

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN, TOWNSHIP 4, RANGE 18, SECTION 3, FARM LOT 15, UNITED STATES MILITARY LANDS, CONTAINING 21.152 ACRES OF LAND, MORE OR LESS, BEING ALL OF THAT 21.152 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD _____, PAGE _____.

THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "EVANS FARM ARROWHEAD, SECTION 1", A SUBDIVISION CONTAINING LOTS NUMBERED 3988-4050, AND LOTS 4051-4055 (RESERVES) AND DOES HEREBY ACCEP THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF APATE CIRCLE, DEMETER DRIVE, HERA BOULEVARD, MCNAMARA PLACE, AND WEYANT STREET.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.), "SANITARY EASEMENT" (SAN. ESMT.) OR, "UTILITY EASEMENT" (UTIL. ESMT.). EASEMENTS DESIGNATED AS "DRAINAGE EASEMENT" OR "UTILITY EASEMENT" 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, OPERATIONS, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. SEE PAGE 2 FOR ADDITIONAL EASEMENT NOTES.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, MANAGING MEMBER HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 21 DAY OF Oct. 2025.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: [Signature]
WITNESS
[Signature]
WITNESS

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY
[Signature]
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

STATE OF OHIO
COUNTY OF: FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Matthew J. Callahan, OF PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF EVANS FARM ARROWHEAD, SECTION 1 FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

21 DAY OF October, 2025



MY COMMISSION EXPIRES 7.7.26

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN AN ORIGINAL 40.111 ACRE TRACT OF LAND CONVEYED TO BAVELIS ZENIOS DEVELOPMENT, LLC, OF RECORD IN OFFICIAL RECORD _____, PAGE _____ ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, Richard Toule, Agent for, OF BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 21st DAY OF October, 20 25.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

[Signature]
WITNESS
Kathleen S. Griffin
WITNESS

BAVELIS ZENIOS DEVELOPMENT, LLC,
AN OHIO LIMITED LIABILITY COMPANY

[Signature]
Richard Toule

STATE OF Ohio
COUNTY OF Delaware:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Richard Toule, Agent of SAID BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF BAVELIS ZENIOS DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

22nd DAY OF October, 20 25



Kathleen S. Griffin
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

MY COMMISSION EXPIRES Kathleen S. Griffin

EVANS FARM ARROWHEAD, SECTION 1

STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF BERLIN,
TOWNSHIP 4, RANGE 18, SECTION 3, FARM LOT 15 UNITED STATES MILITARY LANDS

APPROVED THIS 22 DAY OF Oct, 2025

BERLIN TOWNSHIP ZONING INSPECTOR

APPROVED THIS 23 DAY OF Oct, 2025

DEL-CO WATER CO., INC.

APPROVED THIS ____ DAY OF ____, 2025

DELAWARE COUNTY SANITARY ENGINEER

APPROVED THIS ____ DAY OF ____, 2025

DELAWARE COUNTY ENGINEER

APPROVED THIS ____ DAY OF ____, 2025

DIRECTOR, DELAWARE COUNTY
REGIONAL PLANNING COMMISSION

THIS ____ DAY OF ____, 2025
RIGHTS - OF WAY FOR PUBLIC STREETS AND ROADS DEDICATED TO PUBLIC USE ARE HEREBY APPROVED FOR THE COUNTY OF DELAWARE. STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHT-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND/OR MAINTENANCE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND STREETS ARE FORMALLY ACCEPTED BY DELAWARE COUNTY.

