Book: 2176 Page: 1226 Page 1 of 2

EAGLE CREEK PHASE 2

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF SUNBURY
PART OF FARM LOT 8, QUARTER TOWNSHIP 2, TOWNSHIP 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS

THE UNDERSIGNED, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "EAGLE CREEK PHASE 2", A SUBDIVISION CONTAINING LOTS NUMBERED 2921-2960 INCLUSIVE AND DOES HEREBY ACCEPT THIS PLAT OF SAME.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "SANITARY EASEMENT" (S.E.), "UTILITY EASEMENT" (U.E.), "DRAINAGE EASEMENT" (D.E.). EASEMENTS DESIGNATED AS "EASEMENT" (ESMT.), "UTILITY EASEMENT" (U.E.), "DRAINAGE EASEMENT" (D.E.), 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.

WITHIN THOSE AREAS OF LAND 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. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

OWNER'S CERTIFICATION AND DEDICATION

STATE OF OHIO)
)SS.
COUNTY OF)

THIS IS TO CERTIFY THAT THE4 UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS AND OTHER PUBLIC WAYS UNDER THE NAME OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION; (AN ADDITION TO THE CITY OF SUNBURY, DELAWARE COUNTY, OHIO), THAT ALL HIGHWAYS, STREETS, ALLEYS, EASEMENTS AND PUBLIC GROUNDS AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS, AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE RECORDER, DELAWARE COUNTY, OHIO.

DATE SIGNED: 7/29/2025

THIS 29 DAY OF July, 20 25.

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

IN THE PRESENCE OF:

DATE SIGNED: 7/29/2025 DATE SIGNED: 7-29-25

WITNESS WITNESS

NOTARY CERTIFICATE

STATE OF OHIO)
)SS.
COUNTY OF Franklin)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF July, 2025.

MY COMMISSION EXPIRES 7.7.2026

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

BASIS OF BEARING

BEARINGS SHOWN HERON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011).

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 1" REBAR WITH A CAP MARKED "CESO, INC." MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO, INC." MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, LICENSED PROFESSIONAL SURVEYOR OF THE STATE OF OHIO, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED IN APRIL, 2024, AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

DATE SIGNED: 7/28/25

7/28/25

SURVEYED AND PLATTED BY: CESO INC.
MATTHEW J. ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

CITY OF SUNBURY CERTIFICATE

STATE OF OHIO)
)SS.
COUNTY OF)

THIS PLAT WAS APPROVED BY THE CITY OF SUNBURY ON THE DATES AS FOLLOWS:

APPROVED THIS 5th DAY OF Aug 2025 — DEL-CO WATER CO, INC.

APPROVED THIS 6th DAY OF Aug 20 25 — CITY OF SUNBURY ENGINEER

APPROVED THIS 5th DAY OF Aug 2025 — DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS 5th DAY OF Aug. 2025 — SECRETARY, PLANNING AND ZONING COMMISSION

APPROVED THIS 5th DAY OF Aug 2025 — CITY MAYOR

THIS _____ DAY OF _____20_____

RIGHTS-OF-WAY OF PUBLIC STREETS AND ROADS ARE HEREIN DEDICATED TO PUBLIC USE AND ARE HEREBY APPROVED BY THE CITY OF SUNBURY, STATE OF OHIO. STREET AND UTILITY IMPROVEMENTS WITHIN SAID DEDICATES RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETE AND STREETS ARE FORMALLY ACCEPTED BY THE CITY OF SUNBURY.

CITY CLERK CERTIFICATE

STATE OF OHIO)
)SS.
COUNTY OF)

I, THE UNDERSIGNED CITY OF CLERK OF THE CITY OF SUNBURY, COUNTY OF DELAWARE, OHIO, WITHIN MY RESPECTIVE JURISDICTION, DO HEREBY CERTIFY THAT AT THE DATE OF THIS CERTIFICATE, ALL CURRENTLY DUE AND OWING TAXES AND SPECIAL ASSESSMENTS OF ANY KIND ASSESSED AGAINST ANY OF THE LAND INCLUDED IN THE PLAT, HAVE BEEN PAID.

