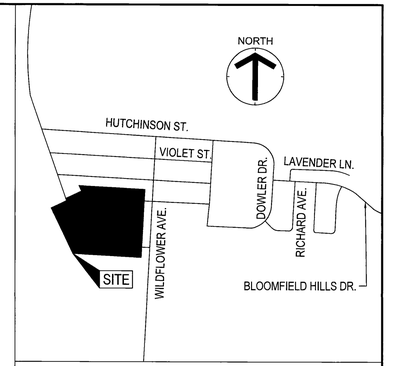
BLOOMFIELD HILLS
SECTION 4, PHASE 1

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF SOUTH BLOOMFIELD, SECTIONS 15 & 16, TOWNSHIP 2, RANGE 22, CONGRESS LANDS

202400005770 Pages: 1 Receipt #:217403
Filed for Record in PICKAWAY County, Ohio
Joyce R. Gifford, Recorder
10/10/2024 02:43 PM Recording Fees: $172.80
RECORD PLAT PLAT 5 / p115 - p115



VICINITY MAP NOT TO SCALE

SITUATED IN THE STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF SOUTH BLOOMFIELD, LYING IN SECTIONS 15 AND 16, TOWNSHIP 2, RANGE 22, CONGRESS LANDS AND BEING PART OF AN ORIGINAL 49.855 ACRE TRACT AS CONVEYED TO PULTE HOME OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY IN OFFICIAL RECORD 701, PG. 2552 (PARCEL NUMBER D14-0-001-00-169-01), BEING OF RECORD IN THE RECORDER'S OFFICE, PICKAWAY COUNTY, OHIO.

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "BLOOMFIELD HILLS SECTION 4 , PHASE 1", A SUBDIVISION OF LOTS NUMBERED 287 THROUGH 301 AND LOTS NUMBERED 304 THROUGH 330, INCLUSIVE DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE STREETS OR DRIVES SHOWN HEREON AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED, BEING THE OWNER AND LIEN HOLDER OF THE LANDS HEREIN PLATTED, FURTHER AGREES THAT ANY USE OR IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER LAWFUL RULES AND REGULATIONS OF VILLAGE OF SOUTH BLOOMFIELD, OHIO, FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY HAS CAUSED THE PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 3 DAY OF October, 2024.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

BY: Nichole Martin
Nichole Martin

Joseph LAMPARIK

MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

STATE OF OHIO
COUNTY OF: Franklin

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF SAID PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF PULTE HOMES OF OHIO LLC, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

3 DAY OF October, 2024

EVA GROW
Notary Public, State of Ohio
My Commission Expires:
April 12, 2025

MY COMMISSION EXPIRES 4-12-25

VILLAGE OF SOUTH BLOOMFIELD

APPROVED THIS 10 DAY OF October, 2024

VILLAGE OF SOUTH BLOOMFIELD
VILLAGE ENGINEER
Craig Stevenson

APPROVED THIS 7 DAY OF October, 2024

VILLAGE OF SOUTH BLOOMFIELD
MAYOR
Aaron Thomas

APPROVED THIS 7 DAY OF October, 2024, AND THE LAND FOR THE STREETS, DRIVES AND OTHER IMPROVEMENTS HEREIN DESCRIBED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE VILLAGE OF SOUTH BLOOMFIELD, STATE OF OHIO.

VILLAGE OF SOUTH BLOOMFIELD
CLERK OF COUNCIL

COUNTY AUDITOR

TRANSFERRED THIS 10TH DAY OF OCT, 2024

PICKAWAY COUNTY AUDITOR

COUNTY RECORDER

FILED FOR RECORD THIS 10th DAY OF October, 2024 IN PLAT CABINET 5 SLIDE 115

PICKAWAY COUNTY RECORDER

TRANSFER NOT NECESSARY
OCT 10 2024
BRAD WASHBURN
AUDITOR
PICKAWAY CO OHIO

AUDITOR'S BREAKDOWN

D14-0-001-00-169-01:	9.875 ACRES
LESS:	-9.875 ACRES
BALANCE:	0.000 ACRES

10-2-24
DATE:

JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

STATE OF OHIO
JEFFREY A. MILLER
7211
REGISTERED PROFESSIONAL SURVEYOR

ACREAGE BREAKDOWN
TOTAL NUMBER OF LOTS = 42
TOTAL AREA = 9.875 ACRES
LOT AREA = 7.962 ACRES
DOWLER DR. = 1.178 ACRES
HONEYSUCKLE ST. = 0.735 ACRES
R.O.W. AREA = 1.913 ACRES

DEVELOPER:
PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY
475 METRO PLACE SOUTH
DUBLIN, OHIO 43017
(614) 376 1000

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE BEARING OF S 86°48'31" E FOR A PORTION OF THE CENTERLINE OF HUTCHISON STREET AS DETERMINED BY OPUS POST PROCESSED STATIC SESSIONS ON CONTROL POINTS 1 AND 2.

