DO NOT DETACH



Instrument Number: 202601140006154
Recorded Date: 01/14/2026 11:33:22 AM



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 (Box):
EMH & T BOX

Box

Transaction Number: T20260003440
Document Type: PLAT
Document Page Count: 3

Submitted By (Walk-In):
EMH & T: RECORDINGS ONLY

Walk-In

Developer:
PULTE HOMES OF OHIO LLC

Plat:
SUGAR FARMS SEC 8

Fees:	
Plat Recording Fee:	$259.20
Total Fees:	$259.20
Amount Paid:	$259.20
Amount Due:	$0.00

Instrument Number: 202601140006154
Volume/Page: PB 132 780
Recorded Date: 01/14/2026 11:33:22 AM

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.

SUGAR FARMS SECTION 8

Situated in the State of Ohio, County of Franklin, City of Columbus, and in Virginia Military Survey Number 6542, containing 21.161 acres of land, more or less, said 21.161 acres being part of that tract of land conveyed to **PULTE HOMES OF OHIO LLC** by deed of record in Instrument Number 202106170106556, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC,** a Michigan limited liability company, by **MATHEW 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 **"SUGAR FARMS SECTION 8"**, a subdivision containing Lots numbered 447 to 493, both inclusive, and areas designated as Reserves "W" and "X", does hereby accept this plat of same and dedicates to public use, as such, all of Fragola Drive and Pesca Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement", "Drainage Easement" or "Stormwater Control Practice 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 Columbus, Division of Sewerage and Drainage. Within those areas designated as "Stormwater Control Practice Easement" on this plat, an additional easement is hereby reserved for the purpose as described in, and in compliance with, the Post-construction Stormwater Control Practices, Inspection and Maintenance Agreement recorded in Instrument Number 202601120009703. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Areas designated as Stormwater Control Practice (SCP) Easements are hereby granted to the **CITY OF COLUMBUS, OHIO**, for the purposes of providing easement rights in, over, under, across and through the real property including the right of reasonable access thereto, **but without any obligation whatsoever,** to access, reconstruct, replace, remove, repair, maintain, control, and operate water and sewer drainage facilities, including but not limited to drainage tiles, pipes, ditches, channels, culverts, sewer utility lines, temporary sediment settling ponds and sediment traps, detention and retention facilities, post-construction stormwater control practices, and their appurtenances ("Improvement"), for accepting, transporting, detaining, and releasing water courses.

The Owner shall be solely responsible for maintaining the Improvement in strict compliance with the approved and executed Post-Construction Stormwater Control Practices Inspection and Maintenance Agreement, on file with the Department of Public Utilities, and all storm water inspection, operation and maintenance responsibilities provided in the agreement, including, but not limited to, keeping all inlets and outlets free and clear of debris, repairing any damaged structures, maintaining sediment accumulation in any detention basin(s), temporary sediment settling ponds and post-construction stormwater control practices, repairing undercut or eroded areas, maintaining any hardscape surfaces, lawn care maintenance, and repairing any damaged landscape areas.

In the event the Improvement includes, or is located within a parking lot as approved by Grantee in the above-referenced Plan File Number, which will serve as a detention/retention improvement, Grantor may install standard or typical parking lot features as shown on the approved above-referenced Plan File Number at Grantor's sole risk and Grantee and Grantee's employees, agents, representatives, and contractors shall not be liable for any damage or destruction of such parking lot features during Grantee's good faith exercise of Grantee's rights in this Easement.

The City shall have the right, at any time, to inspect the Improvement, including the detention basin, temporary sediment settling ponds and post-construction practices, to ascertain whether the Improvement and appurtenant facilities are functioning in accordance with any approved plans, the Post-Construction Stormwater Control Practices Inspection and Maintenance Agreement, requirements of the then-current City of Columbus Stormwater Drainage Manual and generally accepted engineering standards. In the event the Improvement is not constructed in accordance with approved plans, the Owner upon notice from the City, or otherwise, shall complete construction of the Improvement in a timely manner. The Owner shall use all commercially reasonable efforts to timely complete construction of the Improvement, but except for events of force majeure, under no circumstances shall the time exceed ninety (90) days unless otherwise agreed in writing by the City. If the property owner fails to diligently complete the construction of the Improvement, City shall have the right, **but no obligation whatsoever**, to enter upon the property and perform the construction. In the event the City performs such construction as provided herein, the Owner shall fully and immediately reimburse City for any costs incurred by City and City shall have the right to call upon any Stormwater Control Practice Construction Bond agreement.