DATE SIGNED: 8/5/2025

CLERK, CITY OF SUNBURY, OHIO

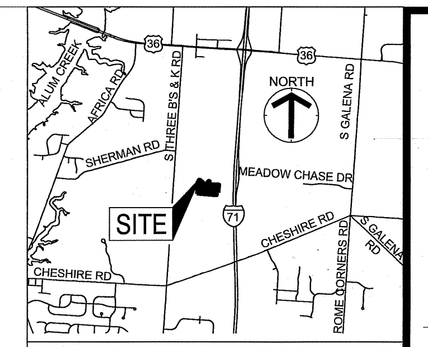
TRANSFERRED THIS 22nd DAY OF August, 20 25

AUDITOR, DELAWARE COUNTY, OHIO

RECORDER, DELAWARE COUNTY, OHIO

RECORDED THIS 30th DAY OF Aug, 20 25,
AT 10:50 (A.M.) P.M.
IN BOOK 2176, PAGE(S) 1226,
PLAT CABINET 6, SLIDE 340, FEE $ 80.00
*Stored in

Doc ID: 015486450002 Type: OFF
Kind: PLAT
Recorded: 08/30/2025 at 10:50:58 AM
Fee Amt: $80.00 Page 1 of 2
Workflow# 0000382042-0001
Delaware County, OH
Melissa Jordan County Recorder
File# 2025-00020174
BK 2176 PG 1226-1227



VICINITY MAP-NOT TO SCALE

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

LEGAL DESCRIPTION
11.197 Acres

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF SUNBURY, PART OF FARM LOT 8, QUARTER TOWNSHIP 2, TOWNSHIP 2, TOWNSHIP 4, RANGE 17, UNITED STATES MILITARY LANDS AND BEING 7.673 ACRES OUT OF AN ORIGINAL 43.789 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN OFFICIAL RECORD 2051, PAGE 130, AND BEING 3.524 ACRES OUT OF AN ORIGINAL 28.542 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN OFFICIAL RECORD 2051, PAGE 125, ALL DOCUMENT REFERENCES ARE TO THE RECORDS THE RECORDER'S OFFICE OF DELAWARE, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF LOT 2540 A PLAT ENTITLED "EAGLE CREEK PHASE 1A", OF RECORD IN PLAT CABINET 6, SLIDE 163 AND BEING A POINT IN THE NORTHERLY LINE OF A 27.996 ACRE TRACT OF LAND AS CONVEYED TO 3BK EAGLE, LLC, OF RECORD IN OFFICIAL RECORD 2103, PAGE 720;

THENCE WITH THE EASTERLY LINE OF SAID "EAGLE CREEK PHASE 1A" THE FOLLOWING COURSES:

NORTH 4°32'29" EAST, A DISTANCE OF 179.97 FEET TO AN IRON PIN SET;

NORTH 85°27'31" WEST, A DISTANCE OF 10.66 FEET TO AN IRON PIN SET;

NORTH 4°22'41" EAST, A DISTANCE OF 339.74 FEET TO AN IRON PIN SET;

NORTH 31°28'51" EAST, A DISTANCE OF 130.44 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF A PLAT ENTITLED "EAGLE CREEK PHASE 1B", OF RECORD IN PLAT CABINET 6, SLIDE 262;

THENCE WITH THE PERIMETER OF SAID "EAGLE CREEK PHASE 1B" THE FOLLOWING COURSES:

SOUTH 85°36'55" EAST, A DISTANCE OF 45.06 FEET TO AN IRON PIN SET;

SOUTH 48°07'05" EAST, A DISTANCE OF 309.90 FEET TO AN IRON PIN SET;