CERTIFICATION

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MAG NAILS AND 3/4 INCH CAPPED IRON PINS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND AND ARE INDICATED BY THE FOLLOWING SYMBOLS:

CESO IRON PIN LEGEND

- ○ IRON PIPE FOUND
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAE DATE: 10/01/2024

FLOOD NOTE:

AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS BLOOMFIELD HILLS SECTION 4 , PHASE 1, IS IN THE FLOOD HAZARD ZONE "AE" AND ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR PICKAWAY COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBERS 39129C0175J AND 31929C0175J WITH EFFECTIVE DATE OF JULY 22, 2010.

AREAS WITHIN THE LAND HEREIN BEING PLATTED AS BLOOMFIELD HILLS SECTION 4, PHASE 1 ARE TO BE REMOVED FROM THE FLOOD HAZARD ZONE BY SEPARATE LOMR-F: EFFECTIVE DATE _____

RECORD PLAT

BLOOMFIELD HILLS SECTION 4, PHASE 1

VILLAGE OF SOUTH BLOOMFIELD — PICKAWAY COUNTY, OHIO

SCALE: N/A | DATE: 9/17/2024

DESIGN: N/A | DRAWN: OPG | CHECKED: ALB

CESO
WWW.CESOINC.COM

JOB NO.: 759524

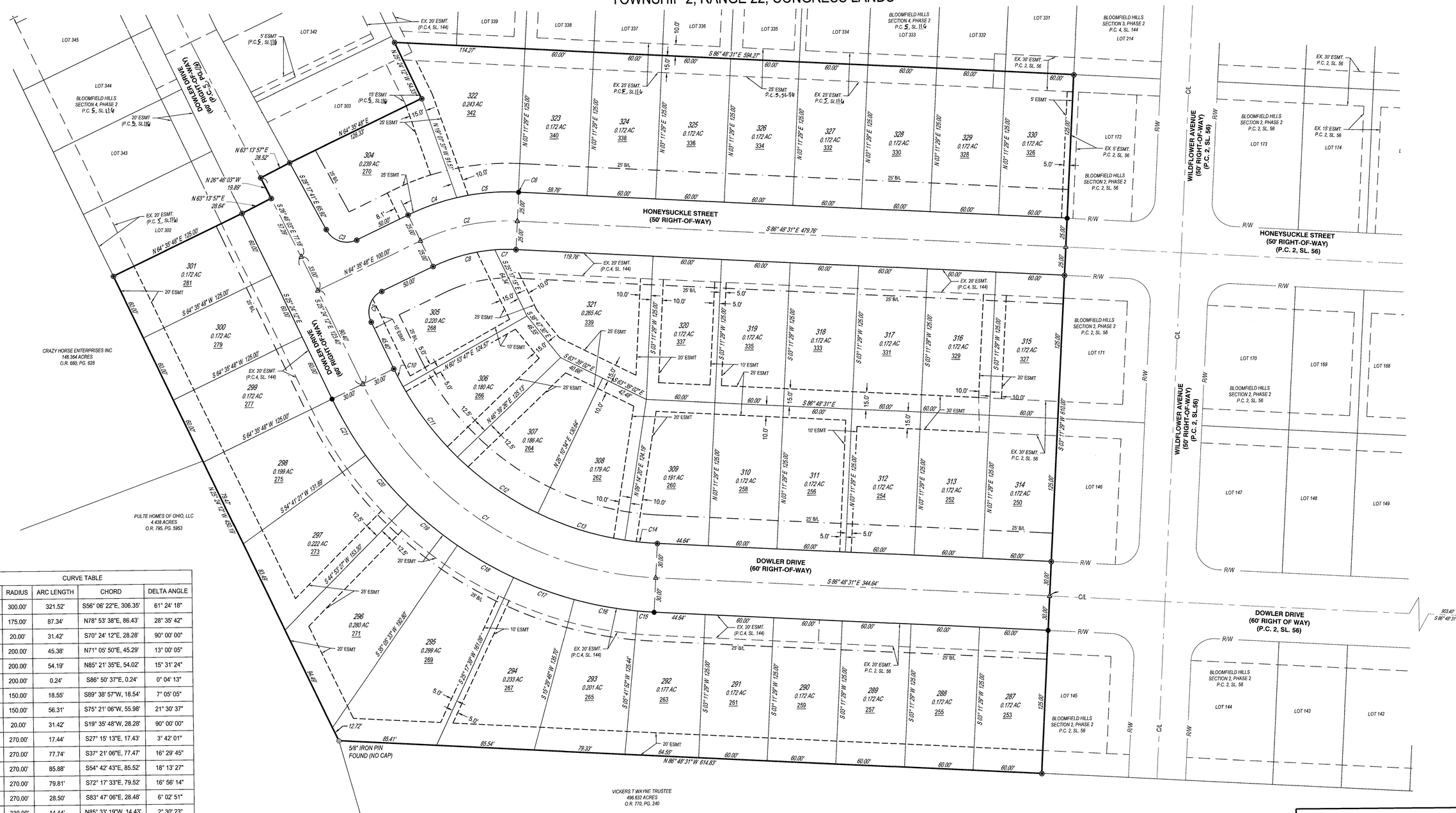
SHEET NO.: 1 OF 2

W:\PROJECTS\KIMLEY HORN\759524_BLOOMFIELDHILLS\04-SURVEY\DWG\759524-SURV-PLAT-SEC 4 PH 1.DWG - 9/17/2024 5:39 PM

BLOOMFIELD HILLS
SECTION 4, PHASE 1

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF SOUTH BLOOMFIELD,
TOWNSHIP 2, RANGE 22, CONGRESS LANDS

GRAPHIC SCALE (IN FEET)
40 0 40 80



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	300.00'	321.52'	S56° 06' 22"E, 306.35'	61° 24' 18"
C2	175.00'	87.34'	N78° 53' 38"E, 86.43'	28° 35' 42"
