DO NOT DETACH

Instrument Number: 202601200008038
Recorded Date: 01/20/2026 3:19:24 PM

Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

Return To (Hold at Counter):
ADVANCED CIVIL DESIGN

Hold at Counter

Transaction Number: T20260004724
Document Type: PLAT
Document Page Count: 2

Submitted By (Walk-In):
ADVANCED CIVIL DESIGN

Walk-In

Developer:
PULTE HOMES OF OHIO LLC

Plat:
BUCKSTONE BEND SECTION 3 PHASE A

Fees:	
Plat Recording Fee:	$149.60
Total Fees:	$149.60
Amount Paid:	$149.60
Amount Due:	$0.00

Instrument Number: 202601200008038
Volume/Page: PB 132 791
Recorded Date: 01/20/2026 3:19:24 PM

OFFICIAL RECORDING COVER PAGE

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THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

BUCKSTONE BEND SECTION 3 PHASE A

SECTION 26, TOWNSHIP 4, RANGE 22
CONGRESS LANDS
CITY OF OBETZ, FRANKLIN COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF OBETZ BEING IN SECTION 26, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, AND BEING 17.476 ACRES OF: PART OF THE REMAINDER OF A 51.877 ACRE TRACT AS CONVEYED TO PULTE HOMES OF OHIO LLC IN INSTRUMENT NUMBER 202206090086522, ALL OF A 0.498 ACRE TRACT AS CONVEYED TO PULTE HOMES OF OHIO LLC IN INSTRUMENT NUMBER 202212210172159 AND PART OF A 10.876 ACRE TRACT AS CONVEYED TO PULTE HOMES OF OHIO LLC IN INSTRUMENT NUMBER 202504020032496, FRANKLIN COUNTY RECORDER'S OFFICE.

THE UNDERSIGNED, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT OF LAND ACQUISITION AUTHORIZED SIGNATORY FOR THE LANDS PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS BUCKSTONE BEND SECTION 3 PHASE A, A SUBDIVISION CONTAINING LOTS NUMBERED 72 TO 74, 118 TO 138, 145 TO 156, 159 TO 161, 166 TO 168, 182 AND 183, INCLUSIVE, RESERVES "H", AND "I", AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF DRIVES AND AVENUE SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT" "UTILITY EASEMENT" OR "DRAINAGE EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES, ABOVE, BENEATH AND ON 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 ABOVE GROUND 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 CITY OF OBETZ ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREAS ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES EXPRESSED HEREIN.

ADDITIONAL EASEMENTS ARE RESERVED AND IDENTIFIED ON THE VARIOUS SHEETS OF THIS PLAT WITH THEIR INTENDED PURPOSES AND USES DEFINED WITHIN THE NOTES PROVIDED ON THE PERTINENT SHEETS.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, HAS HEREUNTO SET HIS HAND THIS 30 DAY OF October, 2025.

WITNESS

WITNESS

BY: _____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT OF LAND ACQUISITION
PULTE HOMES OF OHIO LLC

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

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

WITNESS THEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 30 DAY OF October, 2025

MY COMMISSION EXPIRES 11/25/28

NOTARY PUBLIC, STATE OF OHIO

Heidi Moore
Notary Public, State of Ohio
My Commission Expires 11-25-2028

APPROVED AND ACCEPTED THIS 15 DAY OF December, 2025 BY ORDINANCE NO. 23-25 WHEREIN ALL OF THEODORE DRIVE, HAGGARD DRIVE AND ACUFF AVENUE AS SHOWN DEDICATED HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF OBETZ, OHIO.

PRESIDENT OF COUNCIL, CITY OF OBETZ

ATTEST: _____
CLERK, CITY OF OBETZ

APPROVED THIS 17 DAY OF December, 2025

MUNICIPAL ENGINEER, CITY OF OBETZ

APPROVED THIS 12 DAY OF November, 2025

ZONING ADMINISTRATOR, CITY OF OBETZ

APPROVED THIS 17 DAY OF December, 2025

MAYOR, CITY OF OBETZ

TRANSFERRED THIS 20th DAY OF Jan, 2026

AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS 20 DAY OF Jan., 2026 AT 3:19 PM FEE 149.00