NORTH 41°57'26" EAST, A DISTANCE OF 215.62 FEET TO AN IRON PIN SET IN A POINT OF CURVATURE;

WITH A NON TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 9°24'11" , A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 45.13 FEET, AND A CHORD WHICH BEARS SOUTH 80°01'37" EAST, A DISTANCE OF 45.08 FEET TO AN IRON PIN SET;

SOUTH 4°39'16" WEST, A DISTANCE OF 130.03 FEET TO AN IRON PIN SET;

SOUTH 85°36'55" EAST, A DISTANCE OF 286.50 FEET TO AN IRON PIN SET;

NORTH 4°23'05" EAST, A DISTANCE OF 9.29 FEET TO AN IRON PIN SET;

SOUTH 85°36'55" EAST, A DISTANCE OF 130.00 FEET TO AN IRON PIN SET;

THENCE THROUGH SAID 43.789 ACRE TRACT THE FOLLOWING COURSES:

SOUTH 4°23'05" WEST, A DISTANCE OF 364.47 FEET TO AN IRON PIN SET AT A POINT OF CURVATURE;

WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 5°53'45", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 20.58 FEET, AND A CHORD WHICH BEARS NORTH 88°24'23" WEST, A DISTANCE OF 20.57 FEET TO AN IRON PIN SET AT A POINT OF TANEGNCY;

NORTH 85°27'31" WEST, A DISTANCE OF 38.16 FEET TO AN IRON PIN SET;

SOUTH 4°32'29" WEST, A DISTANCE OF 130.00 FEET TO AN IRON PIN SET IN THE NORTHERLY LINE OF SAID 27.996 ACRE TRACT OF LAND AS CONVEYED TO 3BK EAGLE, LLC, OF RECORD IN OFFICIAL RECORD 2103, PAGE 720;

THENCE NORTH 85°27'31" WEST WITH THE NORTHERLY LINE OF SAID 27.996 ACRE TRACT, A DISTANCE OF 873.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.197 ACRES OF LAND, MORE OR LESS;

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN APRIL 2024.

ALL IRON PINS CALLED AS SET ARE 1" X 30" REBAR WITH YELLOW IDENTIFICATION CAP STAMPED "CESO, INC".

SURVEY LEGEND

- ◉ - 1" Iron Pin Set w/cap CESO, Inc
- ◎ - Monument Found as Described
- △ - PK Nail/Mag Nail Set
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ✓ - Mag Nail Found

Drainage Easement = D.E.
Sanitary Easement = S.E.
Utility Easement = U.E.

Eagle Creek Phase 2
State of Ohio, County of Delaware, City of Sunbury
Part of Farm Lot 8, Quarter Township 2, Township 2, Township 4, Range 17,
United States Military Lands