DELAWARE COUNTY COMMISSIONERS

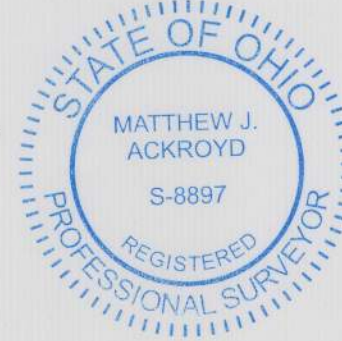
TRANSFERRED THIS ____ DAY OF ____, 2025

AUDITOR DELAWARE COUNTY, OHIO

RECORDED THIS ____ DAY OF ____, 2025
AT ____ A.M./P.M.
IN BOOK ____ PAGE(S) ____;
PLAT CABINET ____, SLIDE ____, FEE \$ ____

RECORDER, DELAWARE COUNTY, OHIO

DRAINAGE MAINTENANCE PETITION RECORD IN THE
DELAWARE COUNTY COMMISSIONER'S JOURNAL
RESOLUTION No. ____, JOURNAL DATE ____



BASIS OF BEARING

BASIS OF BEARINGS ARE DERIVED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), WITH THE CENTERLINE OF PIATT ROAD HAVING A RELATIVE BEARING OF NORTH 3°31'33" EAST.

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 5/8" REBAR WITH A CAP MARKED "CESO INC.". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

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

CERTIFICATION

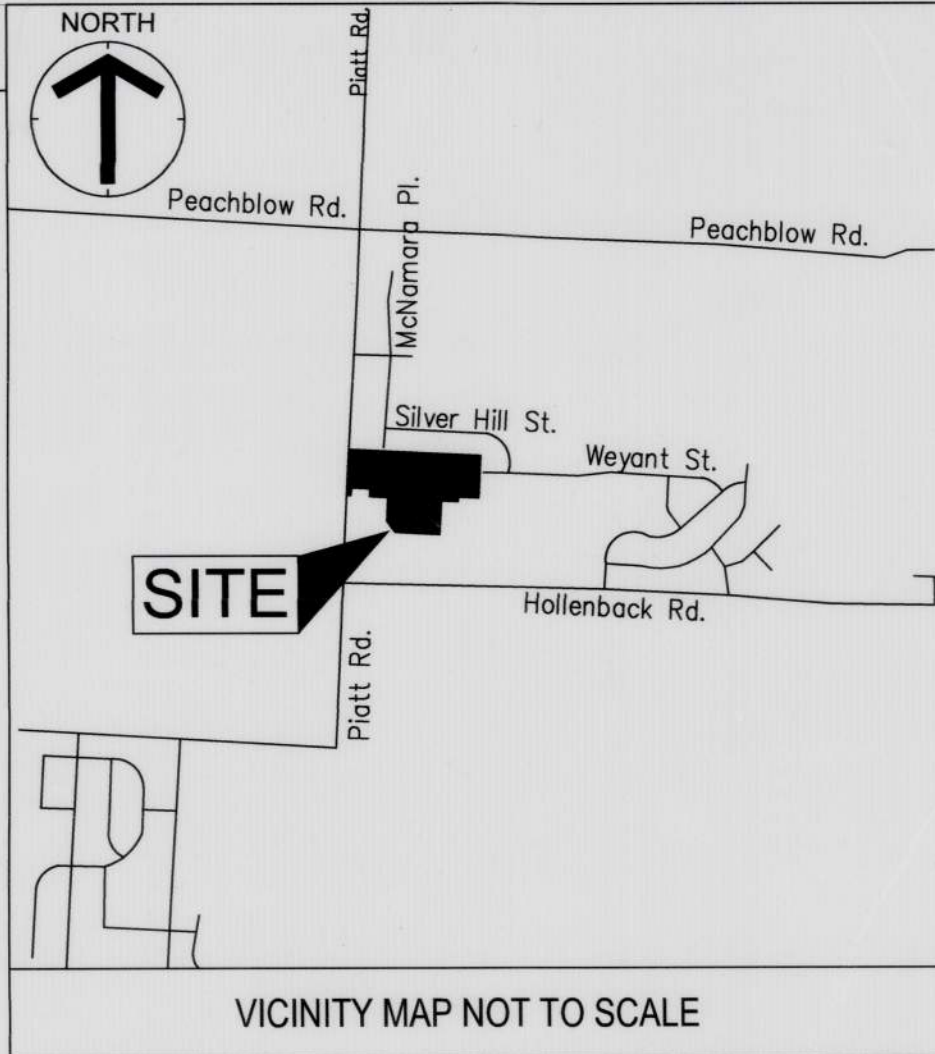
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. PERMANENT MARKERS, MAGNETIC NAILS AND IRON PINS ARE TO BE PLACED AS SHOWN UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENTS OF THIS LAND. FIELD WORK WAS COMPLETED IN MAY 2025.