In the event the Improvement is not functioning properly and requires repair, Owner upon notice from the City, or otherwise, shall commence such repairs as needed in a timely manner. The Owner shall use all commercially reasonable efforts to timely perform the repairs, but except for events of force majeure, under no circumstances shall the time exceed ninety (90) days unless otherwise agreed in writing by the City. If Owner fails to maintain and diligently complete repairs to the Improvement, City shall have the right, **but no obligation whatsoever**, to enter upon the property and perform the repair. In the event the City performs such repair as provided herein, Owner shall fully and immediately reimburse City for the actual cost of the repair upon receipt of an invoice itemizing the cost. In the event the Owner fails to pay said costs to City within thirty (30) days of demand by City, Owner shall also be responsible for all additional costs incurred by City in collecting said reimbursement, including, but not limited to, interest at the highest rate allowed by law, all court fees and costs, and attorney's fees and/or may be subject to assessment.

Upon the City's entry into the SCP Easement area to exercise any of its rights, City will restore the easement area to its former condition as is reasonably practicable, but subject to the completion of the Improvement contemplated herein. Owner understands and agrees any restoration of Owner's property is specifically limited to reasonably restoring the grade and surface to their former condition, except utility service lines, asphalt-paved parking areas, and sidewalks that do not, in any manner, impair or interfere with the Improvements or City's rights, will be restored. City's restoration will not include repair, replacement, or compensation of or for any improvements, including but not limited to, fences, trees, vegetation, and/or landscaping.

Owner shall forever indemnify and hold harmless the City and all of its agents, employees and representatives from and against all claims, damages, losses, suits, and actions, including attorney's fees, arising or resulting, in any manner, from Owner, its successors and assigns, actions or inactions associated in any manner with the use of the improvement.

In Witness Whereof, **MATTHEW J. CALLAHAN,** Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC,** has hereunto set his hand this 29th day of October, 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 29th 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 this 3rd day of November, 2025.
Scott D. Messer / ASB
Director, Department of Building and Zoning Services, Columbus, Ohio

Approved this 3rd day of November, 2025.
City Engineer/Administrator, Division of Design and Construction, Columbus, Ohio

Approved this 4th day of November 2025.
Kelly B. Scooco
Director, Department of Public Service, Columbus, Ohio

Approved and accepted this 24th day of November, 2025, by Ordinance No. 3130-2025 wherein all of Fragola Drive and Pesca Drive shown dedicated hereon are accepted as such by the Council for the City of Columbus, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal the 1st day of December 2025
City Clerk, Columbus, Ohio

Transferred this 14th day of Jan, 2026.
Auditor, Franklin County, Ohio

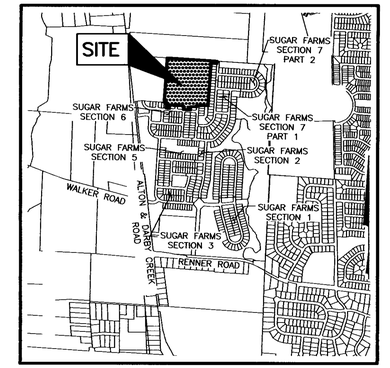
Deputy Auditor, Franklin County, Ohio

Filed for record this 14th day of January, 2026 at 11:33 AM. Fee $ 259.20
Daniel O'Connor Jr
Recorder, Franklin County, Ohio

File No. 202601140006154

Recorded this 14th day of January, 2026.
Ryan Latina
Deputy Recorder, Franklin County, Ohio

Plat Book 132, Pages 780-782



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, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK154 and FCGS 5268. The portion of the centerline of Alton & Darby Creek Road, having a bearing of North 06° 29' 44" West 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 Recorder's Office, Franklin County, Ohio.

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 in the public street centerline, are to be 8-inch long mag spikes. Mag spikes are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement, and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, 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)