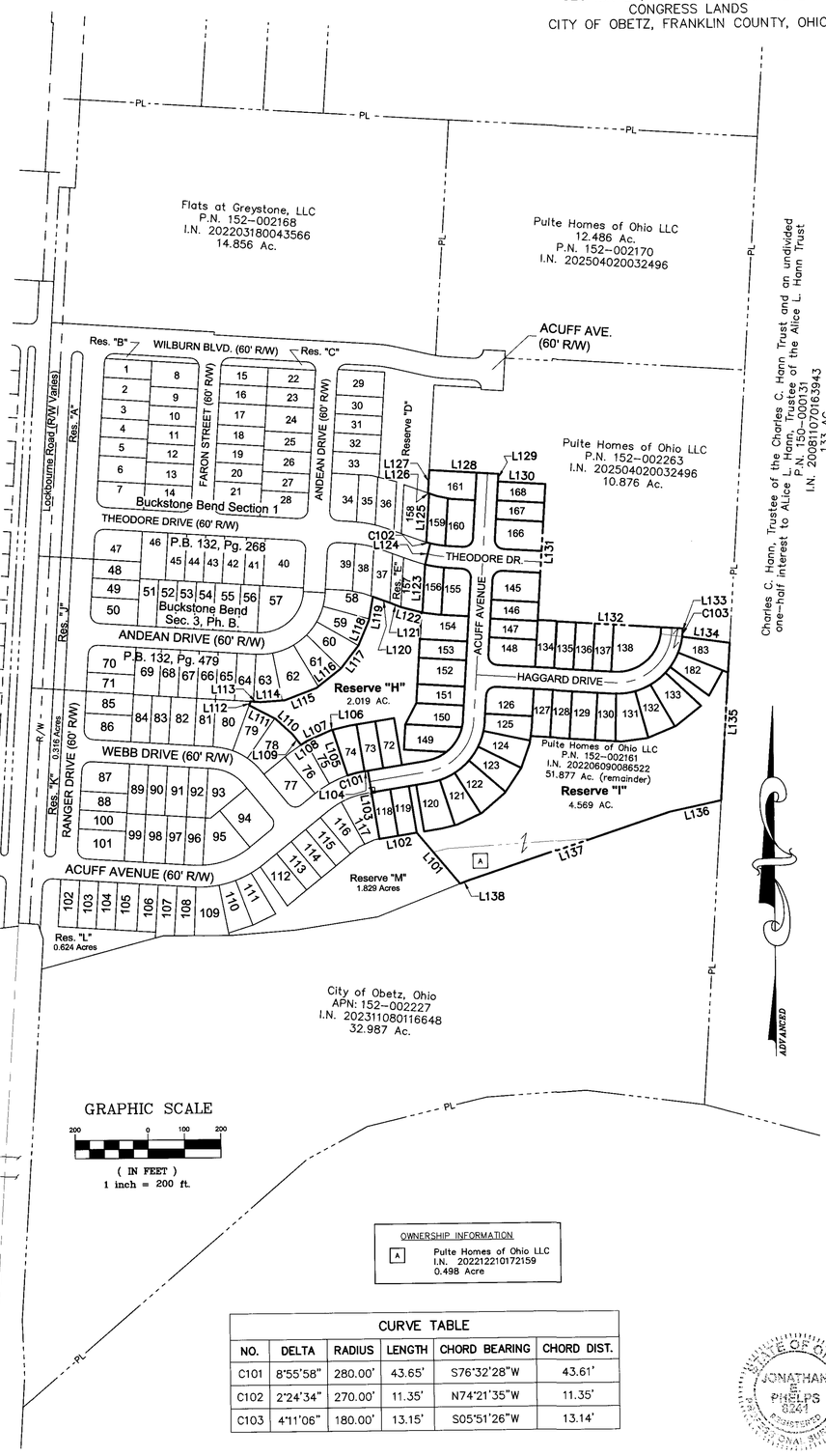
File No. 202601200008038

Recorded this 20 day of Jan. 2026

Plat Book 132 Pages 791-793

RECORDER, FRANKLIN COUNTY, OHIO

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO



GRAPHIC SCALE

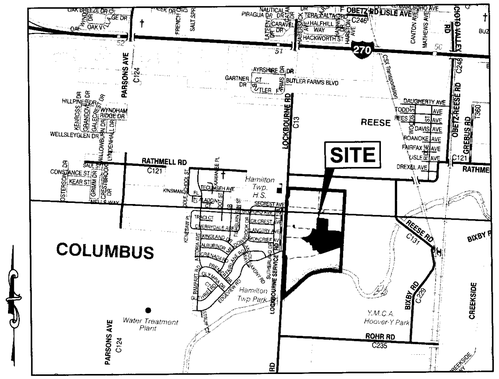
200 0 100 200

(IN FEET)
1 inch = 200 ft.

