



Final Subdivision Plat Application

Delaware County, Ohio

(for unincorporated areas only)

RPC Number 13-24.1.A

Sec. 1 Ph. A Pt.

FINAL PLATS CANNOT BE SUBMITTED UNLESS A DRAFT VERSION HAS BEEN REVIEWED BY DCRPC and other AGENCIES

PROJECT	Del-Webb Northstar Section 1, Phase A	(circle one) <u>Residential</u> Commercial
TOWNSHIP	Kingston	

APPLICANT/ CONTACT	Name Pulte Homes of Ohio, LLC	Phone (614) 376-1018
	Address 475 Metro Place South, Suite 200	E-mail matthew.callahan@pulte.com
	City, State, Zip Dublin, OH 43017	

PROPERTY OWNER	Name Pulte Homes of Ohio, LLC	Phone (614) 376-1018
	Address 2040 Wilson Road	E-mail matthew.callahan@pulte.com
	City, State, Zip Sunbury, OH 43074	

SURVEYOR/ ENGINEER	Name Kevin Kershner	Phone (614) 472-8963
	Address 7965 North High Street, Suite 200	E-mail kevin.kershner@kimley-horn.com
	City, State, Zip Columbus, OH 43235	

DETAILS	Total Lots 63	Buildable lots 60
	Total Acreage 39.617	Open Space Acreage 18.648

SUBMISSION REQUIREMENTS (Sub. Regs. Section 205.01)	Date the Preliminary Plan was approved by RPC (required): <u>10/24/2024</u>
	Date of Draft Plat Review by RPC staff (required): <u>5/14/2024</u>
	Date of Final Engineering Approval by DCEO (required): <u>5/23/2024</u>
	1 (one) Plat signed by subdivider and lien holder, appropriate Zoning, Del-Co, and Health, delivered to the RPC by the deadline.
	1 reduced copy of the Final Plat at 11" x 17".
	PDF of plat, on media or preferably e-mailed to <u>smatlack@co.delaware.oh.us</u>
	For plats including a CAD - 1 copy of CAD Maintenance Agreement
	Fee - \$500 base, then \$110 per build lot, CADs require additional fees; For commercial and multi-family - \$500 base, then \$110 per acre; DCRPC will collect a \$3.00 per buildable lot fee for the Commissioners (Refer to Fee Schedule) \$ <u>7,280.00</u>

7/2/2025

Owner (or agent for owner) and Date

Delaware County Regional Planning Commission, 1610 State Route 521, P.O. Box 8006
Delaware, OH 43015 (740) 833-2260

Effective 01/01/24

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF KINGSTON, FARM LOTS 1, 2, AND 3, QUARTER TOWNSHIPS 3 AND 4, TOWNSHIP 5, RANGE 17, UNITED STATES MILITARY LANDS, BEING 39.460 ACRES OUT OF THAT 69.622 ACRE TRACT OF LAND, AS CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 2133, PAGE 1671, 0.091 ACRES OUT OF THAT ORIGINAL 99.380 ACRE TRACT OF LAND, AS CONVEYED TO NORTHSTAR GOLF LLC, OF RECORD IN OFFICIAL RECORD 879, PAGE 1438, AND 0.066 ACRES OUT OF THAT ORIGINAL 766.886 ACRE TRACT OF LAND AS CONVEYED TO NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 879, PAGE 1476, BEING OF RECORD IN THE 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 LAND ACQUISITION, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "DEL WEBB NORTHSTAR, SECTION 1, PHASE A", A SUBDIVISION CONTAINING LOT NUMBERS 295-334, 429-450, AND 453 AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DOES HEREBY DEDICATE ALISTER STREET, CENTRIC DRIVE, DEL WEBB BOULEVARD, FIRETHORN DRIVE, PAMPAS STREET AND WIREGRASS DRIVE AS SHOWN HEREON TO THE PUBLIC FOREVER.

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

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA AND WITHIN SAID 69.622 ACRE TRACT, SAID 99.380 ACRE TRACT AND SAID 766.886 ACRE TRACT ARE RESERVED FOR THE PURPOSE STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 25 DAY OF June, 2025

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

PULTE HOMES OF OHIO LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

BY: [Signature]
WITNESS

[Signature]
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

WITNESS

STATE OF Franklin
COUNTY OF CHIC

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION 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 SAID PULTE HOMES OF OHIO LLC, A MICHIGAN 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

THIS 25 DAY OF June, 2025

MY COMMISSION EXPIRES 10/12/25 [Signature]



IN WITNESS WHEREOF, Robert J. Jr. PRESIDENT OF NORTHSTAR GOLF LLC HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 25 DAY OF June, 2025

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

NORTHSTAR GOLF LLC

BY: [Signature]
WITNESS

[Signature]
SKIP WEILER, PRESIDENT
Robert J. Jr.