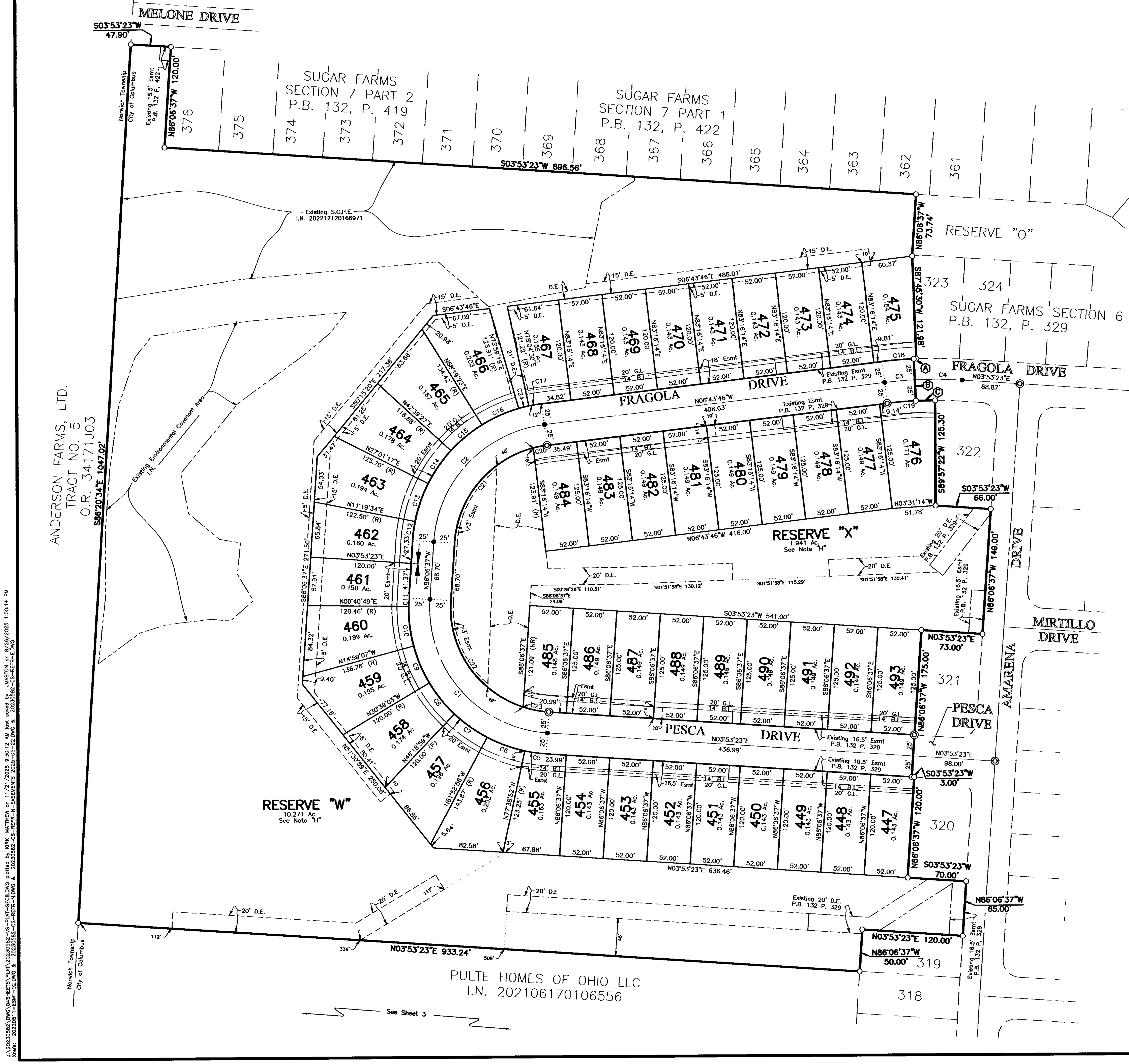
STATE OF OHIO
MATTHEW A. KIRK
S-7865
REGISTERED PROFESSIONAL SURVEYOR

By Matthew A. Kirk
Professional Surveyor No. 7865

29 OCT 25
Date

J:\20230582\DWG\SHEETS\PLAT\20230582-VS-PLAT-SEC8.DWG plotted by MASTON, JOHN on 5/27/2025 1:04:24 PM last saved by JMASTON on 5/27/2025 12:38:14 PM
Xref: 20220511-ESMT-02.DWG & 20230582-CS-REFR-N.DWG & 20230582-CS-REFR-N-EASEMENTS 2025-05-22.DWG

SUGAR FARMS SECTION 8



Ⓐ Δ=0°20'39" R=525.00'
Arc=3.15'
ChBrg=N02°25'13"W
Ch=3.15'

Ⓑ S87°24'28"W
50.00'

Ⓒ Δ=2°46'22" R=475.00'
Arc=22.99'
ChBrg=S01°12'21"E
Ch=22.99'

