

A 1.415 acre portion of the 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 which is Delaware County Parcel Number 41713403028000 and currently the location of Big Walnut Intermediate School.

Based on the first page of the plat a total of ± 3.874 acres is being dedicated as public R/W for Weatherby Drive, Fairland Drive and a small portion of the frontage of Cheshire Road. Of this, ± 1.415 acres is from the school districts property and ± 2.459 is from Pulte's property. Together, this ± 3.874 acres will become newly constructed public roadways in public right-of-way to replace the prior private roads that serve the school site from Cheshire Rd. and Fairland Dr. (and where the Fairland Dr. private road is withdrawing an easement on the Pulte property). Following such construction and public dedication, the school district will no longer have maintenance responsibilities for such roadways. In addition, following the platting, Pulte will be deeding .572 acres to the school district to expand the main portion of this school property.

July 12, 2021

**DESCRIPTION OF A 0.572 ACRE TRACT
ADJACENT TO 777 CHESHIRE ROAD,
VILLAGE OF SUNBURY, DELAWARE CO., OHIO**

Situated in the State of Ohio, County of Delaware, Village of Sunbury, Farm Lot 8, Section 1, of Township 4 North, Range 17 West, United States Military Lands and being portion of a 25.952 acre tract of land conveyed to CIVENCO, LLC, by deed of record in Official Record 1426, Page 368, all records referenced to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning, for reference, at a MAG nail set in the centerline of Cheshire Road (variable width), at the northwest corner of said 25.952 acre tract and at the northeast corner 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;

thence S 03° 36' 45" W along the west line of said 25.952 acre tract and along the east line of said 37.839 acre tract a distance of 943.73 feet to a 3/4" I.D. iron pipe set at a common corner of said 25.952 acre tract and said 37.839 acre tract;

thence S 20° 19' 10" W along the westerly line of said 25.952 acre tract and along the easterly line of said 37.839 acre tract a distance of 205.68 feet to a 3/4" I.D. iron pipe set at the true place of beginning of the tract herein intended to be described;

thence crossing a portion of said 25.952 acre tract the following five (5) courses:

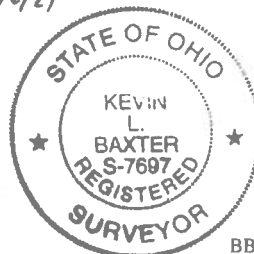
1. S 03° 36' 45" W a distance of 288.08 feet to a 3/4" I.D. iron pipe set at a point of curvature;
2. southerly and with a curve to the right, data of which is: radius = 370.00 feet, and delta = 5° 40' 53", arc length = 36.69 feet, a chord distance of 36.67 feet bearing S 06° 27' 12" W to a 3/4" I.D. iron pipe set at the point of tangency;
3. S 09° 17' 38" W a distance of 47.10 feet to a 3/4" I.D. iron pipe set at a point of curvature;
4. southerly and with a curve to the left, data of which is: radius = 430.00 feet, and delta = 5° 20' 41", arc length = 40.11 feet, a chord distance of 40.10 feet bearing S 06° 37' 18" W to a 3/4" I.D. iron pipe set;
5. N 86° 43' 34" W a distance of 115.17 feet to a 3/4" I.D. iron pipe set in the westerly line of said 25.952 acre tract and in the easterly line of said 37.839 acre tract;

thence N 20° 19' 10" E along a portion of the westerly line of said 25.952 acre tract and along a portion of the easterly line of said 37.839 acre tract a distance of 430.48 feet to the true place of beginning;