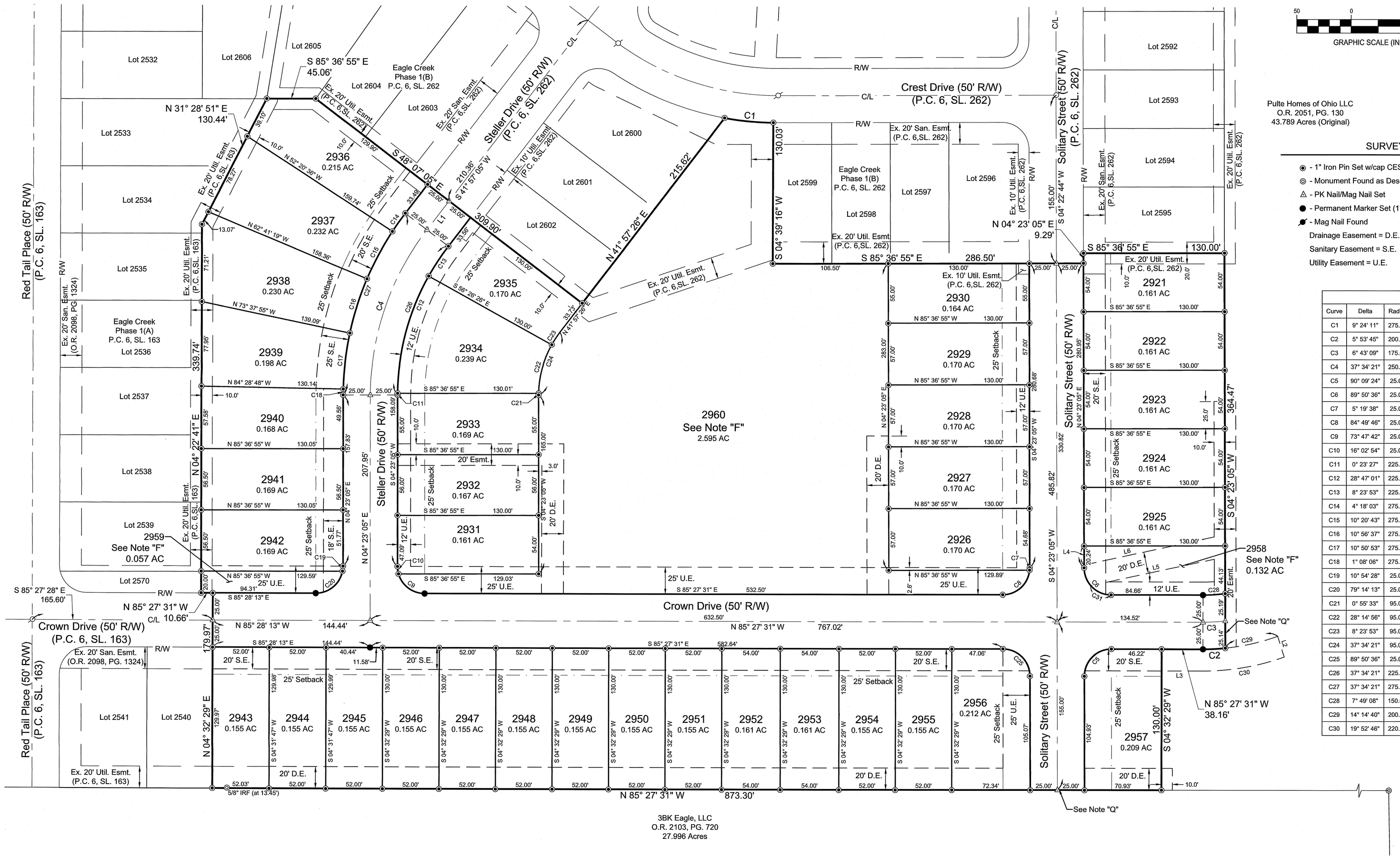
Revisions / Submissions

ID	Description	Date

© 2025 CESO, INC.

Project Number:	763622
Scale:	N/A
Drawn By:	OPG
Checked By:	ALB
Date:	7/21/2025
Issue:	N/A

Drawing Title:



50 0 50 100

GRAPHIC SCALE (IN FEET)

Pulte Homes of Ohio LLC
O.R. 2051, PG. 130
43.789 Acres (Original)

SURVEY LEGEND

- ◉ - 1" Iron Pin Set w/cap CESO, Inc
- ◎ - Monument Found as Described
- △ - PK Nail/Mag Nail Set
- ● - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- ◪ - Mag Nail Found

