

DEL WEBB MAYGRASS CLUBHOUSE  
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,  
VIRGINIA MILITARY SURVEY NO. 5132

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY NUMBER 5132, CONTAINING 6.658 ACRES OF LAND, MORE OR LESS, BEING 6.482 ACRES OUT OF THAT 100.827 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NUMBER 202504180003007, AND 0.176 ACRES OUT OF THAT 91.766 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NUMBER 202504180003035.

THE UNDERSIGNED, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "DEL WEBB MAYGRASS CLUBHOUSE", A SUBDIVISION CONTAINING A LOT NUMBER 1 AND RESERVE G-1 INCLUSIVE.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MATTHEW J. CALLAHAN DIVISION VICE PRESIDENT LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS, ROADS, PARKS, EASEMENTS, ETC. AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

PULTE HOMES OF OHIO LLC,  
A MICHIGAN LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
WITNESS  
\_\_\_\_\_  
WITNESS

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 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 DEL WEBB MAYGRASS CLUBHOUSE, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

REVIEWED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
UNION COUNTY ENGINEER

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
LUC REGIONAL PLANNING COMMISSION

\_\_\_\_\_  
UNION COUNTY COMMISSIONER

\_\_\_\_\_  
UNION COUNTY COMMISSIONER

\_\_\_\_\_  
UNION COUNTY COMMISSIONER

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
UNION COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, 2025, AT \_\_\_\_\_ M.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, 2025 IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ SLIDE \_\_\_\_\_

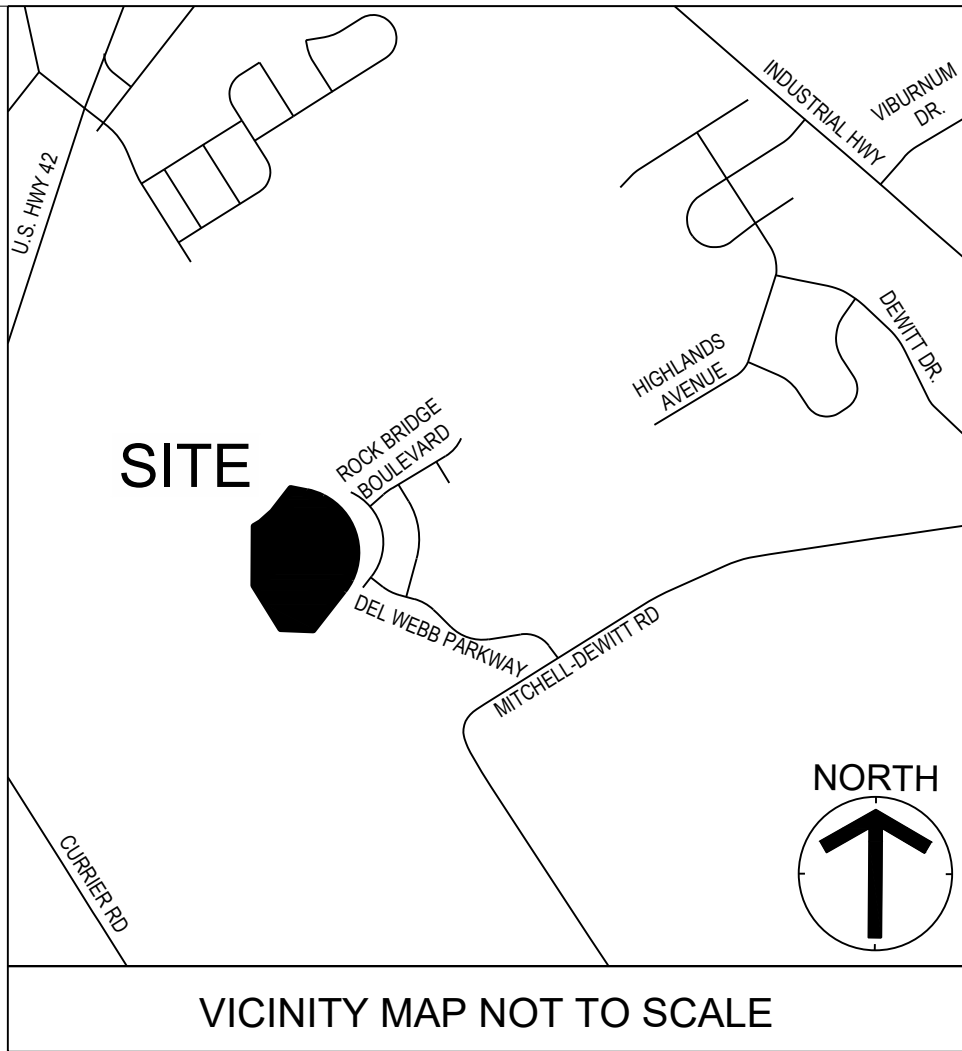
\_\_\_\_\_  
COUNTY RECORDER

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
15-0020031.0000	135-00-00-040-000	0.176 ACRES
15-0020021.1000	135-00-00-053-001	6.482 ACRES