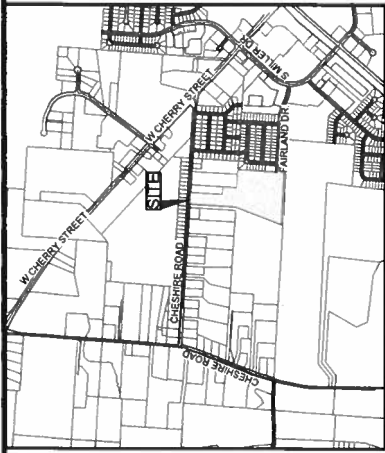
containing 24,936 square feet (= 0.572 acre) of land, more or less, and being subject to all highways, easements and restriction of record. Of said 0.572 acre, all is within P.N. 417-134-03-006-0000.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of V3 Companies, Ltd. (formerly Bird + Bull, Inc.), Consulting Engineers & Surveyors, Columbus, Ohio from an actual field survey, performed under his supervision, in July, 2021. 3/4" I.D. iron pipe set are 30" in length with a plastic cap stamped "BIRD & BULL, INC.". This drawing 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, Ohio North Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian.

Kevin L. Baxter
Kevin L. Baxter ~ Ohio Surveyor #7697



DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☒ Municipal Approval Required
Delaware County Engineer
8/17/2021



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

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.

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).

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

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:	Cheshire Road (0.289 Ac.) Weatherby Drive (2.700 Ac.) Buckeye Circle (1.029 Ac.) Fairland Drive (0.885 Ac.)	4.903 Ac.
Reserve Area:	Reserve "A" (2.235 Ac.) Reserve "B" (1.507 Ac.) Reserve "C" (1.399 Ac.) Reserve "D" (0.891 Ac.)	6.032 Ac.
Total Area		26.305 Ac.

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

By Kevin L. Baxter - Ohio Surveyor No. 7697 Date: _____

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. XXXX through XXXX, 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 _____ day of _____, 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 _____ day of _____, 2023.

My Commission Expires: _____ Notary Public, State of Ohio

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. XXXX through XXXX, 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, XXXXXXXXXX, XXXXXXXXXX of THE BOARD OF EDUCATION OF THE BIG WALNUT LOCAL SCHOOL DISTRICT, has set his hand this _____ day of _____, 2023.

Signed and acknowledged in the presence of:

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

By _____

XXXXXXXXXXXXXXX, XXXXXXXXXX

State of Ohio > SS

Before me, a Notary Public in and for said County, personally appeared XXXXXXXXXX, XXXXXXXXXX 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 _____ day of _____, 2023.

My Commission Expires: _____ Notary Public, State of Ohio

Approved by:

City of Sunbury Engineer _____ Date _____

Secretary, Planning and Zoning Commission _____ Date _____

Mayor, City of Sunbury _____ Date _____

Deputy General Manager, Del-Co Water Co., Inc. _____ 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 Delaware, 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.

City Clerk, City of Sunbury, Ohio _____ Date _____

Transferred this _____ day of _____, 2020 _____ Auditor, Delaware County, Ohio

Filed for record this _____ day of _____, 2020 at _____, M.

Fee _____ File No. _____ Recorder, Delaware County, Ohio

Recorded this _____ day of _____, 2020 Plat Cabinet _____ Slides _____

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.