Drainage Easement = D.E.
Sanitary Easement = S.E.
Utility Easement = U.E.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	9° 24' 11"	275.00'	45.13'	S80° 01' 37"E, 45.08'
C2	5° 53' 45"	200.00'	20.58'	N88° 24' 23"W, 20.57'
C3	6° 43' 09"	175.00'	20.52'	N88° 49' 05"W, 20.51'
C4	37° 34' 21"	250.00'	163.94'	N23° 10' 16"E, 161.02'
C5	90° 09' 24"	25.00'	39.34'	S49° 27' 47"W, 35.40'
C6	89° 50' 36"	25.00'	39.20'	S40° 32' 13"E, 35.31'
C7	5° 19' 38"	25.00'	2.32'	N7° 02' 54"E, 2.32'
C8	84° 49' 46"	25.00'	37.01'	N52° 07' 36"E, 33.72'
C9	73° 47' 42"	25.00'	32.20'	S48° 33' 40"E, 30.02'
C10	16° 02' 54"	25.00'	7.00'	S3° 38' 22"E, 6.98'
C11	0° 23' 27"	225.00'	1.53'	S4° 34' 49"W, 1.53'
C12	28° 47' 01"	225.00'	113.03'	S19° 10' 03"W, 111.85'
C13	8° 23' 53"	225.00'	32.98'	S37° 45' 30"W, 32.95'
C14	4° 18' 03"	275.00'	20.64'	N39° 48' 25"E, 20.64'
C15	10° 20' 43"	275.00'	49.65'	N32° 29' 03"E, 49.59'
C16	10° 56' 37"	275.00'	52.53'	N21° 50' 23"E, 52.45'
C17	10° 50' 53"	275.00'	52.07'	N10° 56' 38"E, 51.99'
C18	1° 08' 06"	275.00'	5.45'	N4° 57' 09"E, 5.45'
C19	10° 54' 28"	25.00'	4.76'	N9° 50' 20"E, 4.75'
C20	79° 14' 13"	25.00'	34.57'	N54° 54' 40"E, 31.88'
C21	0° 55' 33"	95.00'	1.54'	N4° 50' 52"E, 1.54'
C22	28° 14' 56"	95.00'	46.84'	N19° 26' 06"E, 46.37'
C23	8° 23' 53"	95.00'	13.92'	N37° 45' 30"E, 13.91'
C24	37° 34' 21"	95.00'	62.30'	S23° 10' 16"W, 61.19'
C25	89° 50' 36"	25.00'	39.20'	N40° 32' 13"W, 35.31'
C26	37° 34' 21"	225.00'	147.55'	S23° 10' 16"W, 144.92'
C27	37° 34' 21"	275.00'	180.34'	N23° 10' 16"E, 177.12'
C28	7° 49' 08"	150.00'	20.47'	S89° 22' 05"E, 20.45'
C29	14° 14' 40"	200.00'	49.72'	N81° 31' 25"E, 49.59'
C30	19° 52' 46"	220.00'	76.33'	N84° 36' 06"E, 75.95'

LINE TABLE		
Line #	Direction	Length
L1	N41° 57' 26"E	33.44'
L2	N12° 43' 58"W	20.02'
L3	S85° 27' 31"E	108.88'
L4	S04° 23' 05"W	17.56'
L5	N82° 19' 06"E	116.39'
L6	N82° 19' 06"E	122.71'

NOTE "A": 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 "B": CITY OF SUNBURY ZONING CODE FOR "EAGLE CREEK PHASE 2". IN EFFECT AT TIME OF PLATTING OF "EAGLE CREEK PHASE 2", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION	PRD
FRONT YARD:	25 FEET
SIDE YARD:	6 FEET
REAR YARD:	35 FEET

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	11.197 ACRES
ACREAGE IN RIGHT-OF-WAY:	2.025 ACRES
ACREAGE IN LOTS (2921-2957):	6.388 ACRES
ACREAGE IN RESERVES LOTS (2958-2960):	2.784 ACRES
TOTAL ACREAGE:	11.197 ACRES
ACREAGE IN PID 41723001035004 :	7.673 ACRES
ACREAGE IN PID 41723001034000:	3.524 ACRES
TOTAL ACREAGE:	11.197 ACRES

NOTE "D": AT THE TIME OF PLATTING AS "EAGLE CREEK PHASE 2", IS IN THE FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR DELAWARE COUNTY, OHIO, AND INCORPORATED AREA, MAP NUMBERS 39041C0145K, 39041C0150K AND 39041C080K, WITH EFFECTIVE DATE, OF APRIL 16, 2009.

