the signing of the foregoing instrument to be his free and voluntary act and deed and the free and voluntary act and deed of THE BOARD OF EDUCATION OF THE BIG WALNUT LOCAL SCHOOL DISTRICT, for the uses and purposes therein expressed.

In witness whereof, I have hereunto set my hand and affixed my official seal this 4th day of August, 2023.

My Commission Expires: March 24, 2024

Notary Public, State of Ohio



DAVID F. STITES
Notary Public, State of Ohio
My Commission Expires 03-24-24

Approved by:

D. W. Wolf
City of Sunbury Engineer

8/22/2023
Date

Alex Y. Y. [Signature]
Secretary, Planning and Zoning Commission

8/22/2023
Date

[Signature]
Mayor, City of Sunbury

8/28/2023
Date

[Signature]
Deputy General Manager, Del-Co Water Co., Inc.

8/31/23
Date

COMMISSIONERS STATEMENT

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved by the City of Sunbury, Delaware County, State of Ohio. Street and Utility improvements within said dedicated rights-of-way shall not be accepted for public use and/or maintenance unless and until construction is complete and streets are formally accepted as such by the City of Sunbury.

Attested By: _____ Date _____

I, the undersigned City Clerk of the City of Sunbury, County of Deleawre, Ohio, within my respective jurisdiction, do hereby certify that as of the date of this Certification, all currently due and owing taxes and special assignments of any kind assessed against any of the land in this plat, have been paid.

[Signature]
City Clerk, City of Sunbury, Ohio

8/23/23
Date

Transferred this 6th day of September, 2023 George Kaitza Jr H
Auditor, Delaware County, Ohio

Filed for record this 8 day of September, 2020 at 7:29 A.M.

Fee 360.⁰⁰ File No. 2023-00019241 Melissa Jordan by RC
Recorder, Delaware County, Ohio

Recorded this 8 day of September, 2023 Stored in
Plat Cabinet 6 Slides 107

NOTES:

EASEMENTS: Easements where designated on this plat, are reserved for the construction, operation and maintenance of public and private utilities above and beneath the surface of the ground and where necessary, the construction, operation and maintenance of service connections or subsurface drainage outlets, storm sewers and surface drainage features. In addition, Within the area designated "Stormwater Drainage Easement" on this plat, an additional easement is hereby granted to the County its successors and assigns, for the purpose of constructing, operating and maintaining public stormwater drainage facilities. No above grade structure, dams, grading activities, or other actions resulting or contributing to the obstructions of the flow of stormwater runoff are permitted within the "Stormwater Drainage Easement" as delineated in this plat and the approved development construction plans.

For any easement shown on this plat that contains a storm sewer, culvert, over land open ditch flood route, detention basin, retention basin and/or other storm water structure (herein referred to as storm sewer), the storm sewer rights are senior to the rights of any other public or private utility or interest utilizing the easement. Any costs associated with the damage, repair, replacement or relocation of any buried or above ground facility or structure that is necessary to allow the maintenance, repair or replacement of the storm sewer shall be the responsibility of the owner of said utility, facility or structure. When maintenance, repair or replacement of a storm sewer causes the removal of any trees, plantings, landscaping, fence, driveway or any other feature located within the easement, the replacement and cost of said items shall be the responsibility of the owner of the underlying property or homeowner's association if applicable.

Any landscape features, such as trees, fences, retaining walls, etc. in drainage easements shall be reviewed by the City of Sunbury prior to installation. The City of Sunbury will review the proposed improvements to assure that the improvements will not interfere with the storm water control facilities.

Drives shall not encroach into any side yard drainage easement.

All reserve/open spaces delineated on this plat shall be accessible to Delaware County, its successors and assigns, for drainage maintenance purposes.

In addition, at the time of platting, electric, gas, cable and communication service providers have not issued information required for easement areas, in addition to those shown hereon and deemed necessary by these providers for the installation and maintenance of their main line facilities, to be shown on this plat.