DEVELOPER:  
PULTE HOMES OF OHIO LLC  
475 METRO PLACE SOUTH  
DUBLIN, OH 43017  
PHONE: (614) 376-1018  
CONTACT: MATTHEW CALLAHAN  
EMAIL: MATTHEW.CALLAHAN@PULTE.COM

SURVEYOR:  
CESO, INC.  
2800 CORPORATE  
EXCHANGE DRIVE  
SUITE 400  
COLUMBUS, OH 43231  
PHONE: (607) 435-8864  
CONTACT: MATT ACKROYD



ZONING

"DEL WEBB MAYGRASS CLUBHOUSE" IS ZONED PD PLANNED DEVELOPMENT DISTRICT AND SHOULD BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE REGULATION TEXT, AND WITH THE GENERAL PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION.

VARIANCE GRANTED FOR RIGHT-OF-WAY WIDTH (SECTION 406)  
VARIANCE GRANTED FOR BLOCK LENGTHS (SECTION 412)  
VARIANCE GRANTED FOR RADIUS OF CURVATURE (SECTION 404)  
SEE RESOLUTION NUMBERS 24-492, 24-493, AND 24-491 FROM 10-09-2024.

BASIS OF BEARING

THE BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS USING THE OHIO RTN NETWORK (OHIO NORTH ZONE) TO DETERMINE A GRID BEARING IN NAD83 (2011) EPOCH 2010.

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, UNION 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

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5132, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 6.658 ACRES IN LOTS MAKING A TOTAL OF 6.658 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD AND ARC DISTANCES.

AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS DEL WEBB MAYGRASS CLUBHOUSE, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0388D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF DEL WEBB MAYGRASS CLUBHOUSE, AS SURVEYED ON DECEMBER 16, 2024.

MONUMENTS WILL BE PLACED AS INDICATED AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS. ALL SAID MONUMENTS SET WILL BE PER THE LEGEND SHOWN BELOW.

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
- - Permanent Marker Set (1"x30" Rebar w/ Aluminum Ceso Inc, CAP



CESO  
WWW.CESOINC.COM

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

DEL WEBB MAYGRASS CLUBHOUSE

State of Ohio, County of Union, Township of Jerome,  
Virginia Military Survey Number 5132

Revisions / Submissions

ID	Description	Date
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Project Number: 762622

Scale: N/A

Drawn By: KBS

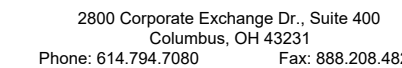
Checked By: MJA/APC

Date: 11/14/2025

Issue: N/A

Drawing Title:

PLAT



- - 5/8" Iron Pin Set w/cap CESO, Inc
- - Permanent Marker Set (1"X30" Rebar w/ Aluminum Ceso Inc, CAP)

NOTE 7A: AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE APPLICABLE PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION, AND THE TOWNSHIP IS THE ZONING AUTHORITY. AT THE REQUEST OF THE ZONING AUTHORITY AND IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS, THIS PLAT SHOWS SOME OF THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THIS PLAT. SAID ZONING REGULATIONS ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE EASE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE EDUCATIONAL RIGHTS OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED THEREIN. THE APPLICABLE ZONING REGULATIONS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED WITH THE ZONING AUTHORITY PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS.

RESERVE G-

MIN. FRONT YARD SETBACK:	15'
MIN. REAR YARD SETBACK:	15'
MIN. SIDE YARD SETBACK:	5'
MIN. PAVEMENT SETBACK:	10'

NOTE "B": ACREAGE BREAKDOWN

TOTAL ACREAGE:	6.658 ACRES
ACREAGE IN RESERVE G-1:	6.658 ACRES
PID: 1500200310000	0.176 ACRES
PID: 1500200211000	6.482 ACRES

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS DEL WEBB MAYGRASS CLUBHOUSE, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0388D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

**STANDARD DEED RESTRICTIONS FOR UNION COUNTY:**

1. THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. MAINTENANCE OF DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. OWNERS SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY.
4. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER AND SEWER TAP, AND DRIVEWAY PERMITS. ZONING PERMITS ARE TO BE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE AND DITCH MAINTENANCE CHARGES FOR DEL WEBB MAYGRASS CLUBHOUSE.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	116° 52' 47"	335.00'	683.38'	S20° 32' 04"E, 570.90'

# DEL WEBB MAYGRASS CLUBHOUSE

State of Ohio, County of Union, Township of Jerome,  
Virginia Military Survey Number 5132

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Project Number:	762622
Scale:	1" = 40'
Drawn By:	KBS
Checked By:	MJA/APC
Date:	11/14/2025
Issue:	N/A

Drawing Title:

## PLAT