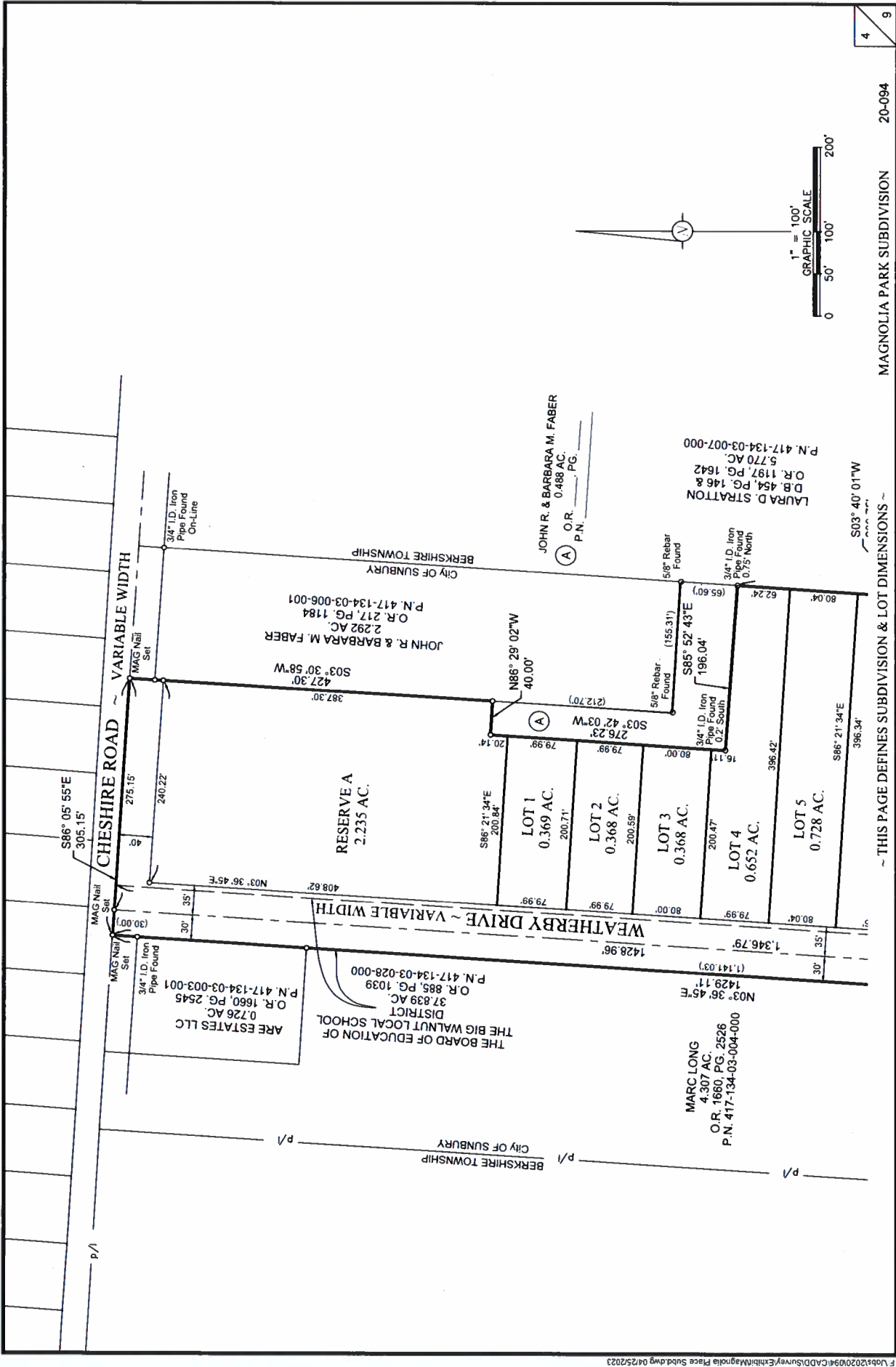
Unless otherwise waived by the City of Sunbury Engineer, sanitary sewer easements are solely for construction, operation and maintenance of public and/or private sanitary sewers and service connections, and may be crossed by other utilities;

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.