A non-exclusive easement is hereby specifically granted unto Del-Co Water Company, Inc., its successors or assigns, for the location of water lines, valves and appurtenances within rights-of-way hereby dedicated and within areas designated hereon as "Utility Easement" or "Storm Drainage Easement" or "Common Access Drive (CAD) - Ingress/Egress Utility Easement" that are located alongside the rights-of-way hereby dedicated. Also granted is the right of Del-Co Water Company, Inc., to install, service, and maintain water meter crocks and appurtenances in said easement areas alongside said rights-of-way. The easement area shall be for the unobstructed use of Del-Co Water Company, Inc. Placement of fences, walls, pillars, trees, garden, shrubberies, and other surface features is strictly prohibited.

Unless otherwise waived by the City of Sunbury Engineer, sanitary sewer easements are solely for construction, operation and maintenance of public and/or private sanitary sewers and service connections, and may be crossed by other utilities;

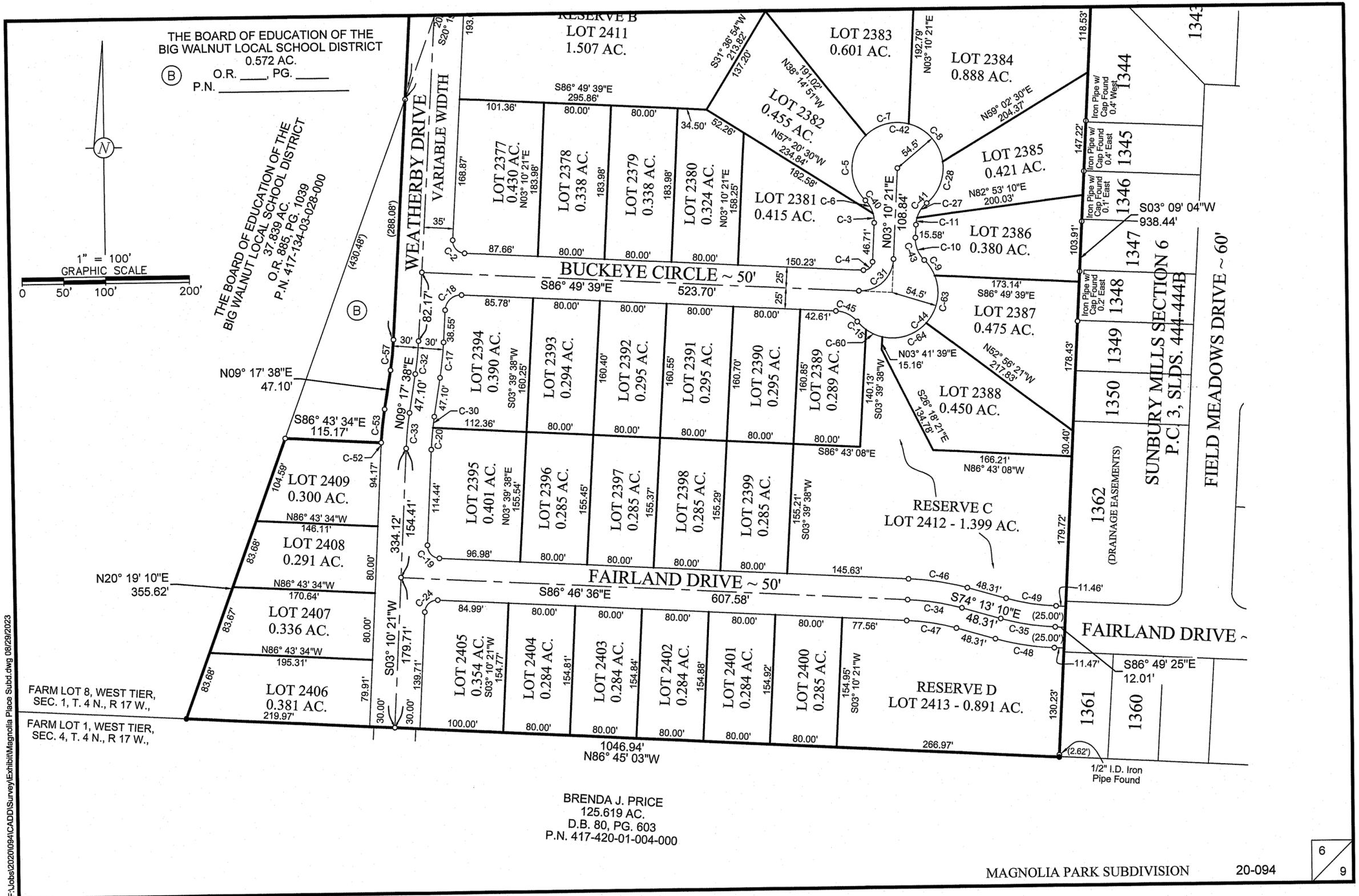
Be advised: A sub-surface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times;