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	90°00'00"	150.00'	235.62'	N 48°53'23" E	212.13'
C2	79°22'51"	150.00'	207.82'	N 46°25'12" W	191.59'
C3	4°08'14"	500.00'	36.10'	N 04°39'39" W	36.10'
C4	6°28'55"	500.00'	56.57'	N 00°38'55" E	56.54'
C5	8°27'45"	175.00'	25.85'	S 08°07'16" W	25.82'
C6	15°39'56"	175.00'	47.85'	S 20°11'06" W	47.70'
C7	15°39'56"	175.00'	47.85'	S 35°51'02" W	47.70'
C8	15°39'56"	175.00'	47.85'	S 51°30'59" W	47.70'
C9	15°39'56"	175.00'	47.85'	S 67°10'55" W	47.70'
C10	15°39'56"	175.00'	47.85'	S 82°50'51" W	47.70'
C11	3°12'34"	175.00'	9.80'	N 87°42'54" W	9.80'
C12	7°26'11"	175.00'	22.71'	N 82°23'31" W	22.70'
C13	15°39'46"	175.00'	47.84'	N 70°50'32" W	47.69'
C14	15°40'06"	175.00'	47.86'	N 55°10'36" W	47.71'
C15	15°39'56"	175.00'	47.85'	N 39°30'35" W	47.70'
C16	15°39'56"	175.00'	47.85'	N 23°50'39" W	47.70'
C17	5°11'43"	175.00'	15.87'	N 09°19'38" W	15.86'
C18	4°28'53"	525.00'	41.06'	N 04°29'20" W	41.05'
C19	6°54'36"	475.00'	57.29'	N 03°16'28" W	57.25'
C20	7°35'21"	125.00'	16.56'	N 10°31'27" W	16.54'
C21	71°47'30"	125.00'	156.62'	N 50°12'52" W	146.58'
C22	75°38'16"	125.00'	165.02'	S 56°04'15" W	153.29'
C23	14°21'44"	125.00'	31.33'	S 11°04'15" W	31.25'
C24	4°05'12"	175.00'	12.48'	N 13°58'05" W	12.48'
C25	76°05'55"	175.00'	232.43'	N 41°55'50" E	215.72'

NOTE "A" - AGRICULTURAL RECOUPMENT: Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees that grantor will indemnify the City of Columbus 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 "B": No determination has been made by the Development Department, Building Services Division, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the final plat of Sugar Farms Section 8 does not imply any approval for the development of the site as it may pertain to Wetlands.

NOTE "C": At the time of platting, Sugar Farms Section 8 is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, Community-Panel Number 39049C0281K, for Franklin County, Ohio and incorporated areas, with an effective date of June 17, 2008.

NOTE "D" - DEPRESSED DRIVEWAYS: The pavement and storm sewer plan together with the master grading plan for Sugar Farms Section 8 show a design that would prohibit all of the lots in Sugar Farms Section 8 from having a depressed driveway according to Columbus City Code Section 4123.43 unless otherwise approved by the Columbus Building Inspector.

NOTE "E": At the time of platting, the land indicated hereon is subject to requirements of City of Columbus Zoning Ordinance 1685-0020, passed December 16, 2020 (Z18-058). This ordinance, and any amendments thereto, passed subsequent to acceptance of this plat, should be reviewed to determine the then current, applicable use and development limitations or requirements. This notice is solely for the purpose of notifying the public of the existence, at the time of platting, of zoning regulations applicable to this property. This notice shall not be interpreted as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, and is for informational purposes only.

NOTE "F" - ACREAGE BREAKDOWN:

Total acreage:	21.161 Ac.
Acreage in rights-of-way:	1.600 Ac.
Acreage in Reserves	12.212 Ac.
Acreage in remaining lots:	7.349 Ac.

NOTE "G" - ACREAGE BREAKDOWN: Sugar Farms Section 3 is out of the following Franklin County Parcel Number:

203-299511	21.161 Ac.

NOTE "H" - RESERVES: Reserves, 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 Sugar Farms subdivisions for the purpose of open space, and stormwater management.

NOTE "I": 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 Sugar Farms Section 8 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.