WITNESS

STATE OF Ohio
COUNTY OF Franklin

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert J. Jr. PRESIDENT OF NORTHSTAR GOLF LLC WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID NORTHSTAR GOLF LLC FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

THIS 25 DAY OF June, 2025

MY COMMISSION EXPIRES Feb 11, 2026



IN WITNESS WHEREOF, PAULA SLOAN, VICE PRESIDENT OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 25 DAY OF June, 2025

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC
AN OHIO LIMITED LIABILITY COMPANY

BY: NATIONWIDE REALTY INVESTORS, LTD.,
ITS MEMBER AND MANAGER

BY: [Signature]
WITNESS

[Signature]
PAULA SLOAN, VICE PRESIDENT

WITNESS

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAULA SLOAN, VICE PRESIDENT OF NORTHSTAR RESIDENTIAL 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 SAID NORTHSTAR RESIDENTIAL 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

THIS 25 DAY OF June, 2025

MY COMMISSION EXPIRES [Signature]



JANICE L. GRESKO
Notary Public, State of Ohio
My Commission Expires No Expiration
Section 147.03 B.C.

DEL WEBB NORTHSTAR SECTION 1, PHASE A

State of Ohio, County of Delaware, Township of Kingston,
Farm Lots 1, 2, and 3, Quarter Townships 3,
and Farm Lot 1, Quarter Township 4, Township 5, Range 17
United States Military Lands

APPROVED THIS 26 DAY OF June, 2025

[Signature]
KINGSTON TWP., ZONING INSPECTOR

APPROVED THIS 01 DAY OF June, 2025

[Signature]
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

APPROVED THIS ____ DAY OF ____ 2025

DELAWARE COUNTY COMMISSIONERS

RIGHTS-OF-WAY FOR PUBLIC DRIVES HEREIN 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.

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 \$ ____

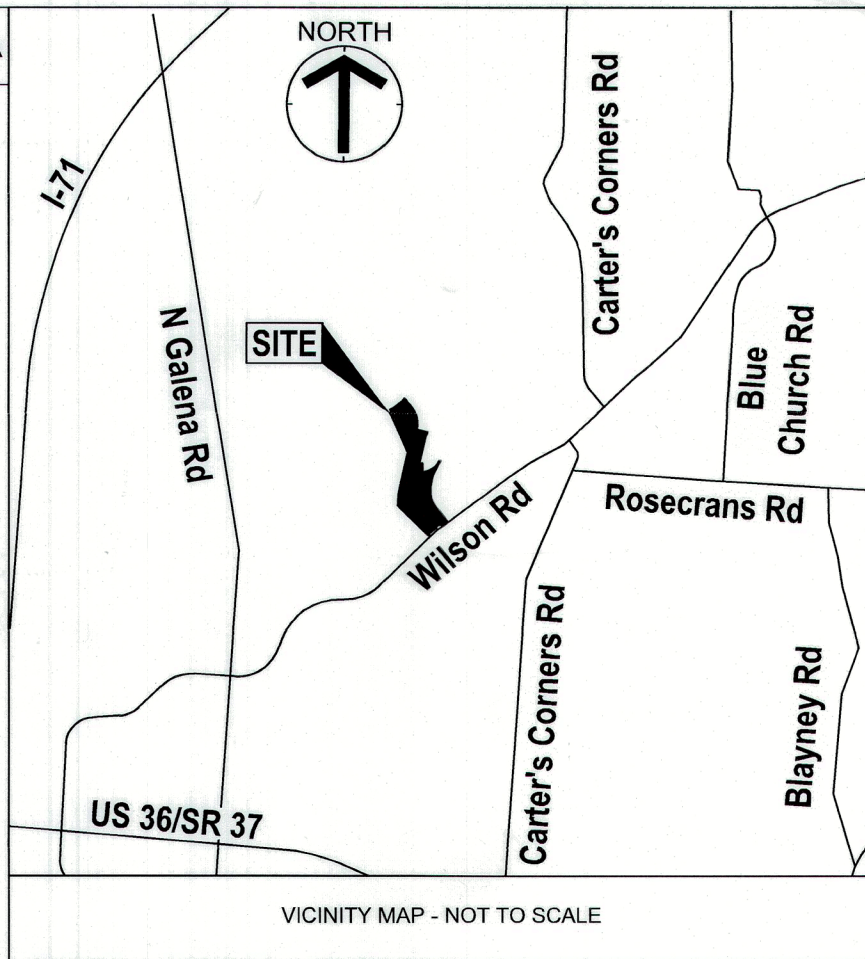
DRAINAGE MAINTENANCE PETITION RECORDED IN THE
DELAWARE COUNTY COMMISSIONERS JOURNAL,

RESOLUTION NO. _____

JOURNAL DATE _____

RECORDER, DELAWARE COUNTY OHIO

RPC NUMBER: 13-24.1.A



BASIS OF BEARING

THE BASIS OF BEARING IS OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (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 5/8" 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.

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 CURVE(S) 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 NOVEMBER, 2024.