Notice is hereby given to any buyer of the lots delineated on this plat that on file with the Building Department of Delaware County are site improvement plans for the development of said lots showing proposed drainage, recommended finish floor elevations, and/or lot grading plans. Said plans as approved by the governmental agencies, are considered part of the approval of this subdivision and are to be incorporated into the final plot plans required with the building permit.

On file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements;

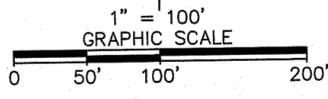
The boundary was established by utilizing the record surveys, deeds and plats of the area and available through the Delaware County Auditors web site and Delaware County Recorder's Office. Most of which are as noted on this plat.

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THE BOARD OF EDUCATION OF THE
BIG WALNUT LOCAL SCHOOL DISTRICT
0.572 AC.
O.R. _____ PG. _____
P.N. _____

THE BOARD OF EDUCATION OF THE
BIG WALNUT LOCAL SCHOOL DISTRICT
O.R. 37,839 AC.
P.N. 417-134-03-028-000



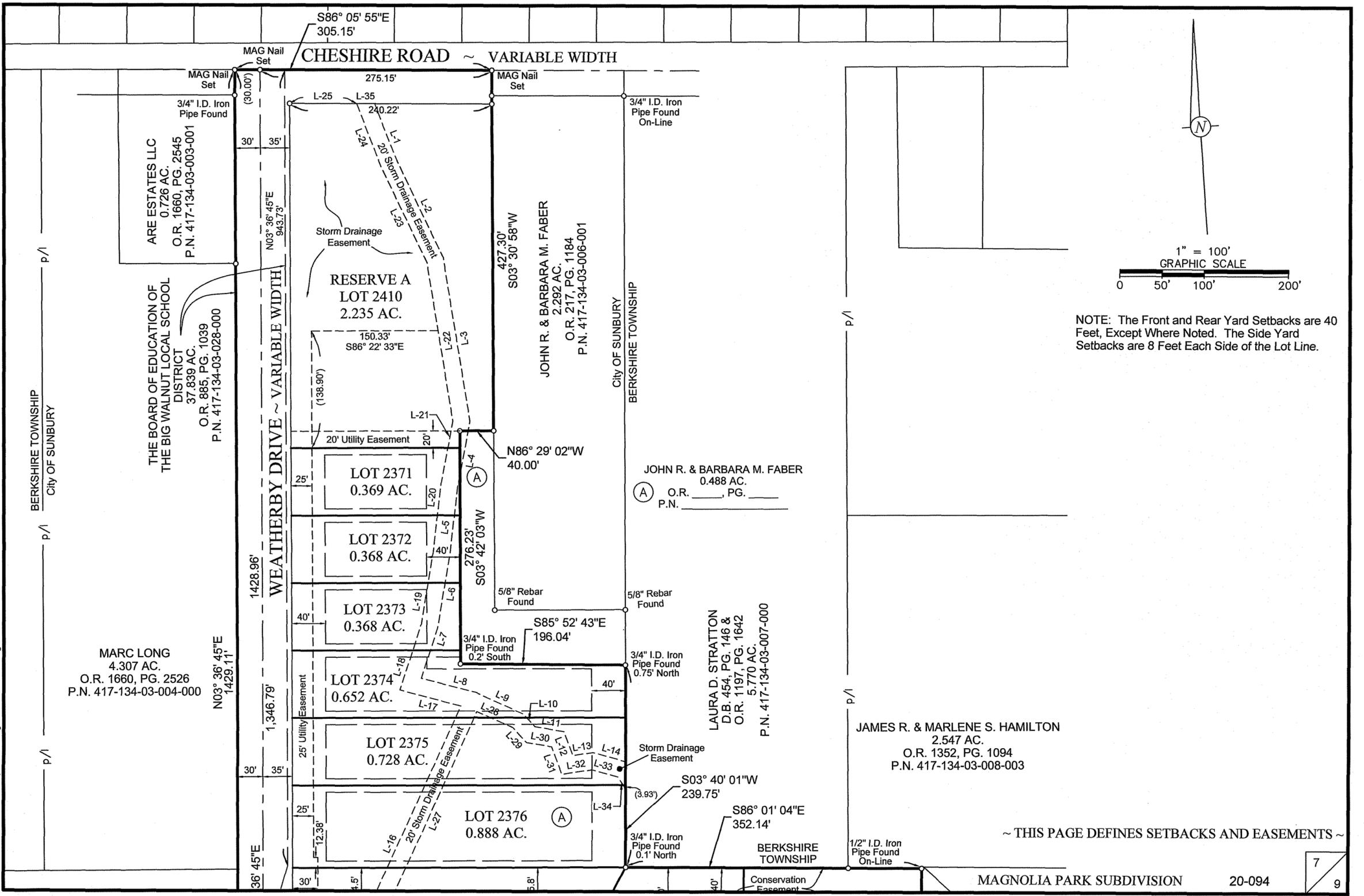
BRENDA J. PRICE
125.619 AC.
D.B. 80, PG. 603
P.N. 417-420-01-004-000