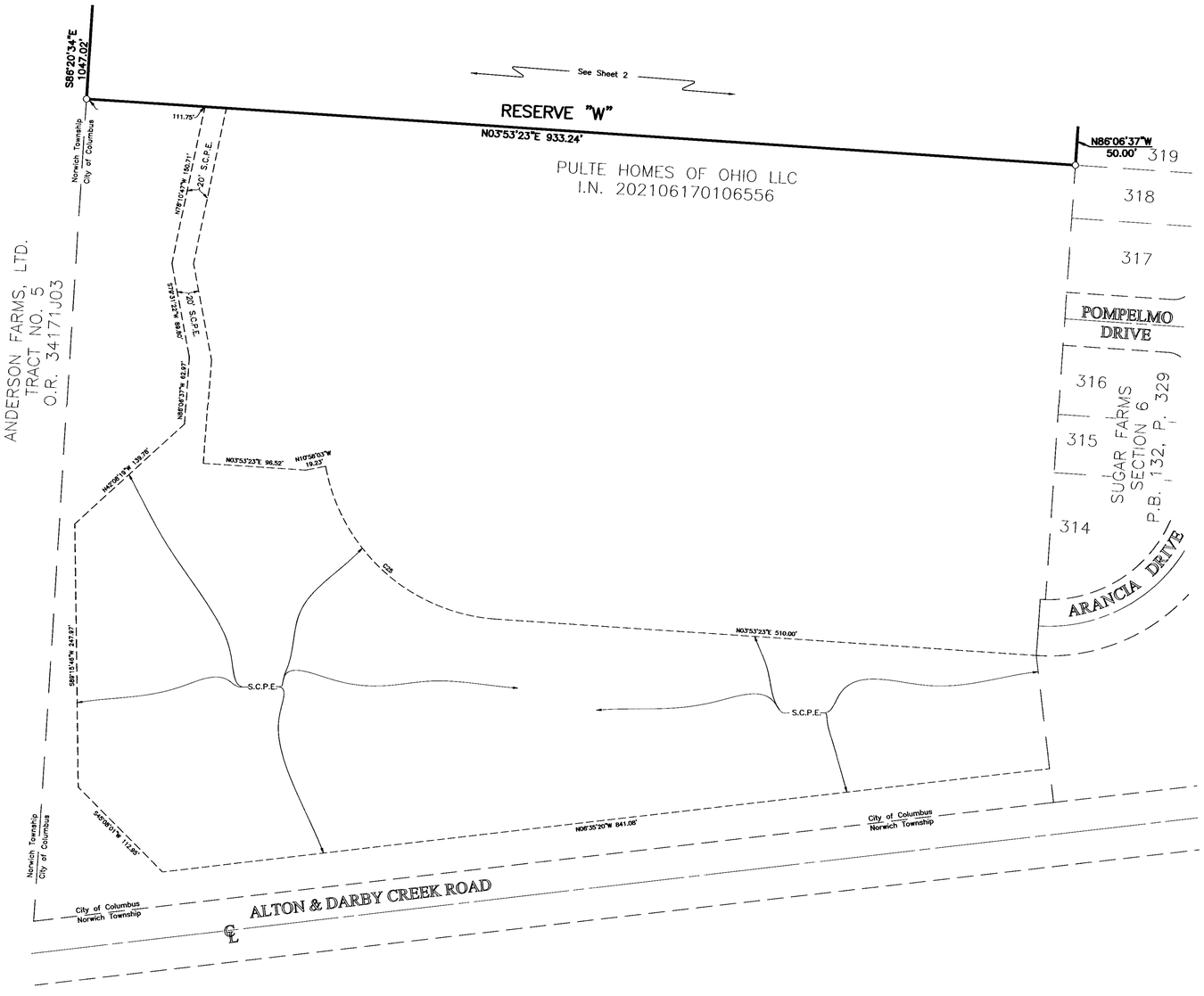
Legend

B.L. = Building Line
G.L. = Garage Line
D.E. = Drainage Easement
Esmt = Easement
(R) = Radial to Centerline
(NR) = Not Radial to Centerline
S.C.P.E. = Stormwater Control Practice Easement

SCALE: 1" = 60'

GRAPHIC SCALE (in feet)

SUGAR FARMS SECTION 8



Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

Legend

B.L.	= Building Line
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(R)	= Radial to Centerline
(NR)	= Not Radial to Centerline
S.C.P.E.	= Stormwater Control Practice Easement

SCALE: 1" = 60'

60 50 40 30 20 10 0 30 60 120

GRAPHIC SCALE (in feet)

J:\20230582\DWG\SHEETS\PLAT\20230582-VS-PLAT-SEC8.DWG plotted by MASTON, JOHN on 12/11/2025 8:23:4 AM last saved by vkirk on 11/21/2025 9:30:51 AM
Xrefs: 20220511-ESMT-02.DWG & 20230582-CS-REFR-N.DWG & 20230582-CS-REFR-L.DWG & J:\EASEMENTS 2023-05-22.DWG & 20230582-CS-REFR-E.DWG