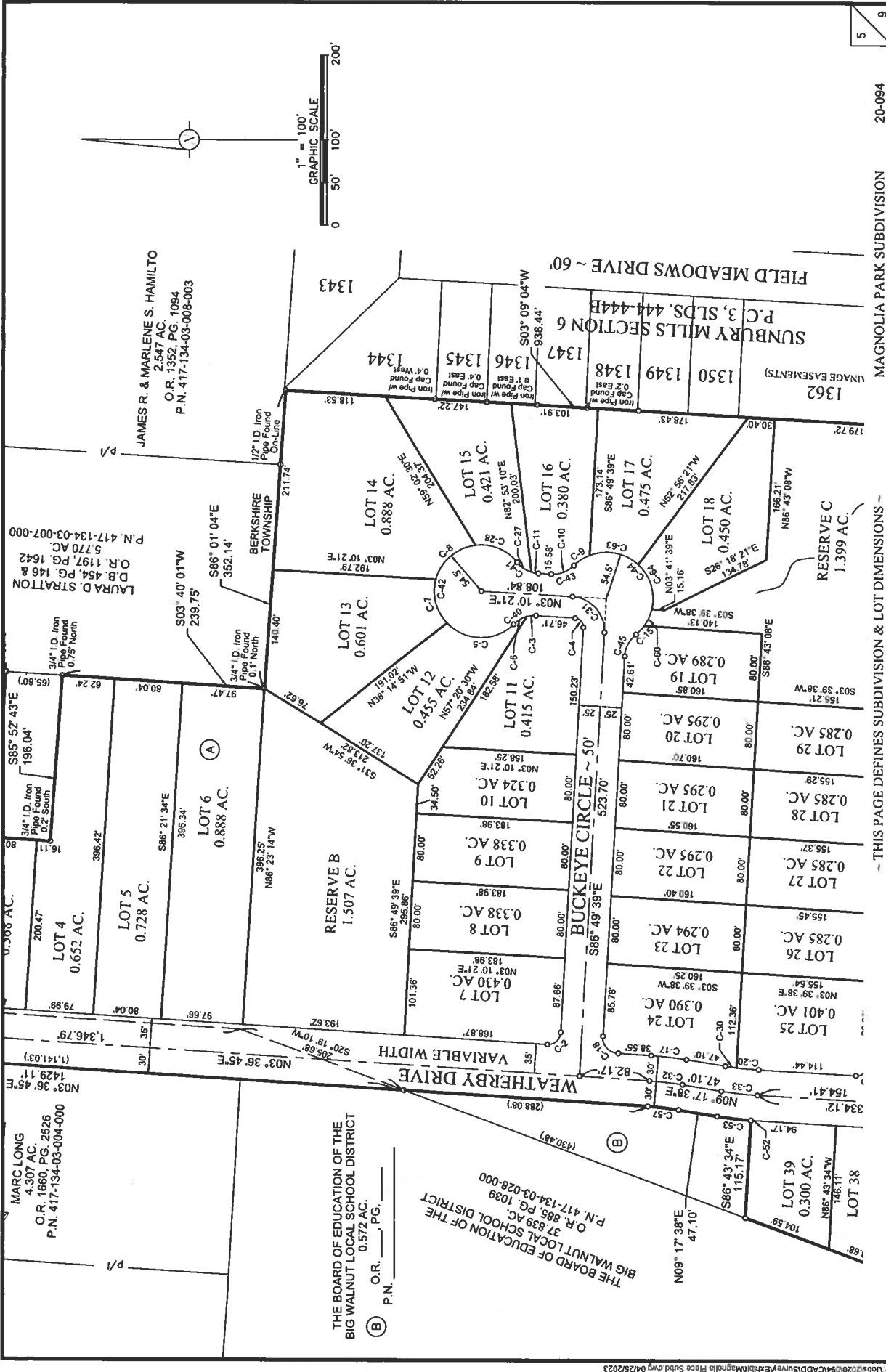
On file with county engineering, building, health and platting authorities are plans indicating the nature and location of various subdivision improvements;