MAGNOLIA PARK SUBDIVISION 20-094

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NOTE: The Front and Rear Yard Setbacks are 40 Feet, Except Where Noted. The Side Yard Setbacks are 8 Feet Each Side of the Lot Line.

~ THIS PAGE DEFINES SETBACKS AND EASEMENTS ~

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-2	23.68'	15.00'	090°26'24"	N41° 36' 27"W	21.29'
C-3	11.37'	35.50'	018°20'55"	S6° 00' 07"E	11.32'
C-4	16.49'	10.50'	090°00'00"	S48° 10' 21"W	14.85'
C-5	86.83'	54.50'	091°17'21"	S1° 03' 21"W	77.94'
C-6	18.22'	35.50'	029°24'45"	S29° 52' 57"E	18.02'
C-7	55.27'	54.50'	058°06'24"	S75° 45' 14"W	52.93'
C-8	64.52'	54.50'	067°49'35"	N41° 16' 46"W	60.82'
C-9	22.40'	54.50'	023°32'53"	N32° 48' 53"W	22.24'
C-10	29.59'	35.50'	047°45'40"	N20° 42' 29"W	28.74'
C-11	8.41'	35.50'	013°34'28"	N9° 57' 35"E	8.39'
C-15	14.36'	54.50'	015°05'34"	S46° 36' 46"E	14.31'
C-17	42.64'	430.00'	005°40'53"	N6° 27' 12"E	42.62'
C-18	29.70'	19.00'	089°33'35"	N48° 23' 33"E	26.77'
C-19	23.55'	15.00'	089°56'57"	N41° 48' 08"W	21.20'
C-20	26.24'	370.00'	004°03'46"	N5° 12' 14"E	26.23'
C-24	23.58'	15.00'	090°03'03"	N48° 11' 52"E	21.22'
C-27	21.18'	35.50'	034°11'12"	N33° 50' 25"E	20.87'
C-28	55.46'	54.50'	058°18'00"	N21° 47' 01"E	53.09'
C-30	13.29'	370.00'	002°03'31"	N8° 15' 52"E	13.29'
C-31	62.83'	40.00'	090°00'00"	N48° 10' 21"E	56.57'
C-32	39.66'	400.00'	005°40'53"	N6° 27' 12"E	39.65'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-33	42.74'	400.00'	006°07'17"	S6° 14' 00"W	42.72'
C-34	65.75'	300.00'	012°33'26"	N80° 29' 53"W	65.62'
C-35	66.00'	300.00'	012°36'15"	S80° 31' 18"E	65.86'
C-40	29.59'	35.50'	047°45'40"	N20° 42' 29"W	28.74'
C-41	29.59'	35.50'	047°45'40"	S27° 03' 11"W	28.74'
C-42	262.08'	54.50'	275°31'21"	N86° 49' 39"W	73.27'
C-43	29.59'	35.50'	047°45'40"	S20° 42' 29"E	28.74'