MATTHEW J. ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

DATE:

Survey Legend

- 5/8" Iron Pin Set w/cap CESO, Inc
- ⊙ Monument Found as Described
- △ Mag Nail Set
- ♂ Mag Nail Found
- ♂ Cotton Gin Spike Found
- Permanent Marker Set (1"x30" Rebar W/ Aluminum CESO, Inc Cap)



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

EVANS FARM ARROWHEAD, SECTION 1

State of Ohio, County of Delaware, Township of Berlin,
Township 4, Range 18, Section 3, Farm Lot 15
United States Military Lands

Revisions / Submissions

ID	Description	Date
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Project Number: 765273

Scale: N/A

Drawn By: CCR

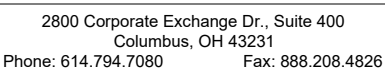
Checked By: SJM/ALB

Date: 10/16/2025

Issue:

Drawing Title:

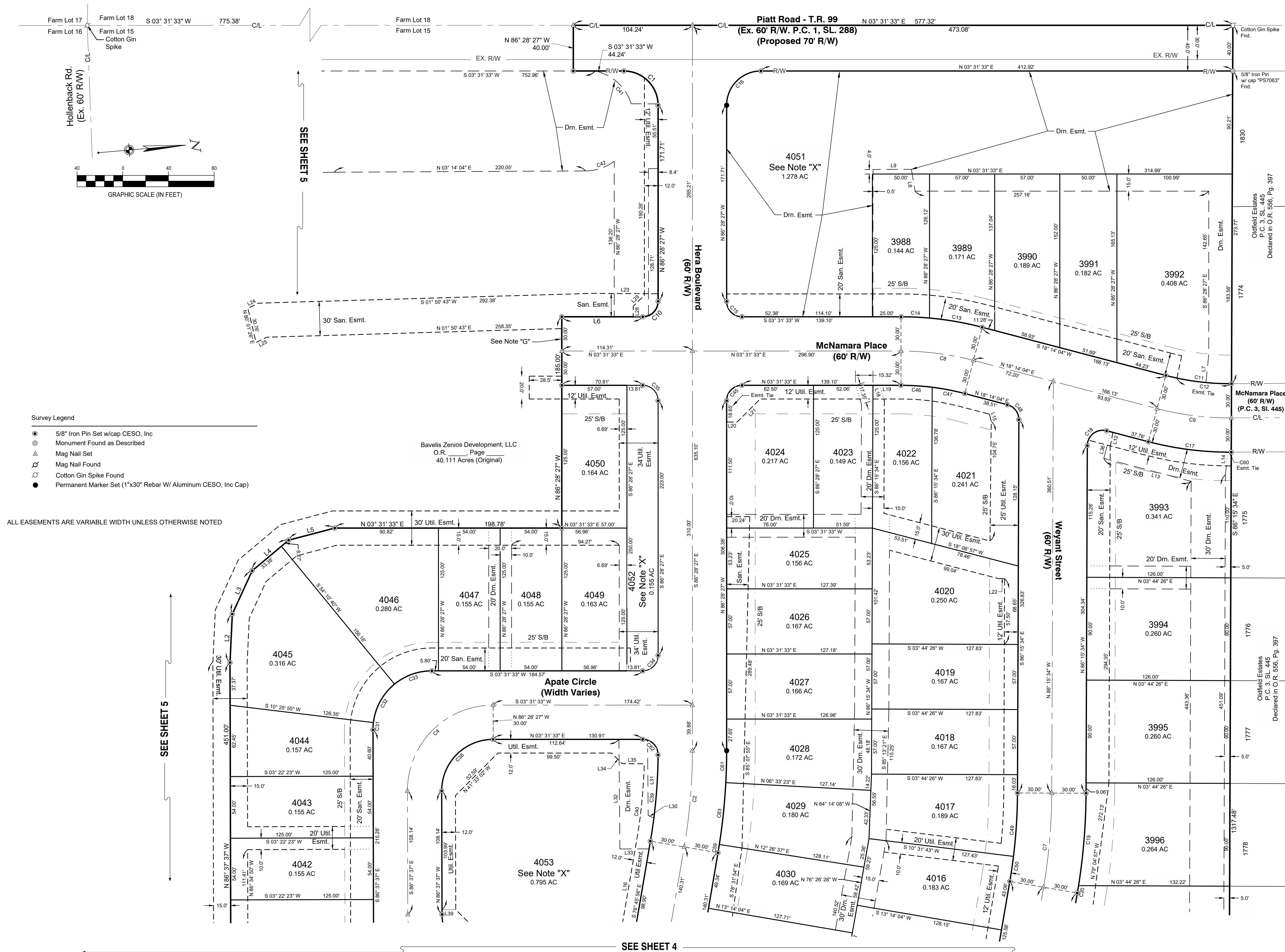
PLAT



State of Ohio, County of Delaware, Township of Berlin,
Township 4, Range 18, Section 3, Farm Lot 15
United States Military Lands

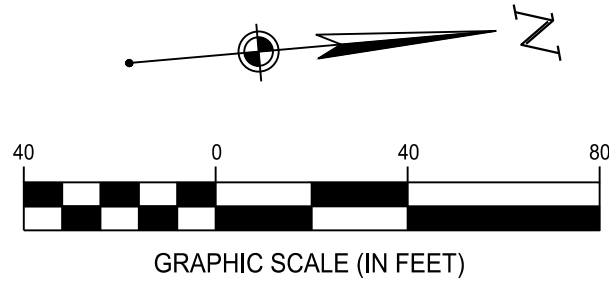
Drawing Title:

3 of 5



Survey Legend

- 5/8" Iron Pin Set w/cap CESO, Inc
- Monument Found as Described
