

# 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:

BY: *James Rost*  
WITNESS  
*John R. Rost*  
WITNESS  
*John R. Rost*  
WITNESS

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

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:

BY: *Robert J. Weiler Jr.*  
WITNESS  
*Paul Vollmer*  
WITNESS

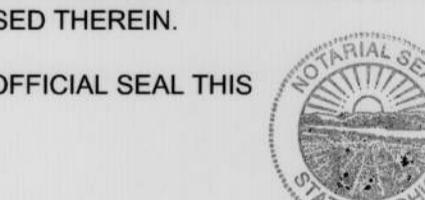
STATE OF OHIO  
COUNTY OF FRANKLIN:

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



JANICE L. GRESKO  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.09 R.C.

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 Commission Expires  
May 10, 2027

APPROVED THIS 18 DAY OF December 2025

*David Willyard*  
KINGSTON TWP., ZONING INSPECTOR

APPROVED THIS 22 DAY OF December 2025

*Chris Willyard*  
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\_\_\_\_

RECORDER, DELAWARE COUNTY OHIO

AT \_\_\_\_ A.M./P.M.

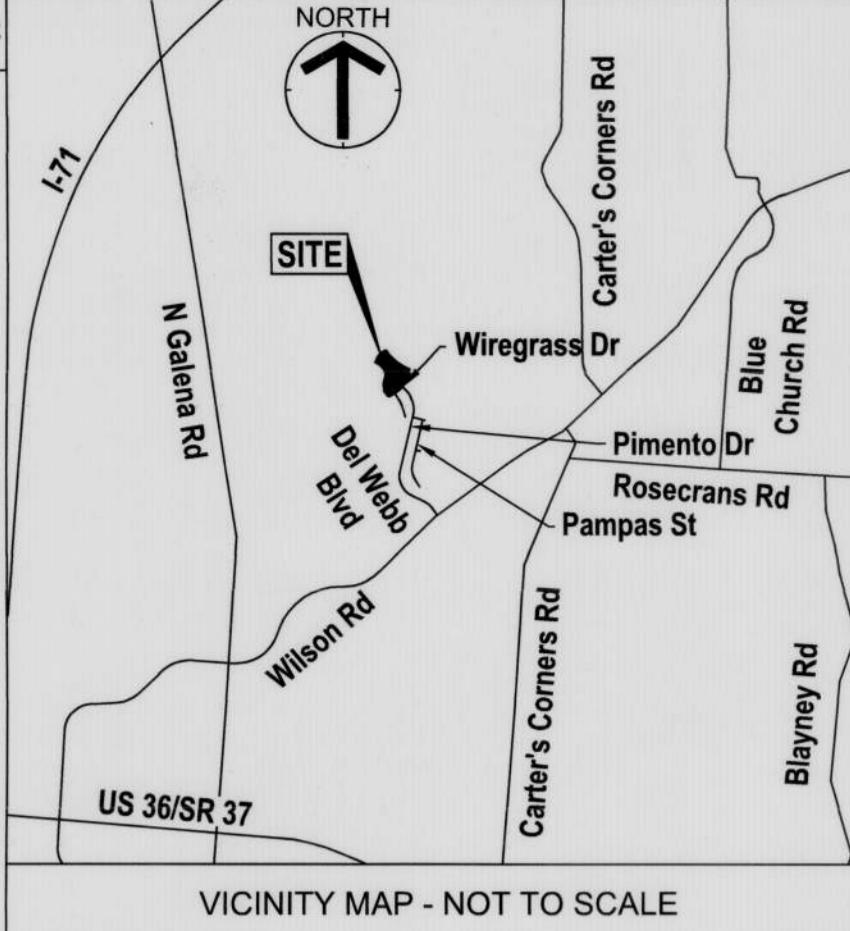
IN INSTRUMENT NUMBER \_\_\_\_\_;

FEES \$\_\_\_\_\_

DRAINAGE MAINTENANCE PETITION RECORDED IN THE  
DELAWARE COUNTY COMMISSIONERS JOURNAL.  
RESOLUTION NO. \_\_\_\_\_

JOURNAL DATE \_\_\_\_\_

RPC NUMBER: 13-24.1.C



VICINITY MAP - NOT TO SCALE

## 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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Project Number: 764475

Scale: N/A

Drawn By: VJM

Checked By: ALB

Date: 12/15/2025

Issue: N/A

Drawing Title: Plat

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2800 Corporate Exchange Dr., Suite 400  
Columbus, OH 43268  
Phone: 614.794.7880 Fax: 888.208.4826

## 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

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 C", SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

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

NOTE "C": ACREAGE BREAKDOWN

ACREAGE IN RIGHT-OF-WAY:	1.205 ACRES
ACREAGE IN LOT 454 (BUILDABLE):	7.838 ACRES
TOTAL ACREAGE:	9.043 ACRES
ACREAGE IN PID 51740001131000	8.454 ACRES
ACREAGE IN PID (0.630 & 0.003 Acre Tracts)	0.589 ACRES
TOTAL ACREAGE	9.043 ACRES
ACREAGE IN FARM LOT 3:	9.043 ACRES
TOTAL ACREAGE:	9.043 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 C", 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 C" 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": 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 "X": LOT 454 IS DESIGNATED AND DELINEATED HEREON IS RESERVED FOR OPEN SPACE, STORMWATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND IS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION COMPRISED OF THE FEW SIMPLE LOTS OF DEL WEBB NORTHSTAR.

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

Revisions / Submissions

ID Description Date

Project Number: 764475  
Scale: N/A  
Drawn By: VJM  
Checked By: ALB  
Date: 12/19/2025  
Issue: N/A

Drawing Title:

Plat