C-44	176.47'	54.50'	185°31'21"	N48° 10' 21"E	108.87'
C-45	29.59'	35.50'	047°45'40"	N62° 56' 49"W	28.74'
C-46	71.23'	325.00'	012°33'26"	N80° 29' 53"W	71.09'
C-47	60.27'	275.00'	012°33'26"	N80° 29' 53"W	60.15'
C-48	71.49'	325.00'	012°36'15"	S80° 31' 18"E	71.35'
C-49	60.50'	275.00'	012°36'15"	S80° 31' 18"E	60.37'
C-52	5.83'	430.00'	000°46'36"	N3° 33' 39"E	5.83'
C-53	40.11'	430.00'	005°20'41"	N6° 37' 18"E	40.10'
C-57	36.69'	370.00'	005°40'53"	N6° 27' 12"E	36.67'
C-59	43.92'	445.00'	005°39'19"	N6° 27' 59"E	43.90'
C-60	21.55'	54.50'	022°39'25"	S65° 29' 15"E	21.41'
C-63	60.55'	54.50'	063°39'29"	N10° 47' 18"E	57.49'
C-64	57.61'	54.50'	060°34'00"	N72° 54' 03"E	54.97'

Parcel Line Table		
Line #	Length	Direction
L-1	71.66	S17° 12' 22"E
L-2	128.23	S21° 50' 21"E
L-3	196.35	S05° 30' 30"E
L-4	77.35	S14° 33' 42"W
L-5	86.26	S10° 39' 35"W
L-6	84.53	S13° 18' 36"W
L-7	62.83	S21° 49' 23"W
L-8	66.57	S71° 38' 05"E
L-9	62.07	S61° 51' 45"E
L-10	20.59	S38° 45' 14"E
L-11	35.04	S76° 52' 22"E
L-12	30.20	S16° 59' 55"E
L-13	24.49	N85° 21' 08"E
L-14	39.94	S70° 32' 43"E
L-15	92.13	S86° 01' 04"E
L-16	259.88	N28° 19' 02"E
L-17	75.06	N71° 38' 05"W
L-18	82.59	N21° 49' 23"E
L-19	82.58	N13° 18' 36"E
L-20	86.48	N10° 39' 35"E

Parcel Line Table		
Line #	Length	Direction
L-21	74.49	N14° 33' 42"E
L-22	189.94	N05° 30' 30"W
L-23	126.16	N21° 50' 21"W
L-24	80.19	N17° 12' 22"W
L-25	79.82	S86° 05' 55"E
L-26	257.53	N86° 01' 04"W
L-27	252.78	N28° 19' 02"E
L-28	47.16	S61° 51' 45"E
L-29	23.41	S38° 45' 14"E
L-30	30.43	S76° 52' 22"E
L-31	34.78	S16° 59' 55"E
L-32	36.31	N85° 21' 08"E
L-33	31.90	S70° 32' 43"E
L-34	16.24	S30° 15' 48"E
L-35	21.44	S86° 05' 55"E
L-70	32.44	N03° 38' 19"E

~ THIS PAGE DEFINES THE CURVE AND LINE TABLES ~

MAGNOLIA PARK SUBDIVISION

20-094