C3	20.00'	31.42'	S70° 24' 12"E, 28.28'	90° 00' 00"
C4	200.00'	45.38'	N71° 05' 50"E, 45.29'	13° 00' 05"
C5	200.00'	54.19'	N85° 21' 35"E, 54.02'	15° 31' 24"
C6	200.00'	0.24'	S86° 50' 37"E, 0.24'	0° 04' 13"
C7	150.00'	18.55'	S89° 38' 57"W, 18.54'	7° 05' 05"
C8	150.00'	56.31'	S75° 21' 06"W, 55.98'	21° 30' 37"
C9	20.00'	31.42'	S19° 35' 48"W, 28.28'	90° 00' 00"
C10	270.00'	17.44'	S27° 15' 13"E, 17.43'	3° 42' 01"
C11	270.00'	77.74'	S37° 21' 06"E, 77.47'	16° 29' 45"
C12	270.00'	85.88'	S54° 42' 43"E, 85.52'	18° 13' 27"
C13	270.00'	79.81'	S72° 17' 33"E, 79.52'	16° 56' 14"
C14	270.00'	28.50'	S83° 47' 06"E, 28.48'	6° 02' 51"
C15	330.00'	14.44'	N85° 33' 19"W, 14.43'	2° 30' 23"
C16	330.00'	56.43'	N79° 24' 11"W, 56.37'	9° 47' 54"
C17	330.00'	56.43'	N69° 36' 17"W, 56.37'	9° 47' 54"
C18	330.00'	56.43'	N59° 48' 24"W, 56.37'	9° 47' 54"
C19	330.00'	56.43'	N50° 00' 30"W, 56.37'	9° 47' 54"
C20	330.00'	56.43'	N40° 12' 36"W, 56.37'	9° 47' 54"
C21	330.00'	57.06'	N30° 21' 26"W, 56.99'	9° 54' 27"

LOT #: 377*
ADDRESS: 297*

CESO IRON PIN LEGEND

- ○ IRON PIPE FOUND
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO

SURVEY PLAT AND LEGAL DESCRIPTION
MATHEMATICALLY APPROVED
PICKAWAY COUNTY ENGINEER
BY: JAF DATE: 10/01/2024

202400005770
PULTE GROUP

RECORD PLAT

BLOOMFIELD HILLS SECTION 4, PHASE 1

VILLAGE OF SOUTH BLOOMFIELD — PICKAWAY COUNTY, OHIO

SCALE: 1"=40'	DATE: 9/17/2024	
DESIGN: N/A	CESO WWW.CESOINC.COM	JOB NO.: 759524
DRAWN: OPG		SHEET NO.: 2 OF 2
CHECKED: ALB		

W:\PROJECTS\KIMLEY HORN\759524_BLOOMFIELDHILLS\04-SURVEY\DWG\759524-SURV-PLAT-SEC 4 PH 1.DWG - 9/17/2024 5:40 PM