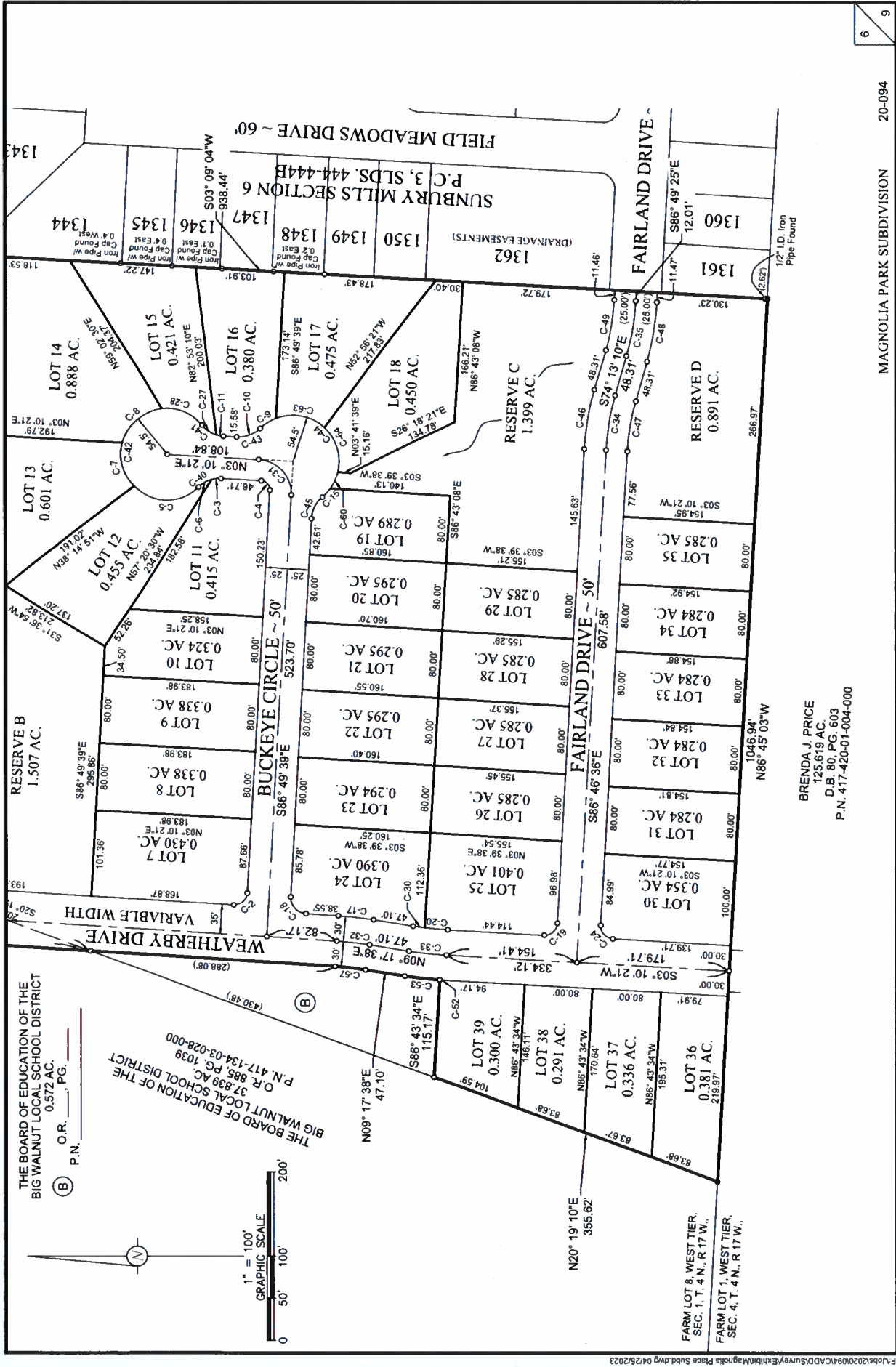
The boundary was established by utilizing the record surveys, deeds and plats of the area and available through the Delaware County Auditor's web site and Delaware County Recorder's Office. Most of which are as noted on this plat.



