PRICE PONDS SECTION 4

Situated in the State of Ohio, County of Delaware, City of Sunbury, and in Farm Lots 1 (3.903 Ac.) and 2 (16.100), Quarter Township 4, Township 4, Range 17, United States Military Lands, containing 20.003 acres of land, more or less, said 20.003 acres being part of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Official Record 2151, Page 2281, Recorder's Office, Delaware County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its **"PRICE PONDS SECTION 4",** a subdivision containing Lots numbered 2608 to 2642, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of Fairway Loop (1.891 acres of land, more or less), shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement", "Drainage Easement" or "Sidewalk 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 Sunbury Engineer. Within those areas designated "Sidewalk Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a sidewalk for use by the public.

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", "Drainage Easement" or "Sidewalk 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, gardens, shrubberies, and other surface features is strictly prohibited.

In Witness Whereof, **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC,** has hereunto set his hand this 26 day of Sept, 2025

Signed and Acknowledged In the presence of

PULTE HOMES OF OHIO LLC

By _____
MATTHEW J. CALLAHAN,
Division Vice President of Land Acquisition

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 purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this 26 day of September, 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

This plat was approved by the City of Sunbury on the dates as follows:

Approved this 30th Day of Oct. 20__ — Del-Co Water Co., Inc.

Approved this 7 Day of October 2025 — City of Sunbury Engineer

Approved this 10 Day of October 2025 — Secretary, Planning and Zoning Commission

Approved this 15 Day of October 2025 — City Mayor

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 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 by the City of Sunbury.

I, the undersigned City 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 current due and owing taxes and special assessments of any kind assessed against any of the land included in this plat, have been paid.

Date Signed Oct 7, 2025 — City Clerk, City of Sunbury, Ohio

Transferred this 5 day of Nov, 2025 — George Kaitsa TB, Auditor, Delaware County, Ohio

Filed for record this 7th day of Nov., 2025 at 8:12 AM. — Melissa Jordan by BB, Recorder, Delaware County, Ohio

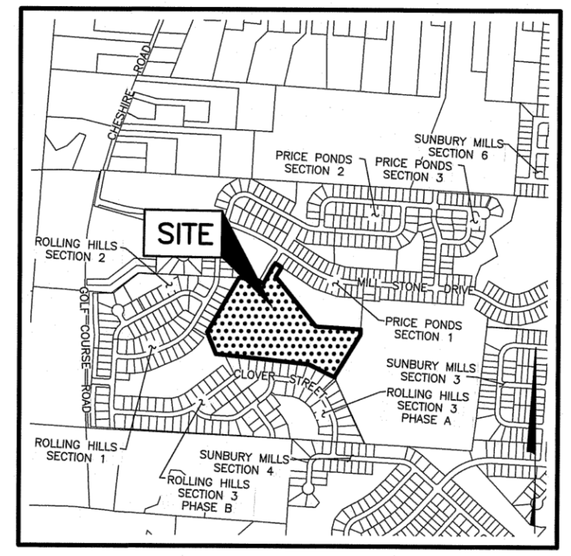
Fee $ 80.00

File No. _____

Official Record 2025-00026983, Pages _____

Stored in Plat Cab 6 Slide 367

Melissa Jordan, Delaware County Recorder
Type: PLAT Pg: 1 of 2
Rec: 11/7/2025 08:12 AM Fee: $80.00
2025-00026983 (No Disposition)



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the easterly line of Farm Lot 1 having a bearing of S04°34'24"W and monumented as shown hereon, is designated as the "basis of bearings" for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Delaware County, Ohio, Recorder.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED BY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

