Instrument Number: 202504080034948
Recorded Date: 04/08/2025 1:28:44 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

Transaction Number: T20250024457
Document Type: PLAT
Document Page Count: 2

Submitted By:
ADVANCED CIVIL DESIGN INC

Walk-In

Return To:
N/D

No Disposition

Developer:
PULTE HOMES OF OHIO LLC

Plat:
BUCKSTONE BEND SECTION 5

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

Instrument Number: 202504080034948
Volume/Page: PB 132 653
Recorded Date: 04/08/2025 1:28:44 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

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 sheet 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.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF OBETZ BEING IN SECTION 26, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, AND BEING 14.510 ACRES AS CONVEYED TO PULTE HOMES OF OHIO LLC IN INSTRUMENT NUMBER 202501130003108 , 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 5, A SUBDIVISION CONTAINING LOTS NUMBERED 75 TO 117, INCLUSIVE, RESERVES "K", "L" AND "M", AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OF DRIVES, AVENUE AND ROAD 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 17 DAY OF February, 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 17 DAY OF February, 2025

MY COMMISSION EXPIRES 7.7.26

NOTARY PUBLIC, STATE OF OHIO

NOTARIAL SEAL STATE OF OHIO
AUBREY LEIGH REECE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-07-2026

APPROVED AND ACCEPTED THIS 24 DAY OF Mar, 2025 BY ORDINANCE NO. 12-25 WHEREIN ALL OF WEBB DRIVE, RANGER DRIVE, ACUFF AVENUE AND LOCKBOURNE ROAD 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 24th DAY OF MARCH, 2025
MUNICIPAL ENGINEER, CITY OF OBETZ

APPROVED THIS 12 DAY OF March, 2025
ZONING ADMINISTRATOR, CITY OF OBETZ

APPROVED THIS 24th DAY OF March, 2025
MAYOR/CITY OF OBETZ

TRANSFERRED THIS 4 DAY OF Apr, 2025
AUDITOR, FRANKLIN COUNTY OHIO

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS 8 DAY OF Apr, 2025
AT 1:28, FEE $145.60
RECORDER, FRANKLIN COUNTY, OHIO