MAGNOLIA PARK SUBDIVISION 20-094

~ THIS PAGE DEFINES SUBDIVISION & LOT DIMENSIONS ~



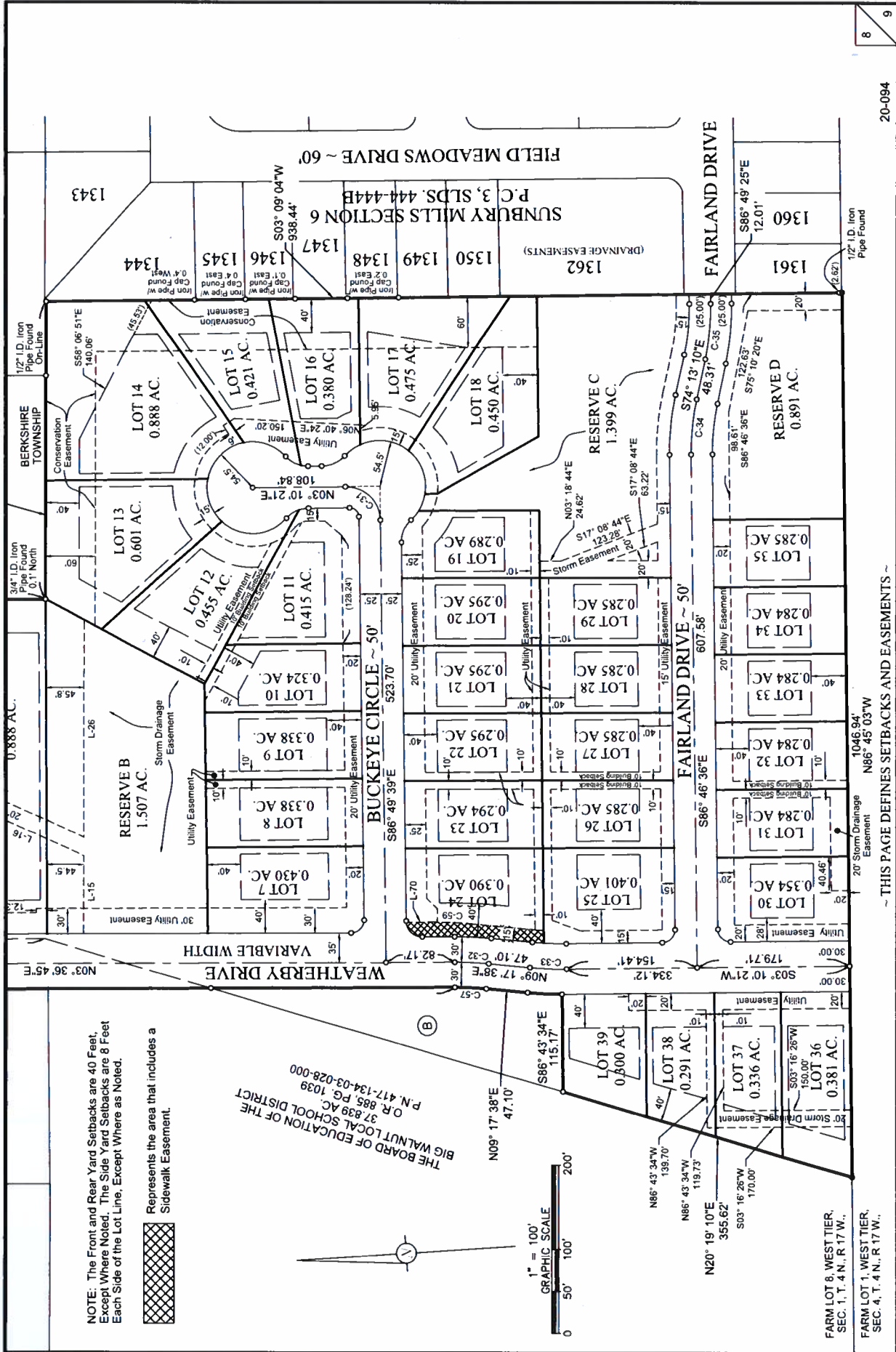
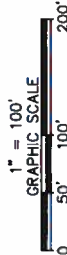


NOTE: The Front and Rear Yard Setbacks are 40 Feet, Except Where Noted. The Side Yard Setbacks are 8 Feet Each Side of the Lot Line, Except Where as Noted.

Represents the area that includes a Sidewalk Easement.



THE BOARD OF EDUCATION OF THE
BIG WALNUT LOCAL SCHOOL DISTRICT
O.R. 885, P.G. 1039
P.N. 417-134-03-028-000



~ 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	262.78	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