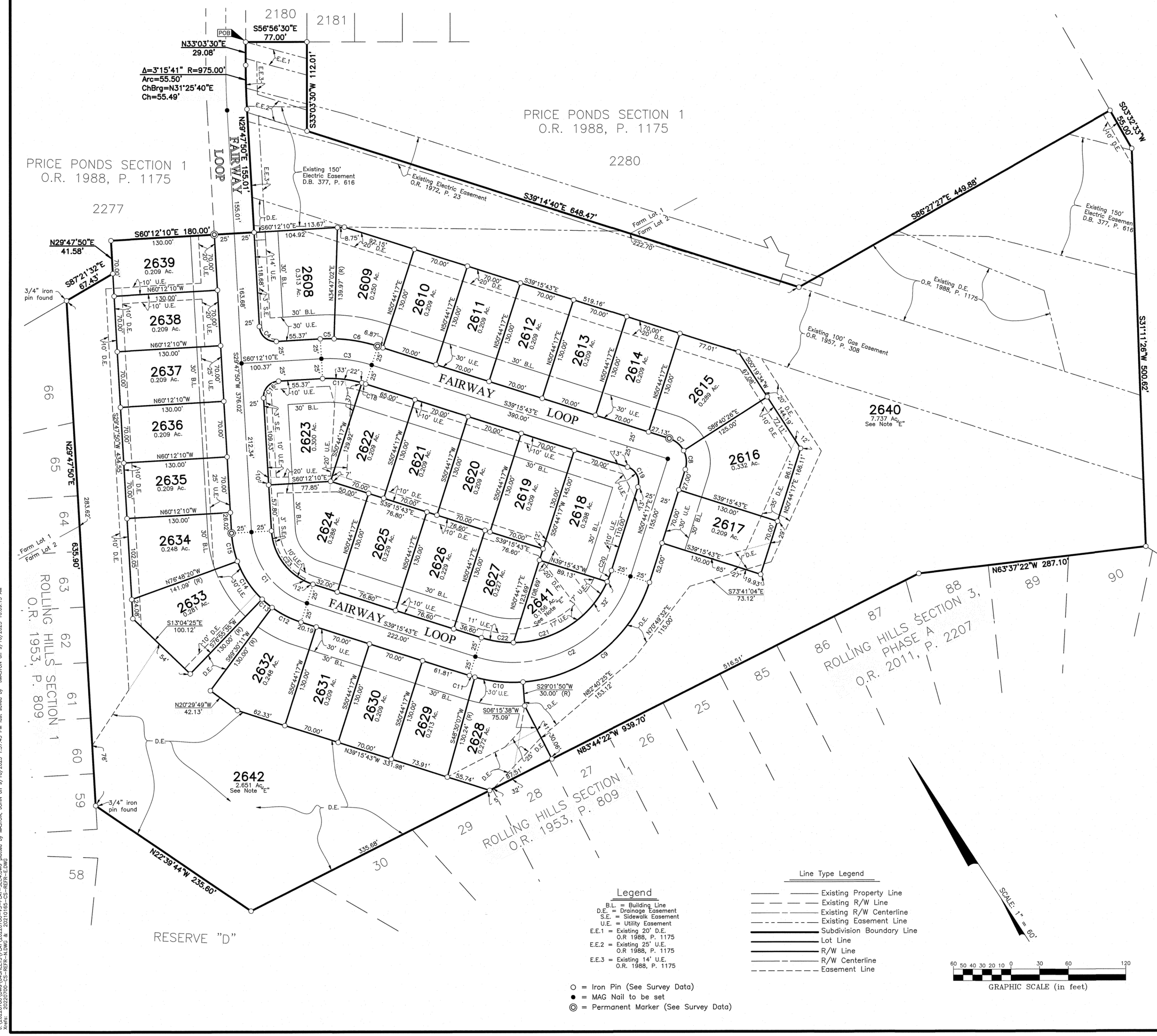
○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)

By _____ 24 Sep 25
Professional Surveyor No. 7865 — Date

STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

A:\2020\0700\DWG\SHEETS\PLAT\20200700-US-PLAT-SEC4.DWG plotted by MASTON, JOHN on 7/28/2025 10:05:21 AM last saved by JMASTON on 7/28/2025 8:51:19 AM
Xrefs: 20220700-CS-REFR-HLDWG & 20210165-CS-REFR-ELDWG

PRICE PONDS SECTION 4



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" - ACREAGE BREAKDOWN:

Total acreage	20.003Ac.
Acreage in Lots	7.568 Ac.
Acreage in rights-of-way	1.891 Ac.
Acreage in Lots 2640, 2641 and 2642	10.544 Ac.

NOTE "C": All of Price Ponds Section 4 is within Zone X (Area determined to be outside of the 0.2% annual chance flood plain) as designated and delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39041C0257K, for Delaware County, Ohio and incorporated areas, with an effective date of April 16, 2009.

NOTE "D" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:

Front:	30 Feet
Side:	7 feet
Rear:	40 feet minimum (decks and patios may encroach 10' into rear yard setback)

NOTE "E" - LOTS 2640, 2641 AND 2642: Lots 2640, 2641 and 2642, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Price Ponds subdivisions for the purpose of open space and stormwater facilities.