[Signature] 6/25/25
SURVEYED AND PLATTED BY: CESO INC
MATTHEW ACKROYD, P.S.
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

DATE:

CESO IRON PIN LEGEND

- IRON PIN FOUND (5/8" REBAR W/ CESO INC CAP UNLESS OTHERWISE NOTED)
- ▲ MAG NAIL FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
- ▲ MAG NAIL SET
- 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: 688.208.4826

DEL WEBB NORTHSTAR SECTION 1, PHASE A

State of Ohio, County of Delaware, Township of Kingston,
Farm Lots 1, 2, and 3, Quarter Townships 3, and Farm Lot 1, Quarter Township 4,
Township 5, Range 17, United States Military Lands

Revisions / Submissions

ID	Description	Date
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© 2025 CESO, INC.

Project Number:	764475
Scale:	N/A
Drawn By:	VLM
Checked By:	ALB/BM
Date:	6/25/2025
Issue:	N/A

Drawing Title:

Plat

NOTE "A": NOTICE IS HEREBY GIVEN TO ANY BUYER OF THE LOTS DELINEATED UPON THIS PLAT, THAT ON FILE WITH THE BUILDING DEPARTMENT OF DELAWARE COUNTY, ARE SITE IMPROVEMENTS PLANS FOR THE DEVELOPMENT OF SAID LOTS SHOWING PROPOSED LOT DRAINAGE, PROPOSED GROUND ELEVATION AT HOUSE AND/OR LOT GRADING PLANS. THESE PLANS, AS APPROVED BY THE GOVERNMENTAL AGENCIES, ARE CONSIDERED PART OF THE APPROVAL OF THIS SUBDIVISION AND ARE TO BE INCORPORATED INTO THE FINAL PLOT PLAN REQUIRED WITH THE BUILDING PERMIT.

NOTE "B": ZONING SETBACKS REFLECT CURRENT ZONING STANDARDS AT THE TIME OF THE ZONING INSPECTOR'S SIGNATURE OF THE FINAL PLAT AND ARE NOT SUBDIVISION PLAT RESTRICTIONS. KINGSTON TOWNSHIP ZONING CODE FOR "PLANNED RESIDENTIAL DISTRICT", IN EFFECT AT TIME OF PLATTING OF "DEL WEBB NORTHSTAR, SECTION 1, PHASE A". SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION: PRD
FRONT SETBACK: 25' MINIMUM
SIDE SETBACK: 6'
DRIVEWAY SIDE YARD SETBACK: 3'
REAR SETBACK: 15'

NOTE "C": ACREAGE BREAKDOWN

ACREAGE IN RIGHT-OF-WAY: 9.766 ACRES
ACREAGE IN LOTS 295-334 AND 429-448 (60 BUILDABLE): 11.203 ACRES
ACREAGE IN LOTS 449, 450 AND 453 (OPEN SPACE - 3 NON-BUILDABLE): 18.648 ACRES
TOTAL ACREAGE: 39.617 ACRES

ACREAGE IN PID 51740001131008 39.460 ACRES
ACREAGE IN PID 51740001131000 0.066 ACRES
ACREAGE IN PID 51730001159000 0.091 ACRES
TOTAL ACREAGE: 39.617 ACRES

ACREAGE IN FARM LOT 1, QUARTER TOWNSHIP 4: 0.035 ACRES
ACREAGE IN FARM LOT 1, QUARTER TOWNSHIP 3: 16.040 ACRES
ACREAGE IN FARM LOT 2, QUARTER TOWNSHIP 3: 20.249 ACRES
ACREAGE IN FARM LOT 3, QUARTER TOWNSHIP 3: 3.293 ACRES
TOTAL ACREAGE: 39.617 ACRES

NOTE "D": 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" 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.

NOTE "E": ON FILE WITH COUNTY ENGINEERING, BUILDING, HEALTH AND PLATTING AUTHORITIES ARE PLANS INDICATING THE NATURE AND LOCATION OF VARIOUS SUBDIVISION IMPROVEMENTS.

NOTE "F": BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

NOTE "G": AT THE TIME OF PLATTING AS "DEL WEBB NORTHSTAR, SECTION 1, PHASE A", LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON COMMUNITY PANEL NO. 39041C0142K (DATED APRIL 16, 2009).

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 DESIRED ABOUT SUBDIVISION PLAT OF "DEL WEBB NORTHSTAR, SECTION 1, PHASE A" 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 "I": WITHIN THOSE AREAS OF LAND DESIGNATED "DRAINAGE EASEMENT", AN EASEMENT IS HEREBY RESERVED FOR MAINTAINING STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES ALONG WITH GRANTING DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS THE RIGHT OF INGRESS AND EGRESS FROM THE PUBLIC RIGHT-OF-WAY TO THE DRAINAGE EASEMENT AS DEFINED ABOVE, PURSUANT TO ORC SECTION 6137, DELAWARE COUNTY, ITS SUCCESSORS OR ASSIGNS, SHALL TAKE CORRECTIVE MEASURES OR REPAIRS TO RESTORE THE CULVERT AND/OR WATER COURSE, IF NECESSARY, INCLUDING THOSE ACTIONS CAUSED BY AN EMERGENCY SITUATION. THE COST ASSOCIATED WITH THESE CORRECTIVE MEASURES SHALL BE ASSESSED TO THE OWNER(S).

NOTE "J" FOR ANY EASEMENT SHOWN ON THIS PLAT THAT CONTAINS A STORM SEWER, CULVERT, OVER LAND OPEN DITCH FLOOD ROUTE, DETENTION BASIN, RETENTION BASIN AND/OR OTHER STORM WATER STRUCTURE (HEREIN REFERRED TO AS STORM SEWER), THE STORM SEWER RIGHTS ARE SENIOR TO THE RIGHTS OF ANY OTHER PUBLIC OR PRIVATE UTILITY OR INTEREST UTILIZING THE EASEMENT, EXCEPT FOR OVERLAP AREAS WITH A "SANITARY EASEMENT". ANY COSTS ASSOCIATED WITH THE DAMAGE, REPAIR, REPLACEMENT OR RELOCATION OF ANY BURIED OR ABOVE GROUND FACILITY OR STRUCTURE THAT IS NECESSARY TO ALLOW THE MAINTENANCE, REPAIR OR REPLACEMENT OF THE STORM SEWER SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID UTILITY, FACILITY OR STRUCTURE. WHEN MAINTENANCE, REPAIR OR REPLACEMENT OF A STORM SEWER CAUSES THE REMOVAL OF ANY TREES, PLANTINGS, LANDSCAPING, FENCE, DRIVEWAY OR ANY OTHER FEATURE LOCATED WITHIN THE EASEMENT, 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 "K": 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

NOTE "L": ANY LANDSCAPE FEATURES, SUCH AS TREES, FENCES, RETAINING WALLS, ETC. IN DRAINAGE EASEMENTS SHALL BE REVIEWED BY THE DELAWARE SOIL AND WATER CONSERVATION DISTRICT (DSWCD) AND THE DELAWARE COUNTY ENGINEER'S OFFICE (DCEO) PRIOR TO INSTALLATION. THE DSWCD AND DCEO WILL REVIEW THE PROPOSED IMPROVEMENTS TO ASSURE THAT THE IMPROVEMENTS WILL NOT INTERFERE WITH THE STORM WATER CONTROL FACILITIES.

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 ANY DRAINAGE EASEMENTS UNLESS SAID STRUCTURE IS APPROVED IN WRITING BY THE DELAWARE COUNTY ENGINEER'S OFFICE.

NOTE "N": EASEMENTS DESIGNATED AS "SANITARY EASEMENT" 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 "O": ALL EASEMENTS AND RESERVES THAT OVERLAP OR COVER ALL OR PORTIONS OF A "SANITARY EASEMENT" SHALL BE SUBJECT TO THE PROVISIONS OF THE "SANITARY EASEMENT" 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 "P": 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 "Q": 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 "R": 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 "S": 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 "T": 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 "U": 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 "V": 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 "W": LOTS 449, 450 AND 453 AS DESIGNATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORMWATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS OF DEL WEBB NORTHSTAR.

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

NOTE "Y" DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD DRAINAGE EASEMENT.

NOTE "Z" ALL RESERVE/OPEN SPACES DELINEATED ON THIS PLAT SHALL BE ACCESSIBLE TO DELAWARE COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE MAINTENANCE PURPOSES.

NOTE "AA" PER THE APPROVED FINAL DEVELOPMENT PLAN & TEXT, A NO-BUILD ZONE SHALL COVER THE REAR 15' OF ALL LOTS WITHIN SUB-AREA B THEREIN AND ALL BUILDABLE LOTS SHOWN HEREON. A NO-BUILD ZONE SHALL REMAIN FREE OF ANY STRUCTURE INCLUDING, BUT NOT LIMITED TO, DRIVES, WALKS, AT GRADE PATIOS (WITH OR WITHOUT WALLS), BUILDINGS, SHEDS, FENCES, DECKS, POOL, HOT TUBS, SWINGS, PLAY STRUCTURES, ETC. LANDSCAPING MAY BE PERMITTED IN NO-BUILD ZONES WITH MASTER DEVELOPER (NORTHSTAR RESIDENTIAL DEVELOPMENT LLC) APPROVAL. THE FOREGOING SHALL NOT PROHIBIT THE INSTALLATION OF UTILITY LINES AND STRUCTURES NECESSARY TO SERVE THE SUBDIVISION.

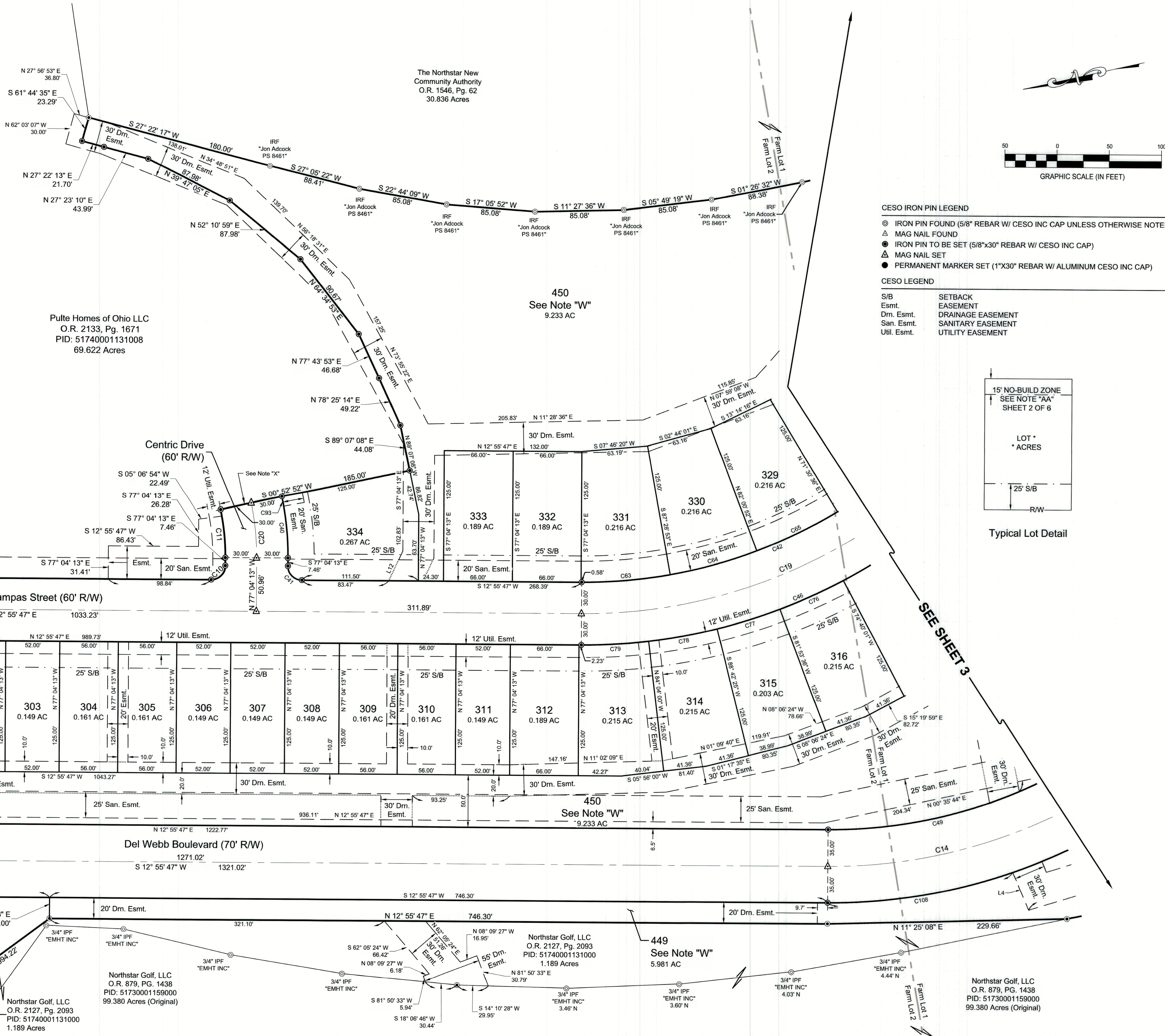
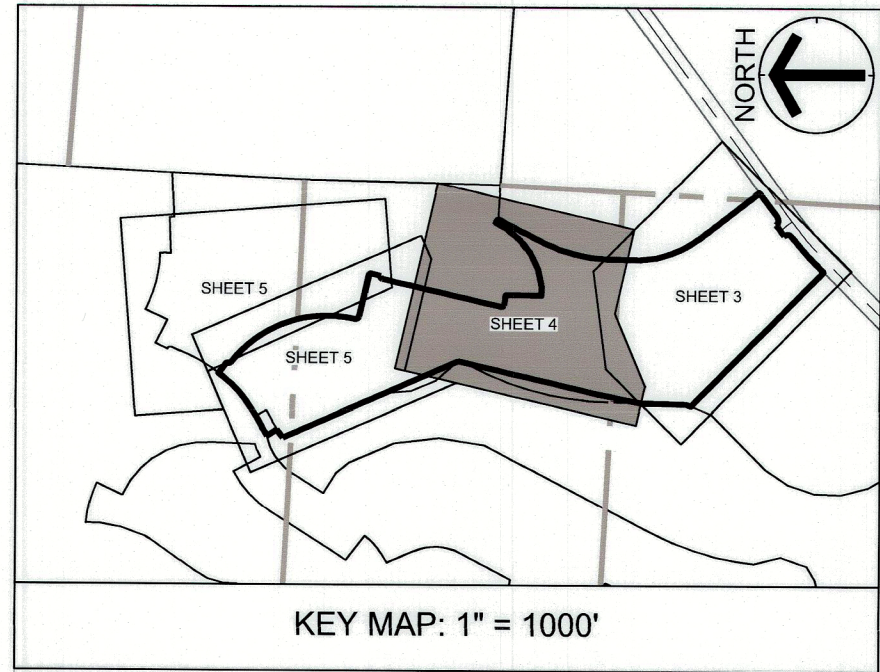
NOTE "BB" A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED UNTO NORTHSTAR GOLF LLC, AN OHIO LIMITED LIABILITY COMPANY, IN, THROUGH, OVER, AND UNDER THE AREAS DESIGNATED HEREON AS "IRRIGATION EASEMENT", FOR THE PURPOSES OF CONSTRUCTING, INSTALLING, USING AND MAINTAINING CERTAIN IRRIGATION SYSTEM IMPROVEMENTS BENEFITTING THE ADJACENT GOLF COURSE. THE OWNER OF THE IRRIGATION EASEMENT AREA RETAINS THE RIGHT TO CONTINUE TO ENJOY THE USE OF SUCH AREA FOR ANY AND ALL PURPOSES PROVIDED THEY DO NOT INTERFERE WITH AND/OR PREVENT NORTHSTAR GOLF LLC'S USE OF SUCH EASEMENT AREA. NORTHSTAR GOLF LLC SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING, AT ITS SOLE COST AND EXPENSE, THE IRRIGATION SYSTEM IMPROVEMENTS WITHIN THE IRRIGATION EASEMENT AREA. SUCH EASEMENT SHALL RUN WITH THE LAND AND INSURE TO THE BENEFIT OF AND BE BINDING UPON THE PARTIES HERETO AND THEIR RESPECTIVE HEIRS, EXECUTORS, REPRESENTATIVES, SUCCESSORS AND ASSIGNS.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	88° 07' 42"	30.00'	46.14'	S7° 09' 38"W, 41.73'
C2	6° 02' 53"	1960.00'	206.89'	S48° 12' 02"W, 206.80'
C3	4° 32' 56"	670.00'	53.19'	N54° 25' 39"E, 53.18'
C4	4° 13' 13"	730.00'	53.77'	N58° 48' 44"E, 53.76'
C5	15° 56' 03"	770.00'	214.14'	N52° 57' 19"E, 213.45'
C6	86° 26' 16"	18.00'	27.16'	S5° 26' 26"E, 24.65'
C7	61° 35' 21"	635.00'	682.58'	S17° 51' 53"E, 650.19'
C8	90° 00' 00"	18.25'	28.67'	S32° 04' 13"E, 25.81'
C9	90° 00' 00"	13.50'	21.21'	S57° 55' 47"W, 19.09'
C10	90° 00' 00"	13.50'	21.21'	S32° 04' 13"E, 19.09'
C11	12° 02' 55"	220.00'	46.26'	S83° 05' 40"E, 46.18'
C12	89° 32' 07"	30.00'	46.88'	N81° 40' 16"W, 42.25'
C13	28° 53' 58"	500.00'	252.19'	S50° 53' 18"E, 249.53'
C14	78° 16' 05"	500.00'	683.02'	S26° 12' 15"E, 631.14'
C14	78° 16' 05"	500.00'	683.02'	S26° 12' 15"E, 631.14'
C15	61° 35' 21"	600.00'	644.96'	S17° 51' 53"E, 614.35'
C16	23° 08' 38"	800.00'	323.15'	N49° 21' 01"E, 320.96'
C17	4° 13' 13"	700.00'	51.56'	N58° 48' 44"E, 51.55'
C18	14° 57' 06"	500.00'	130.48'	S25° 23' 22"E, 130.11'
C19	46° 33' 54"	500.00'	406.36'	N10° 21' 10"W, 395.26'
C20	12° 02' 55"	250.00'	52.57'	N83° 05' 40"W, 52.48'
C21	3° 33' 44"	800.00'	49.74'	N39° 33' 34"E, 49.73'
C22	15° 47' 38"	800.00'	220.53'	N49° 14' 16"E, 219.83'
C23	3° 47' 15"	800.00'	52.88'	N59° 01' 42"E, 52.88'
C24	0° 15' 01"	1960.00'	8.56'	S51° 05' 58"W, 8.56'