NOTE "E": 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 DESIRED ABOUT SUBDIVISION PLAT OF "EAGLE CREEK PHASE 2" PLAT OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE DELAWARE COUNTY RECORDER'S OFFICE.

NOTE "F": LOTS 2958-2960 AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED BY THE EAGLE CREEK HOMEOWNER'S ASSOCIATION AND MAINTAINED BY THE ASSOCIATION FOR THE PURPOSE OF PERMANENT GREEN SPACE, GENERAL UTILITY AND WALKWAY EASEMENTS AND STORM WATER MANAGEMENT FACILITIES. LOTS 2958-2960 SHALL BE ACCESSIBLE TO THE CITY OF SUNBURY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

NOTE "G": A NON-EXCLUSIVE EASEMENT IS HEREBY SPECIFICALLY GRANTED UNTO DEL-CO WATER COMPANY INC., ITS SUCCESSORS AND ASSIGNS, FOR THE LOCATION OF WATER LINES, VALVES AND APPURTENANCES WITHIN THE RIGHTS-OF-WAY HEREBY DEDICATED AND WITHIN AREAS DESIGNATED HEREON AS "UTILITY EASEMENT" (U.E.) THAT ARE LOCATED ALONGSIDE THE RIGHTS-OF-WAY HEREBY DEDICATED. ALSO GRANTED IS THE RIGHT OF DEL-CO WATER COMPANY., 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, GARDENS, SHRUBBERIES, AND OTHER SURFACE FEATURES IS STRICTLY PROHIBITED.

NOTE "H": EASEMENTS DESIGNATED AS "SANITARY EASEMENT" (S.E.) SHALL MEAN AN EXCLUSIVE SANITARY EASEMENT OVER, THROUGH, UNDER, WITHIN, UPON, AND ACROSS THE AREA DESCRIBED ON THE PLAT, TOGETHER WITH INGRESS AND EGRESS OVER REASONABLE ROUTES ACROSS GRANTOR'S TRACTS THAT ADJOIN THE EASEMENT AREA WHEN EXERCISING THE PURPOSES OF THIS EASEMENT, EXCLUSIVELY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND OR PRIVATE SANITARY SEWERS, SERVICE CONNECTIONS, MANHOLES, FORCE MAINS, VALVES, AND OTHER SANITARY APPURTENANCES. SANITARY EASEMENTS MAY BE CROSSED BY OTHER UTILITIES AS EXPRESSED HEREIN.

NOTE "I": ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" (S.E.) SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" (S.E.) WITHIN THE OVERLAP OR COVER AREAS. WORK TO FACILITATE SURFACE WATER DRAINAGE WITHIN THE OVERLAP OR COVER AREAS IS NOT RESTRICTED; HOWEVER ANY PROPOSED NEW STORM SEWER PIPES, INLETS, CATCH BASINS, STRUCTURES, OR OTHER STORM WATER APPURTENANCES OR INFRASTRUCTURE FEATURES SUBSEQUENT TO THOSE WHICH WERE PERMITTED WITH THE ORIGINAL SANITARY SEWER IMPROVEMENTS SHALL ONLY BE PERMITTED IF APPROVED BY THE GOVERNING STORMWATER AUTHORITY AND THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "J": OTHER UTILITY CROSSINGS WITHIN THE SANITARY EASEMENT ARE ONLY PERMITTED AS DESCRIBED HEREIN, UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER. RIGHT ANGLE OR NEAR RIGHT ANGLE UTILITY CROSSINGS ("NEAR RIGHT ANGLE" IS DEFINED AS AN ANGLE BETWEEN EIGHTY (80) DEGREES AND ONE-HUNDRED (100) DEGREES) OVER, ACROSS, OR UNDER A SANITARY SEWER OR FORCE MAIN AND OVER, ACROSS, UNDER, OR THROUGH THE SANITARY EASEMENT ARE NOT HEREBY RESTRICTED, EXCEPT THAT ALL UTILITY CROSSINGS UNDER A SANITARY SEWER OR FORCE MAIN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "K": WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF PUBLIC SANITARY SEWERS, MANHOLES, FORCE MAINS, VALVES, AND OTHER PUBLIC SANITARY APPURTENANCES CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, OR ANY OTHER FEATURE LOCATED WITHIN THE SANITARY EASEMENT, WITH THE EXCEPTION OF DRIVEWAYS AND PEDESTRIAN PATHWAYS, THE REPLACEMENT AND COST OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING PROPERTY OR HOMEOWNER'S ASSOCIATION IF APPLICABLE.