NOTE "F" - ACREAGE BREAKDOWN: Price Ponds Section 4 is comprised of part of the following Delaware County Parcel Number:

41742001004010	20.003 Ac.

NOTE "G": 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 Price Ponds Section 4 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Delaware County Recorder's Office.

Situated in the State of Ohio, County of Delaware, City of Sunbury, in Farm Lots 1 and 2, Quarter Township 4, Township 4, Range 17, United States Military Lands, being part of that tract of land conveyed to Pulte Homes of Ohio LLC by deed of record in Official Record 2151, Page 2281 by deed of record in Official Record 2151, Page 2281 (all references refer to the records of the Recorder's Office, Delaware County, Ohio) and more particularly bounded and described as follows:

Beginning at the southwesterly corner of Lot 2180 of the subdivision entitled "Price Ponds Section 1", of record in Official Record 1988, Page 1175;

Thence the following courses and distances:
South 56° 56' 30" East, a distance of 77.00 feet to a point;
South 33° 03' 30" West, a distance of 112.01 feet to a point;
South 39° 14' 40" East, a distance of 648.47 feet to a point;
South 86° 27' 27" East, a distance of 449.88 feet to a point;
South 03° 32' 33" West, a distance of 55.00 feet to a point;
South 31° 11' 26" West, a distance of 500.62 feet to a point;
North 63° 37' 22" West, a distance of 287.10 feet to a point;
North 83° 44' 22" West, a distance of 939.70 feet to a point;
North 22° 39' 44" West, a distance of 235.60 feet to a point;
North 29° 47' 50" East, a distance of 635.90 feet to a point;
South 87° 21' 32" East, a distance of 67.43 feet to a point;
North 29° 47' 50" East, a distance of 41.58 feet to a point;
South 60° 12' 10" East, a distance of 180.00 feet to a point;
North 29° 47' 50" East, a distance of 155.01 feet to a point;

With the arc of a curve to the right, having a central angle of 03° 15' 41", a radius of 975.00 feet, an arc length of 55.50 feet, a chord bearing of North 31° 25' 40" West and chord distance of 55.49 feet to a point; and

North 33° 03' 30" East, a distance of 29.08 feet to the POINT OF BEGINNING, containing 20.003 acres of land, more or less.

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	69°03'32"	100.00'	120.53'	S 04°43'56" E	113.37'
C2	90°00'00"	155.00'	243.47'	S 84°15'43" E	219.20'
C3	20°56'28"	175.00'	63.96'	S 49°43'56" E	63.61'
C4	90°00'00"	20.00'	31.42'	S 15°12'10" E	28.28'
C5	4°59'12"	200.00'	17.41'	N 57°42'34" W	17.40'
C6	15°57'16"	200.00'	55.69'	N 47°14'20" W	55.51'
C7	45°00'00"	31.00'	24.35'	N 16°45'43" W	23.73'
C8	45°00'00"	31.00'	24.35'	N 28°14'17" E	23.73'
C9	68°17'33"	180.00'	214.55'	N 84°53'04" E	202.07'
C10	19°28'16"	180.00'	61.17'	S 51°14'02" E	60.88'
C11	2°14'11"	180.00'	7.03'	S 40°22'48" E	7.03'
C12	18°45'53"	125.00'	40.94'	S 29°52'46" E	40.76'
C13	7°25'24"	125.00'	16.20'	S 16°47'07" E	16.18'
C14	26°16'05"	125.00'	57.31'	S 00°03'37" W	56.81'
C15	16°36'10"	125.00'	36.22'	S 21°29'45" W	36.10'
C16	90°00'00"	20.00'	31.42'	S 74°47'50" W	28.28'
C17	19°01'51"	150.00'	49.82'	N 50°41'15" W	49.59'
C18	1°54'37"	150.00'	5.00'	N 40°13'01" W	5.00'
C19	90°00'00"	20.00'	31.42'	N 05°44'17" E	28.28'
C20	6°37'33"	130.00'	15.03'	N 54°03'04" E	15.03'
C21	65°27'14"	130.00'	148.51'	S 89°54'32" E	140.57'
C22	17°55'13"	130.00'	40.66'	S 48°13'19" E	40.49'
C23	69°03'32"	75.00'	90.40'	S 04°43'56" E	85.02'

202500026983 Page 2 of 2

Xrefs: 20220700-CS-REFR-N.DWG & 20210165-CS-REFR-E.DWG