OWNERSHIP INFORMATION

A — Pulte Homes of Ohio LLC
I.N. 202212210172159
0.498 Acre

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C101	8°55'58"	280.00'	43.65'	S76°32'28"W	43.61'
C102	2°24'34"	270.00'	11.35'	N74°21'35"W	11.35'
C103	4°11'06"	180.00'	13.15'	S05°51'26"W	13.14'



VICINITY MAP
Not to Scale

SURVEY DATA:

THE BASIS OF BEARINGS USED FOR THIS PLAT ARE BASED ON THE NAD83 OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NSRS 2007) WHICH DETERMINES THE BEARING FOR THE CENTERLINE RATHMELL ROAD BETWEEN FCGS 9980 RESET AND FCGS 5405 TO BE N86°21'29"W.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FRANKLIN COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE TO BE SET AND ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS, WHERE INDICATED, ARE TO BE SET AND ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

LINE TABLE		
LINE	DISTANCE	BEARING
L101	184.20'	N39°44'40"W
L102	104.00'	S81°00'27"W
L103	190.00'	N08°59'33"W
L104	13.53'	S81°00'27"W
L105	131.25'	N17°54'39"W
L106	4.16'	S76°32'36"W
L107	73.80'	S66°27'41"W
L108	17.57'	S55°58'17"W
L109	37.79'	N38°59'33"W
L110	63.14'	N46°59'44"W
L111	80.77'	N62°13'38"W
L112	11.30'	N20°32'41"E
L113	27.37'	S86°14'07"E
L114	66.39'	N86°28'42"E
L115	93.31'	N69°21'41"E
L116	86.29'	N52°14'41"E
L117	79.27'	N37°40'19"E
L118	75.07'	N23°05'57"E
L119	66.25'	N10°03'22"E

LINE TABLE		
LINE	DISTANCE	BEARING
L120	49.50'	S69°50'55"E
L121	32.68'	S67°48'26"E
L122	61.13'	S75°10'44"E
L123	132.48'	N03°45'53"E
L124	60.00'	N14°26'08"E
L125	135.01'	N03°45'53"E
L126	3.13'	N69°50'55"W
L127	63.09'	N03°45'53"E
L128	190.00'	S86°14'07"E
L129	20.99'	S03°45'53"W
L130	130.00'	S86°14'07"E
L131	375.00'	S03°45'53"W
L132	398.00'	S86°14'07"E
L133	10.00'	S03°45'53"W
L134	131.51'	S82°03'01"E
L135	432.53'	S03°44'05"W
L136	144.34'	S78°02'38"W
L137	583.68'	S71°35'42"W
L138	24.32'	S68°40'45"W

LEGEND
○ = IRON PIN SET
◎ = PERMANENT MARKER
⊠ = PK NAIL SET
● = IRON PIN FOUND
✖ = PK NAIL FOUND

SITE STATISTICS

TOTAL AREA:	17.476 ACRES
LOTS (44) AREA:	8.263 ACRES
TOTAL R/W	2.625 ACRES
RESERVE AREA (2):	6.588 ACRES
ACREAGE IN:	
PIN: 152-002161	17.447 ACRES
PIN: 152-002263	0.029 ACRES
TOTAL:	17.476 ACRES

I DO HEREBY CERTIFY THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

STATE OF OHIO
JONATHAN E. PHELPS
8241
REGISTERED
SURVEYOR

JONATHAN E. PHELPS, P.S.
REG. NO. 8241

10/28/2025
DATE

FINAL PLAT

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Boulevard
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: October 28, 2025
SHEET 1 / 2
JOB NO.: 23-0023-722

Z:\21-0006-722\DWG\PRODUCTION DRAWINGS\SURVEY\subdivision\Section 3 Phase A Final Plat\21-0006-722 Buckstone Sec. 3 Ph A Title Sheet.dwg Layout1 Oct 28, 2025 - 3:17:55pm jphelps

BUCKSTONE BEND SECTION 3 PHASE A

SECTION 26, TOWNSHIP 4, RANGE 22
CONGRESS LANDS
CITY OF OBETZ,
FRANKLIN COUNTY, OHIO

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	77°14'35"	150.00'	202.22'	N42°23'10"E	187.25'
C2	90°00'00"	150.00'	235.62'	N48°45'53"E	212.13'
C3	10°40'16"	300.00'	55.87'	S80°53'59"E	55.79'
C4	8°55'58"	280.00'	43.65'	S76°32'28"W	43.61'
C5	8°43'32"	180.00'	27.41'	N76°38'41"E	27.39'
C6	14°25'39"	180.00'	45.33'	N65°04'06"E	45.21'
C7	16°36'26"	180.00'	52.17'	N49°33'03"E	51.99'
C8	14°25'39"	180.00'	45.33'	N34°02'00"E	45.21'
C9	14°25'39"	180.00'	45.33'	N19°36'21"E	45.21'
C10	8°37'38"	180.00'	27.10'	N08°04'42"E	27.08'
C11	90°00'00"	25.00'	39.27'	N48°45'53"E	35.36'
C12	2°14'05"	180.00'	7.02'	S87°21'10"E	7.02'
C13	16°48'49"	180.00'	52.82'	N83°07'23"E	52.63'
C14	14°34'22"	180.00'	45.78'	N67°25'48"E	45.66'
C15	16°50'53"	180.00'	52.93'	N51°43'10"E	52.74'
C16	14°27'23"	180.00'	45.42'	N29°38'03"E	45.30'
C17	14°27'23"	180.00'	45.42'	N15°10'40"E	45.30'
C18	90°00'00"	120.00'	188.50'	S48°45'53"W	169.71'
C19	90°00'00"	25.00'	39.27'	N48°45'53"E	35.36'
C20	90°00'00"	25.00'	39.27'	N41°14'07"W	35.36'
C21	39°01'15"	120.00'	81.73'	S32°55'09"W	80.15'
C22	9°38'39"	120.00'	20.20'	S08°35'12"W	20.17'
C23	90°00'00"	25.00'	39.27'	S41°14'07"E	35.36'
C24	1°34'52"	330.00'	9.11'	S85°26'41"E	9.11'
C25	9°05'23"	330.00'	52.35'	S80°06'33"E	52.30'
C26	11°08'52"	270.00'	52.53'	N78°43'44"W	52.45'
C27	1°55'58"	270.00'	9.11'	N85°16'08"W	9.11'
C28	90°00'00"	25.00'	39.27'	S48°45'53"W	35.36'
C29	90°00'00"	25.00'	39.27'	N41°14'07"W	35.36'
C30	28°34'40"	120.00'	59.85'	S66°43'07"W	59.23'
C31	6°26'00"	180.00'	20.21'	N40°04'44"E	20.20'
C32	2°24'34"	270.00'	11.35'	N74°21'35"W	11.35'
C33	4°11'06"	180.00'	13.15'	S05°51'26"W	13.14'
C34	4°11'06"	205.00'	14.97'	S05°51'26"W	14.97'
C35	41°03'17"	120.00'	85.99'	S24°17'32"W	84.16'
C36	38°11'20"	100.00'	66.65'	N25°43'30"E	65.43'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	130.00'	S08°59'33"E
L2	4.35'	S81°00'27"W
L3	20.33'	N81°00'27"E
L4	130.00'	N08°59'33"W
L5	20.78'	N81°00'27"E
L6	130.00'	S08°59'33"E
L7	50.35'	S81°00'27"W
L8	7.77'	S76°38'41"W
L9	3.00'	S34°02'00"W
L10	3.00'	S65°04'06"W
L11	6.88'	S07°41'58"W
L12	20.90'	N03°45'53"E
L13	36.10'	S07°41'58"W
L14	23.51'	S07°41'58"W
L15	106.55'	N03°45'53"E
L16	16.77'	N86°14'07"W
L17	130.00'	N03°45'53"E
L18	10.00'	N86°14'07"W
L19	10.00'	S03°45'53"W
L20	70.00'	N03°45'53"E
L21	65.72'	N27°51'08"E
L22	3.06'	S75°10'44"E
L23	44.43'	S82°14'14"E

LINE TABLE		
LINE	DISTANCE	BEARING
L24	82.03'	S86°14'07"E
L25	0.66'	S75°10'44"E
L26	7.03'	S86°14'07"E
L27	22.44'	S69°50'55"E
L28	9.11'	S78°02'31"E
L29	25.56'	N69°50'55"W
L30	39.90'	N78°02'31"W
L31	11.30'	N20°32'41"E
L32	27.37'	S86°14'07"E
L33	66.39'	N86°28'42"E
L34	32.68'	S67°48'26"E
L35	68.50'	S81°00'27"W
L36	37.79'	N38°59'33"W
L37	15.47'	N67°35'39"W
L38	60.00'	N14°26'08"E
L39	20.99'	S03°45'53"W
L40	4.16'	S76°32'36"W
L41	17.57'	S55°58'17"W
L42	3.13'	N69°50'55"W
L43	135.01'	N03°45'53"E
L44	10.00'	N03°45'53"E
L45	10.00'	N03°45'53"E
L46	110.00'	S86°14'07"E

NOTES

Note A
Reserve "H" and "I" are provided for multi-use path, sidewalk, mounding/screening/landscaping and drainage facility purposes.

Reserves "H", and "I" shall be owned and maintained by the Buckstone Bend Homeowners Association.

All Reserves shown hereon are encumbered by said multi-use path.

Note B
No vehicular access to be in effect until such time as the public street right-of-way is extended and dedicated by plat or deed.

Note C
At the time of platting, all of the land hereby being platted as Buckstone Bend Section 3 Phase A is located in Zone X (Area with Reduced Flood Risk due to Levee.), Flood Zone "AE" (with base blood elevations) and Zone "X" (0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel Numbers 39049C0426K and 39049C0427K, with an effective date of June 17, 2008, in Franklin County, Ohio.

Note D
The purpose of this plat is to show certain property, rights-of-way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

Note E
No determination has been made by the Development Regulation Division, City of Obetz, as to whether the area proposed to be platted contains areas that could be classified as Wetlands by the Army Corps of Engineers. It is the developers responsibility to determine whether wetlands exist on the site. The City of Obetz approval of the final plat of Buckstone Bend Section 5 does not imply any approval for the development of the site as it may pertain to wetlands.

NOTES

Note F
The City of Obetz does not intervene in the normal day-to-day operations of agricultural operations. Farms may operate into the night, especially during planting and harvest time. Land preparation and other activities may cause dust. Chemicals are often used in growing crops. Animals can cause objectionable odors.

Note G
Grantor will indemnify the City of Obetz for and hold it harmless from any agricultural recoupments assessed or levied in the future against the property dedicated herein which result from grantor's conversion of the property from agricultural use.

Note H
At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Buckstone Bend Section 3 Phase A or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

Note I
Temporary turnaround easement shall become null and void at such time as Acuff Avenue and Haggard Drive are extended.

Reserve "D"
Reserve "E"
Reserve "H"
2.019 AC.
Reserve "I"
4.569 AC.
Reserve "M"
Buckstone Bend
Section 5
P.B. 132, Pg.653

THEODORE DRIVE
THEODORE DRIVE (60' R/W)
ACUFF AVENUE (60' R/W)
ACUFF AVE.
HAGGARD DRIVE (60' R/W)
WEBB DRIVE

Buckstone Bend Section 1 P.B. 132, Pg.268
Buckstone Bend Sec. 3 Ph. B P.B. 132, Pg. 479
Buckstone Bend Section 5 P.B. 132, Pg.653

Pulte Homes of Ohio LLC
P.N. 152-002263
I.N. 202504020032496
10.876 Ac.

Pulte Homes of Ohio LLC
I.N. 202206090086522
51.877 Ac. (remainder)

Pulte Homes of Ohio LLC
I.N. 202212210172159
0.498 Acre

City of Obetz, Ohio
APN: 152-002227
I.N. 202311080116648
32.987 Ac.

Charles C. Hann, Tr. & Alice J. Hann, Tr.
I.N. 200611170163943
133 AC
APN: 150-000131

Ex. 0.034 Ac. Drain. Esmt. In addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Buckstone Bend Section 3 Phase A or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office. I.N. 202212200170647

Ex. 1.829 Ac. Drain. Esmt. I.N. 202212200170649

Detail "A"
Detail "B"

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

FINAL PLAT

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED BY: JEP
CHECKED BY: JEP

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: October 28, 2025
SHEET 2 / 2
JOB NO.: 23-0023-722

Z:\21-0006-722\DWG\PRODUCTION DRAWINGS\SURVEY\subdivision\Section 3 Phase A Final Plat\Section 3 Phase A Plat.dwg Layout1 Oct 28, 2025 - 3:17:01pm jphelps