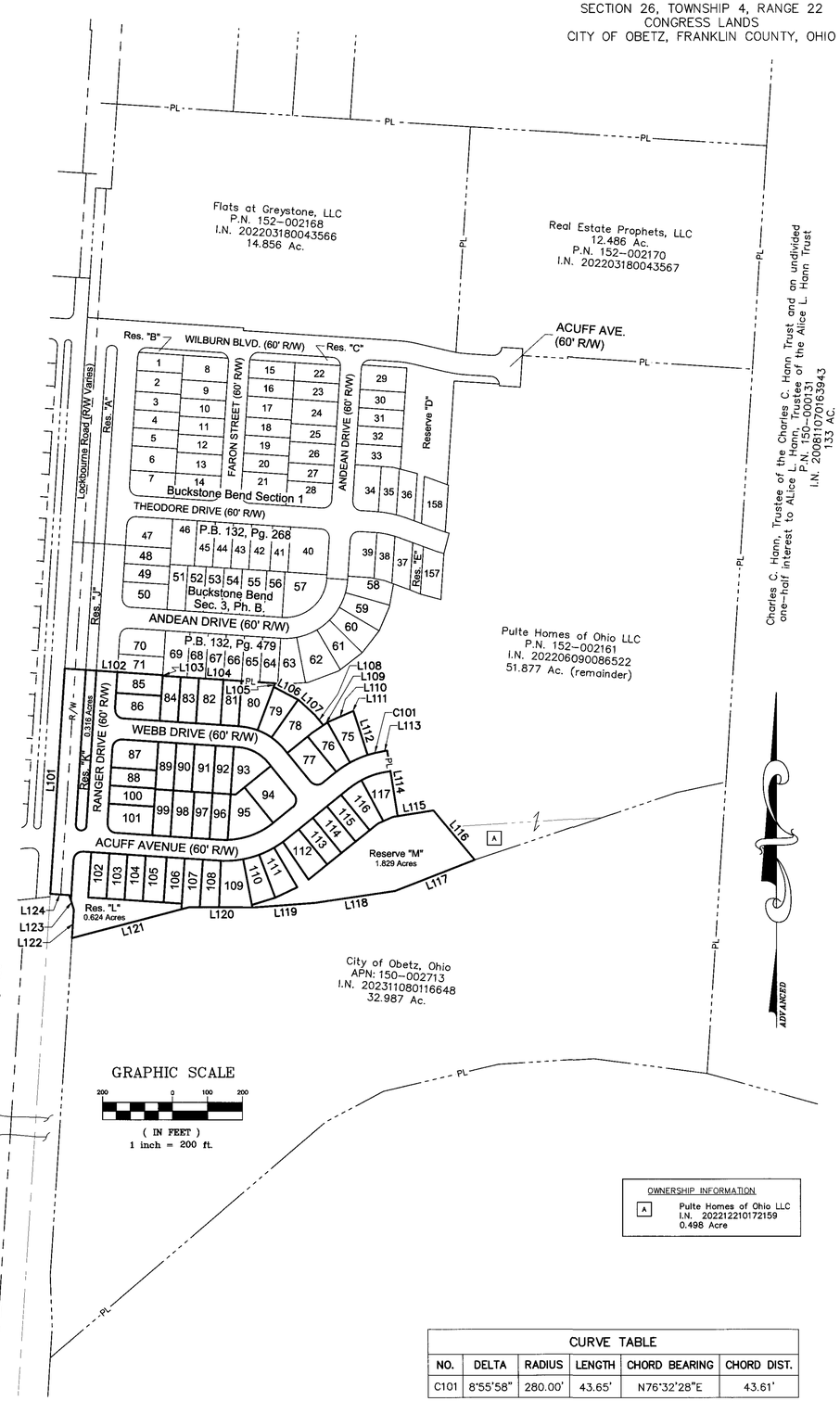
File No. 202504080034948

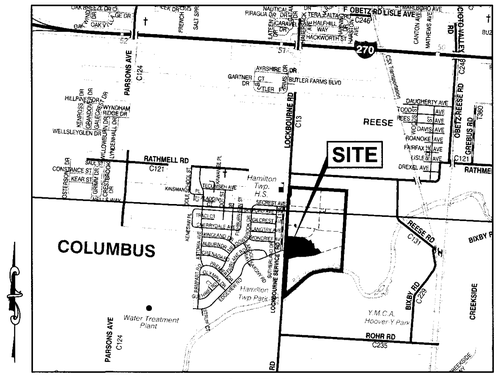
Recorded this 8 day of April, 2025
DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

Plat Book 132, Pages 653-655

BUCKSTONE BEND SECTION 5

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





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	647.07'	N03°44'05"E
L102	280.27'	S86°14'07"E
L103	2.00'	S03°45'53"W
L104	322.37'	S86°14'07"E
L105	11.30'	S20°32'41"W
L106	80.77'	S62°13'38"E
L107	63.14'	S46°59'44"E
L108	37.79'	S38°59'33"E
L109	17.57'	N55°58'17"E
L110	73.80'	N66°27'41"E
L111	4.16'	N76°32'36"E
L112	131.25'	S17°54'39"E
L113	13.53'	N81°00'27"E
L114	190.00'	S08°59'33"E
L115	104.00'	N81°00'27"E
L116	184.20'	S39°44'40"E
L117	244.53'	S68°40'45"W
L118	229.20'	S81°26'43"W
L119	175.69'	S85°41'43"W
L120	186.26'	N89°48'46"W
L121	347.24'	S75°08'15"W
L122	82.26'	N03°44'05"E
L123	43.09'	N18°04'00"W
L124	53.99'	N86°15'55"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C101	8°55'58"	280.00'	43.65'	N76°32'28"E	43.61'

SITE STATISTICS

TOTAL AREA:	14.510 ACRES
LOTS (43) AREA:	7.989 ACRES
TOTAL R/W	3.752 ACRES
RESERVE AREA (3):	2.769 ACRES
ACREAGE IN:	
PIN: 152-002162	14.510 ACRES

STATE OF OHIO
JONATHAN E. PHELPS 8241 REGISTERED PROFESSIONAL SURVEYOR

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.