NOTE "L": THE ADDITION OR REMOVAL OF ANY DIRT, SOIL, FILL, OR OTHER CHANGES TO THE GROUND ELEVATION ABOVE THE SANITARY SEWER OR FORCE MAIN AND/OR WITHIN THE SANITARY EASEMENT SHALL BE SUBJECT TO APPROVAL OF THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "M": NO BUILDINGS, SHEDS, DECKS, POOLS, OR OTHER SUCH STRUCTURES, OR THE FOOTERS OR FOUNDATIONS OF ANY STRUCTURES OR FEATURES SHALL BE CONSTRUCTED ABOVE OR BELOW GROUND WITHIN THE LIMITS OF THE SANITARY EASEMENT UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER.

NOTE "N": THE DELAWARE COUNTY SANITARY ENGINEER RESERVES THE RIGHT TO REQUIRE THAT ALL EARTHWORK WITHIN THE SANITARY EASEMENT BE GRADED TO SUCH A LEVEL THAT WILL, IN HIS OR HER OPINION, NOT JEOPARDIZE THE STRUCTURAL INTEGRITY OF, INFRINGE UPON, OR LIMIT THE COUNTY'S REASONABLE ACCESS TO THE SANITARY SEWER OR FORCE MAIN.

NOTE "O": NO OTHER UTILITY LINES, CONDUITS, MAINS, VALVES, BOXES, PEDESTALS, TRANSFORMERS, OR OTHER UTILITY APPURTENANCES ARE PERMITTED WITHIN ANY SANITARY EASEMENT UNLESS THEY ARE APPROVED ON THE SIGNED SANITARY SEWER PLANS, OR OTHERWISE APPROVED IN WRITING BY THE DELAWARE COUNTY SANITARY ENGINEER, EXCEPT THAT THE RIGHTS GRANTED TO DELCO WATER COMPANY, ITS SUCCESSORS, AND ASSIGNS TO INSTALL, SERVICE AND MAINTAIN RESIDENTIAL WATER SERVICES, METER CROCKS AND APPURTENANCES AS DESIGNATED ON THIS PLAT ARE NOT RESTRICTED.

NOTE "P": ANY LANDSCAPING FEATURES, SUCH AS, BUT NOT LIMITED TO, TREES, FENCES, SIGNS, STACKABLE RETAINING WALLS, ETC., WITHIN THE SANITARY EASEMENT SHALL BE REVIEWED FOR APPROVAL BY THE DELAWARE COUNTY SANITARY ENGINEER PRIOR TO INSTALLATION.

NOTE "Q": NO VEHICULAR ACCESS WHERE NOTED ON THE PLAT TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

CESO
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Eagle Creek Phase 2

State of Ohio, County of Delaware, City of Sunbury
Part of Farm Lot 8, Quarter Township 2, Township 2, Township 4, Range 17,
United States Military Lands

Revisions / Submissions

ID	Description	Date

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Project Number:	763622
Scale:	1"=50'
Drawn By:	OPG
Checked By:	ALB
Date:	7/21/2025
Issue:	N/A

Drawing Title: