

DEL WEBB NORTHSTAR,
SECTION 1, PHASE C

State of Ohio, County of Delaware, Township of Kingston,
Farm Lot 3, Quarter Township 3, Township 5, Range 17
United States Military Lands

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF KINGSTON, FARM LOTS 3, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 17, UNITED STATES MILITARY LANDS, BEING OUT OF THAT 766.886 ACRE ORIGINAL TRACT OF LAND, AS CONVEYED TO NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, OF RECORD IN OFFICIAL RECORD 879, PAGE 1476, AND BEING OUT OF THAT 0.630 ACRE TRACT AND ALL OF THAT 0.003 ACRE TRACT, AS CONVEYED TO NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC IN INSTRUMENT NUMBER 2025-_____ BEING OF RECORD IN THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

THE UNDERSIGNED, NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, BY JAMES ROST, VICE PRESIDENT, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "DEL WEBB NORTHSTAR, SECTION 1, PHASE C", A SUBDIVISION CONTAINING LOT NUMBER 454, AND DOES HEREBY ACCEPT THIS PLAT OF SAME, AND DOES HEREBY DEDICATE LOBLOLLY PINE WAY AND PIMENTO 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.) OR "UTILITY EASEMENT" (UTIL. ESMT.). EASEMENTS DESIGNATED AS "EASEMENT", "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 ADDITIONAL FOR EASEMENT NOTES.

A PORTION OF THE EXISTING DRAINAGE EASEMENT AS SHOWN IN "DEL WEBB NORTHSTAR SECTION 1, PHASE B" OF RECORD IN PLAT CABINET 6, SLIDE 332 AS SHOWN HEREON WITH HATCHING, IS HEREBY VACATED WITH THE RECORDING OF THIS PLAT.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA AND WITHIN SAID 766.886 ACRE ORIGINAL TRACT OF LAND AND THAT 99.380 ACRE ORIGINAL TRACT OF LAND, AS CONVEYED TO NORTHSTAR GOLF, LLC, OF RECORD IN OFFICIAL RECORD 879, PAGE 1438, ARE RESERVED FOR THE PURPOSE STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, JAMES ROST, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY AS MEMBER AND MANAGER OF NORTHSTAR RESIDENTIAL DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 22 DAY OF December, 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: _____
WITNESS

JAMES ROST, VICE PRESIDENT

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES ROST, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., AN OHIO LIMITED LIABILITY COMPANY AS MEMBER AND MANAGER 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 22 DAY OF December, 2025



JANICE L. GRESKO
Attorney at Law
Notary Public, State of Ohio
My Commission Expires
Section 147.03 R.C.

MY COMMISSION EXPIRES

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

THIS 29 DAY OF December, 2025

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

NORTHSTAR GOLF, LLC

BY: _____
WITNESS

ROBERT J. WEILER JR.
Paul Vollmer

WITNESS

STATE OF OHIO
COUNTY OF FRANKLIN:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT J. WEILER 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 29 DAY OF December, 2025

MY COMMISSION EXPIRES



ANDREAS CHEVALIER
Notary Public
State of Ohio
My Comm. Expires
May 10, 2027

APPROVED THIS 18 DAY OF December, 2025

KINGSTON TWP., ZONING INSPECTOR

APPROVED THIS 22 DAY OF December, 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

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 _____, 20__

AUDITOR, DELAWARE COUNTY OHIO

RECORDED THIS _____ DAY OF _____, 20__
AT _____ A.M./P.M.

IN INSTRUMENT NUMBER _____;

FEE \$ _____

RECORDER, DELAWARE COUNTY OHIO

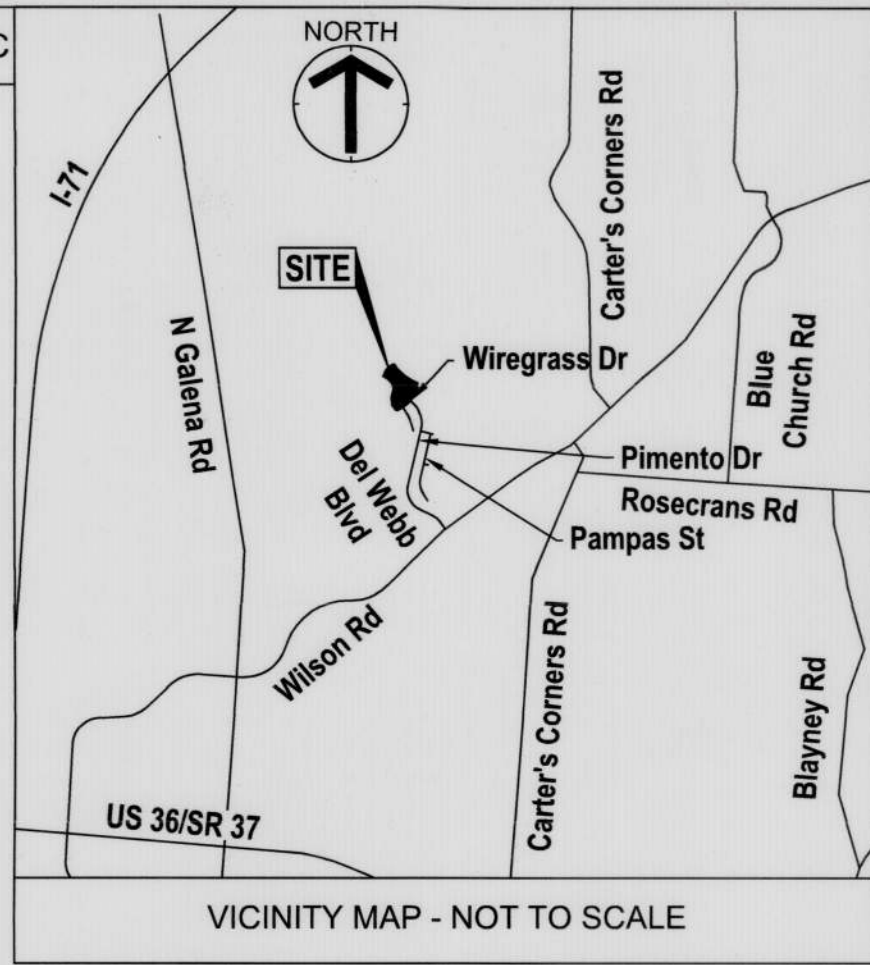
DRAINAGE MAINTENANCE PETITION RECORDED IN THE

DELAWARE COUNTY COMMISSIONERS JOURNAL,

RESOLUTION NO. _____

JOURNAL DATE _____

RPC NUMBER: 13-24.1.C



PLAT NOTES:

PLAT NOTES WITH REGARD TO DEL WEBB NORTHSTAR, SECTION 1, PHASE C ARE LOCATED ON PAGE 2 OF 3.

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 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 NOVEMBER, 2024.



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

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)

DEL WEBB NORTHSTAR,
SECTION 1, PHASE C

State of Ohio, County of Delaware, Township of Kingston,
Farm Lot 3, Quarter Township 3, Township 5, Range 17
United States Military Lands

Revisions / Submissions

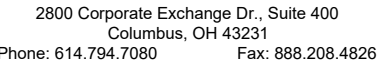
ID	Description	Date
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© 2025 CESO, INC.

Project Number:	764475
Scale:	N/A
Drawn By:	VJM
Checked By:	ALB
Date:	12/15/2025
Issue:	N/A

Drawing Title:

Plat



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

State of Ohio, County of Delaware, Township of Kingston,
Farm Lot 3, Quarter Township 3, Township 5, Range 17
United States Military Lands

Drawing Title:

2



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4111

State of Ohio, County of Delaware, Township of Kingston,
Farm Lot 3, Quarter Township 3, Township 5, Range 17
United States Military Lands

State of Ohio, County of Delaware, Township of Kingston,
Farm Lot 3, Quarter Township 3, Township 5, Range 17
United States Military Lands

ID	Description	Date
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Project Number: 764

Scale: 1"=

Checked By: AIB

Date: 12/19/21
Issue:

Drawing Title:

Plat

Platform

3