JONATHAN E. PHELPS, P.S. REG. NO. 8241 — DATE 2/14/2025

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

FINAL PLAT

PLAN PREPARED BY: JEP
CHECKED BY: JEP

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: February 14, 2025
SHEET 1 / 2
JOB NO.: 23-0025-722

Z:\21-0006-722\DWG\PRODUCTION DRAWINGS\SURVEY\subdivision\21-0006-722 Sec 5\21-0006-722 Buckstone Sec 5 Title Sheet.dwg Layout1 Feb 14, 2025 - 10:06:53am jphelps

BUCKSTONE BEND SECTION 5

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	42°45'25"	250.00'	186.56'	N72°23'10"E	182.26'
C2	30°00'00"	250.00'	130.90'	N66°00'27"E	129.41'
C3	47°14'35"	150.00'	123.68'	S62°36'50"E	120.21'
C4	11°14'09"	280.00'	54.91'	S66°27'25"W	54.82'
C5	9°44'42"	280.00'	47.62'	S55°57'59"W	47.57'
C6	0°05'10"	280.00'	0.42'	S51°03'02"W	0.42'
C7	90°00'00"	25.00'	39.27'	N83°59'33"W	35.36'
C8	16°00'23"	180.00'	50.29'	N46°59'44"W	50.12'
C9	14°27'23"	180.00'	45.42'	N62°13'38"W	45.30'
C10	16°46'48"	180.00'	52.72'	N77°50'43"W	52.53'
C11	90°00'00"	25.00'	39.27'	N41°14'07"W	35.36'
C12	90°00'00"	25.00'	39.27'	N48°45'53"E	35.36'
C13	47°14'35"	120.00'	98.95'	S62°36'50"E	96.17'
C14	90°00'00"	25.00'	39.27'	S06°00'27"W	35.36'
C15	36°46'56"	220.00'	141.23'	S69°23'55"W	138.82'
C16	5°58'30"	220.00'	22.94'	N89°13'22"W	22.93'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C17	90°00'00"	25.00'	39.27'	N41°14'07"W	35.36'
C18	1°26'49"	280.00'	7.07'	S86°57'32"E	7.07'
C19	13°05'31"	280.00'	63.98'	N85°46'18"E	63.84'
C20	9°44'40"	280.00'	47.62'	N74°21'13"E	47.56'
C21	9°44'40"	280.00'	47.62'	N64°36'32"E	47.56'
C22	2°35'15"	280.00'	12.64'	N52°18'05"E	12.64'
C23	10°40'29"	220.00'	40.99'	N56°20'42"E	40.93'
C24	19°19'31"	220.00'	74.20'	N71°20'42"E	73.85'
C25	6°08'30"	280.00'	30.01'	N56°39'57"E	30.00'
C26	8°55'58"	280.00'	43.65'	N76°32'28"E	43.61'
C27	90°01'48"	25.00'	39.28'	N48°44'59"E	35.36'
C28	90°00'00"	15.00'	23.56'	N48°45'53"E	21.21'
C29	89°58'12"	15.00'	23.55'	S41°15'01"E	21.21'
C30	8°55'58"	305.00'	47.55'	N76°32'28"E	47.50'
C31	11°47'27"	165.00'	33.96'	N75°06'44"E	33.90'
C32	11°47'27"	205.00'	42.19'	N75°06'44"E	42.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°00'27"E	13.53'
L2	N76°32'36"E	4.16'
L3	N66°27'41"E	73.80'
L4	N55°58'17"E	2.69'
L5	N55°58'17"E	17.57'
L6	N38°59'33"W	12.83'
L7	S62°13'38"E	2.13'
L8	N86°14'07"W	2.90'
L9	S86°14'07"E	14.07'
L10	S86°14'07"E	12.90'
L11	S86°14'07"E	14.07'
L12	S38°59'33"E	12.55'
L13	S86°14'07"E	44.30'
L14	S51°00'27"W	30.70'
L15	S66°00'27"W	16.67'
L16	S66°00'27"W	29.91'
L17	S81°00'27"W	13.53'
L18	N86°15'55"W	53.99'
L19	N81°00'27"E	13.53'
L20	N30°15'48"W	131.49'
L21	S34°00'06"E	130.78'
L22	N86°14'07"W	0.03'

NOTES

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

Reserves "K", "L" and "M" 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 5 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 390490C0427K, 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.

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.

NOTES

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 5 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 is extended.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

FINAL PLAN

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: February 14, 2025
SHEET 2 / 2
JOB NO.: 23-0025-722

Z:\21-0006-722\DWG\PRODUCTION DRAWINGS\SURVEY\subdivision\21-0006-722 Sec 5\21-0006-722 BASE_Sec 5.dwg page 1 Feb 14, 2025 - 10:07:34am jphelps