- Mag Nail Set
- Mag Nail Found
- Cotton Gin Spike Found
- Permanent Marker Set (1"x30" Rebar W/ Aluminum CESO, Inc Cap)



ALL EASEMENTS ARE VARIABLE WIDTH UNLESS OTHERWISE NOTED



The Board of Education of the
Olentangy Local School District
D.B. 626, Pg. 735

Oldfield Estates
P.C. 3, SL. 445
Declared in O.R. 556, Pg. 397

Oldfield Estates
P.C. 3, SL. 445
Declared in O.R. 556, Pg. 397

Project Number: 765273
Scale: 1" = 40'
Drawn By: CCR
Checked By: SJM/ALB
Date: 10/24/2025
Issue:

Drawing Title:

PLAT

4 of 5



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.1780 Fax: 888.208.4826

EVANS FARM ARROWHEAD, SECTION 1

State of Ohio, County of Delaware, Township of Berlin,
Township 4, Range 18, Section 3, Farm Lot 15
United States Military Lands

Revisions / Submissions

ID	Description	Date
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State of Ohio, County of Delaware, Township of Berlin,
Township 4, Range 18, Section 3, Farm Lot 15
United States Military Lands

Project Number:	765273
Scale:	1" = 40'
Drawn By:	CCR
Checked By:	SJM/ALB
Date:	10/24/2025
Issue:	

PLAT