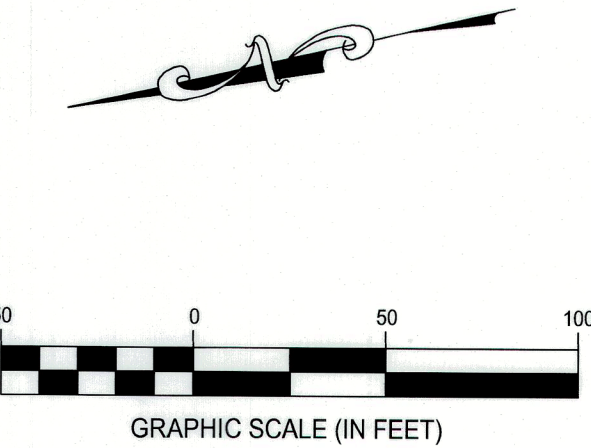
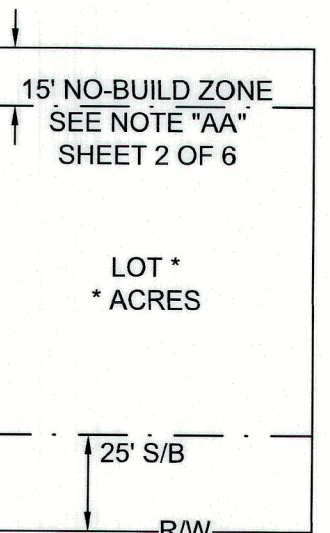
CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C25	87° 24' 47"	40.00'	61.03'	S7° 16' 04"W, 55.28'
C26	28° 53' 58"	465.00'	234.54'	S50° 53' 18"E, 232.06'
C27	78° 16' 05"	535.00'	730.83'	S26° 12' 15"E, 675.32'
C28	61° 35' 21"	565.00'	607.34'	S17° 51' 53"E, 578.52'
C29	86° 24' 03"	18.25'	27.52'	N88° 08' 25"E, 24.99'
C30	9° 14' 19"	830.00'	133.83'	N49° 33' 33"E, 133.69'
C31	87° 02' 38"	13.50'	20.51'	N10° 39' 24"E, 18.59'
C32	14° 57' 06"	530.00'	138.31'	N25° 23' 22"W, 137.91'
C33	53° 42' 45"	13.50'	12.66'	S44° 46' 12"E, 12.20'
C34	287° 25' 30"	60.00'	300.99'	N72° 05' 11"E, 71.02'
C35	53° 42' 45"	13.50'	12.66'	S8° 56' 33"W, 12.20'
C36	14° 57' 06"	470.00'	122.65'	S25° 23' 22"E, 122.30'
C37	87° 02' 38"	13.50'	20.51'	S76° 23' 14"E, 18.59'
C38	0° 49' 53"	830.00'	12.05'	N60° 30' 23"E, 12.05'
C39	4° 13' 13"	670.00'	49.35'	N58° 48' 44"E, 49.34'
C40	12° 02' 55"	280.00'	58.88'	S83° 05' 40"E, 58.77'
C41	90° 00' 00"	13.50'	21.21'	N57° 55' 47"E, 19.09'
C42	46° 33' 54"	470.00'	381.97'	S10° 21' 10"E, 371.55'
C43	53° 42' 45"	13.50'	12.66'	N60° 29' 29"W, 12.20'
C44	287° 25' 30"	60.00'	300.99'	N56° 21' 53"E, 71.02'
C45	53° 42' 45"	13.50'	12.66'	S6° 46' 44"E, 12.20'
C46	46° 33' 54"	530.00'	430.74'	N10° 21' 10"W, 418.98'
C47	90° 00' 00"	13.50'	21.21'	S32° 04' 13"E, 19.09'
C48	90° 00' 00"	18.25'	28.67'	N57° 55' 47"E, 25.81'
C49	78° 16' 05"	465.00'	635.21'	N26° 12' 15"W, 586.96'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C49	78° 16' 05"	465.00'	635.21'	N26° 12' 15"W, 586.96'
C50	28° 53' 58"	535.00'	269.85'	N50° 53' 18"W, 267.00'
C51	90° 00' 00"	40.00'	62.83'	N81° 26' 19"W, 56.57'
C52	35° 37' 21"	60.00'	37.30'	S84° 26' 15"E, 36.71'
C53	35° 37' 21"	60.00'	37.30'	S48° 48' 54"E, 36.71'
C54	35° 37' 21"	60.00'	37.30'	S13° 11' 33"E, 36.71'
C55	31° 10' 48"	60.00'	32.65'	S20° 12' 31"W, 32.25'
C56	4° 56' 02"	470.00'	40.47'	S20° 22' 50"E, 40.46'
C57	8° 17' 00"	470.00'	67.95'	S26° 59' 21"E, 67.89'
C58	1° 44' 04"	470.00'	14.23'	S31° 59' 53"E, 14.23'
C59	1° 57' 03"	530.00'	18.05'	N31° 53' 24"W, 18.04'
C60	5° 22' 06"	530.00'	49.66'	N28° 13' 50"W, 49.64'
C61	5° 46' 52"	530.00'	53.48'	N22° 39' 21"W, 53.45'
C62	1° 51' 05"	530.00'	17.13'	N18° 50' 22"W, 17.12'
C63	10° 24' 41"	470.00'	85.40'	N7° 43' 27"E, 85.29'
C64	10° 30' 15"	470.00'	86.17'	N2° 44' 01"W, 86.05'
C65	10° 30' 15"	470.00'	86.17'	N13° 14' 16"W, 86.05'
C66	10° 30' 15"	470.00'	86.17'	N23° 44' 31"W, 86.05'
C67	4° 38' 28"	470.00'	38.07'	N31° 18' 53"W, 38.06'
C68	48° 46' 43"	60.00'	51.08'	N62° 57' 30"W, 49.55'
C69	45° 56' 31"	60.00'	48.11'	N15° 35' 54"W, 46.83'
C70	47° 11' 05"	60.00'	49.41'	N30° 57' 54"E, 48.03'
C71	47° 11' 05"	60.00'	49.41'	N78° 08' 59"E, 48.03'
C72	44° 48' 40"	60.00'	46.93'	S2° 19' 41"E, 45.74'
C73	4° 15' 43"	530.00'	39.42'	S31° 30' 15"E, 39.42'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C74	6° 48' 49"	530.00'	63.03'	S25° 57' 59"E, 62.99'
C75	7° 13' 35"	530.00'	66.85'	S18° 56' 47"E, 66.80'
C76	7° 13' 35"	530.00'	66.85'	S11° 43' 12"E, 66.80'
C77	6° 48' 49"	530.00'	63.03'	S4° 42' 00"E, 62.99'
C78	7° 13' 35"	530.00'	66.85'	S2° 19' 13"W, 66.80'
C79	6° 59' 47"	530.00'	64.72'	S9° 25' 54"W, 64.68'
C80	5° 47' 51"	1960.00'	198.33'	S48° 04' 32"W, 198.24'
C81	8° 46' 09"	670.00'	102.54'	S56° 32' 16"W, 102.44'
C82	149° 22' 39"	60.00'	156.43'	N3° 03' 45"E, 115.74'
C83	51° 58' 49"	13.50'	12.25'	N45° 38' 10"W, 11.83'
C84	53° 31' 27"	60.00'	56.05'	S51° 29' 45"E, 54.03'
C85	11° 07' 37"	535.00'	103.90'	S56° 58' 16"E, 103.73'
C86	0° 45' 46"	1960.00'	26.09'	S50° 35' 35"W, 26.09'
C87	28° 53' 58"	453.00'	228.49'	N50° 53' 18"W, 226.07'
C88	16° 01' 39"	40.00'	11.19'	S28° 25' 30"E, 11.15'
C89	34° 35' 38"	535.00'	323.02'	N48° 02' 28"W, 318.14'
C90	40° 49' 08"	60.00'	42.75'	N81° 19' 58"E, 41.85'
C91	32° 59' 43"	40.00'	23.04'	S70° 03' 32"W, 22.72'
C92	2° 48' 13"	535.00'	26.18'	S63° 56' 11"E, 26.18'
C93	1° 54' 35"	280.00'	9.33'	S88° 09' 50"E, 9.33'
C94	8° 56' 35"	635.00'	99.12'	N8° 27' 30"E, 99.01'
C95	8° 08' 05"	60.00'	8.52'	S81° 49' 07"W, 8.51'
C96	13° 13' 04"	835.00'	192.63'	S31° 10' 10"W, 192.20'
C97	3° 36' 26"	2971.00'	187.04'	N0° 30' 26"W, 187.01'
C98	1° 48' 35"	2971.00'	93.84'	N3° 36' 05"W, 93.84'



- CESO IRON PIN LEGEND**
- IRON PIN FOUND (5/8" REBAR W/ CESO INC CAP UNLESS OTHERWISE NOTED)
 - ▲ MAG NAIL FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO INC CAP)
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- CESO LEGEND**
- S/B SETBACK
 - Esmt. EASEMENT
 - Drm. Esmt. DRAINAGE EASEMENT
 - San. Esmt. SANITARY EASEMENT
 - Util. Esmt. UTILITY EASEMENT



**DEL WEBB NORTHSTAR
SECTION 1, PHASE A**

State of Ohio, County of Delaware, Township of Kingston,
Farm Lots 1, 2, and 3, Quarter Townships 3 and Farm Lot 1, Quarter Township 4,
Township 5, Range 17, United States Military Lands

Revisions / Submissions		
ID	Description	Date

© 2025 CESO, INC.
Project Number: 764475
Scale: 1" = 50'
Drawn By: VLM
Checked By: ALB/BM
Date: 6/25/2025
Issue: N/A

Drawing Title:
Plat

4



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.482

State of Ohio, County of Delaware, Township of Kingston,
Farm Lots 1, 2, and 3, Quarter Townships 3, and Farm Lot 1, Quarter Township 4,
Township 5, Range 17, United States Military Lands

Drawing Title:

6

