

DEL WEBB MAYGRASS
PHASE 1B
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 46.491 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT 100.827 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NUMBER 202504180003007.

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 PHASE 1B", A SUBDIVISION CONTAINING LOTS NUMBERED 24-144 INCLUSIVE, RESERVES "A1", "B2", "C" AND "D" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF ARCHES LOOP, CARIBOU COURT, HIGHLANDS AVENUE, MITCHELL-DEWITT ROAD AND ZION DRIVE.

UTILITY EASEMENTS: WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, FRONTIER, WIDE OPEN WEST, CHARTER SPECTRUM, UNION RURAL ELECTRIC, FIBER ARMS, ZAYO FIBER SOLUTIONS, ODOT DISTRICT 6, COLUMBIA GAS OF OHIO AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS DEPICTED HEREON (UTIL. ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH WATERLINES, SEWER LINES, UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLE, DUCTS, CONDUITS, PIPES, GAS PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE, RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES, AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.). WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.) ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER 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 UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE, WITHOUT LIABILITY, TREES AND LANDSCAPING, INCLUDING LAWNS OR ANY OTHER STRUCTURE WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OR FACILITIES.

UNION RURAL ELECTRIC EASEMENTS (URE): WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO UNION RURAL ELECTRIC, FIBER ARMS AND SPECTRUM AND ZAYO FIBER SOLUTIONS AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS SHOWN HEREON (URE ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND AND OVERHEAD ELECTRIC AND COMMUNICATION CABLE, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, FENCING, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF FACILITIES.

CITY UTILITY/URE EASEMENTS: WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE AND UNION RURAL ELECTRIC (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS DEPICTED HEREON (CITY UTIL/URE ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH WATERLINES, SEWER LINES, UNDERGROUND ELECTRIC AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE, RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES, AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN A 100.827 ACRE TRACT OF LAND AS CONVEYED TO TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NUMBER 202504180003007, ARE FOR THE PURPOSES STATED IN THE FORGOING "UTILITY EASEMENTS" PARAGRAPH.

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

MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

WITNESS

STATE OF OHIO
COUNTY OF: _____

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 PHASE 1B, 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

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS _____ DAY OF _____, 2025 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS _____ DAY OF _____, 2025

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

ZONING

"DEL WEBB MAYGRASS PHASE 1B" 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 5.752 ACRES IN RIGHT-OF-WAY, 21.320 ACRES IN LOTS AND 19.419 ACRES IN RESERVES MAKING A TOTAL OF 46.491 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 PHASE 1B, 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 PHASE 1B, 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:

CESO IRON PIN LEGEND

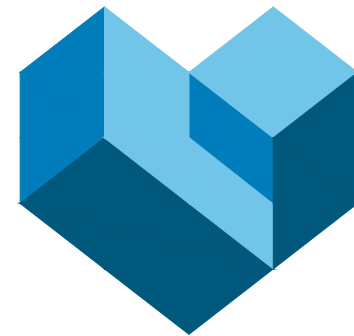
● IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)

▲ MAG NAIL SET

● PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)

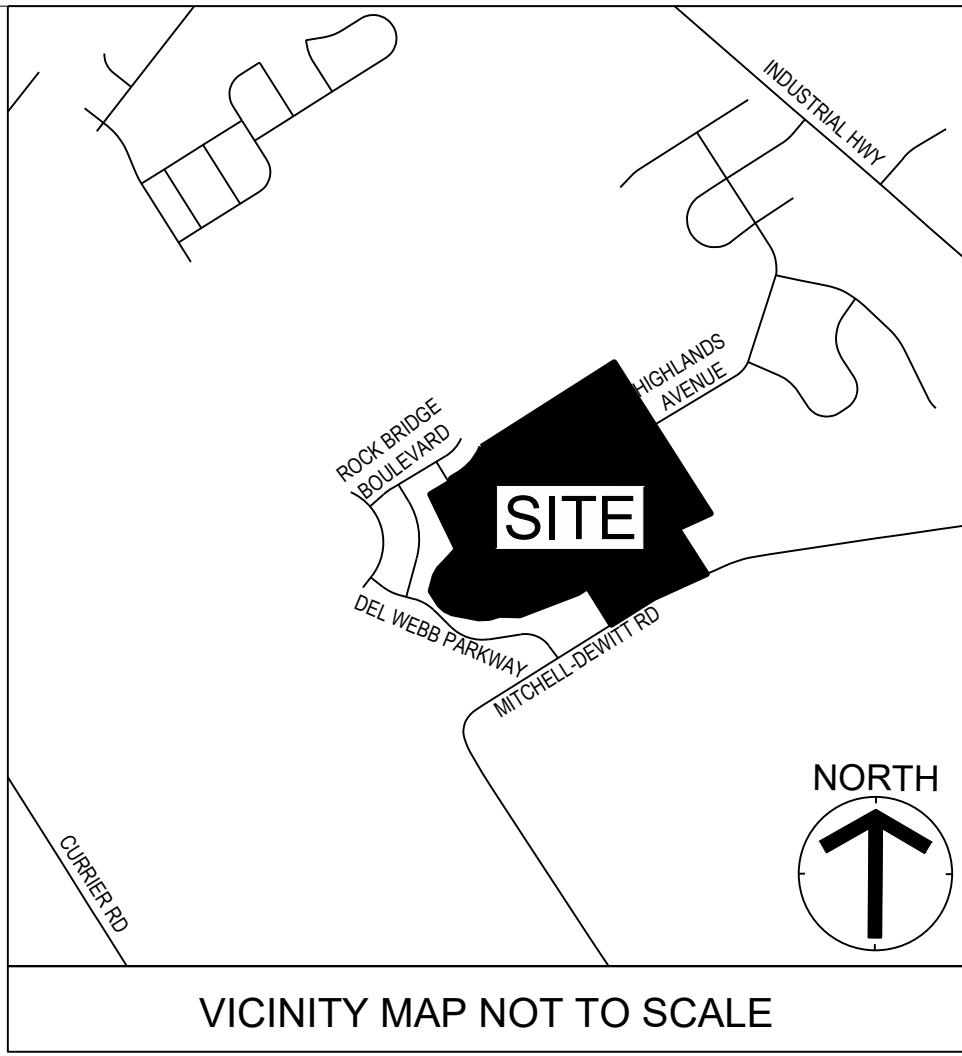
⌘ MAG NAIL FOUND

◎ IRON PIN FOUND



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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826



VICINITY MAP NOT TO SCALE

DEL WEBB MAYGRASS
PHASE 1B

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

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Project Number: 762622

Scale: N/A

Drawn By: CLD

Checked By: ALB/MJA

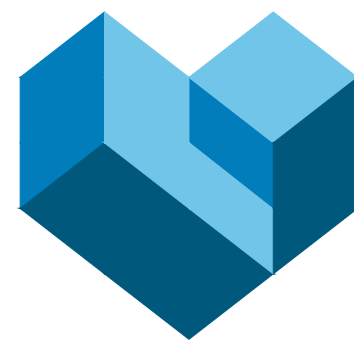
Date: 7/23/2025

Issue: N/A

Drawing Title:

PLAT

1 of 5



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DEL WEBB MAYGRASS

PHASE 1B

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:	1"=50'
Drawn By:	CLD
Checked By:	ALB/MJA
Date:	7/23/2025
Issue:	N/A

Drawing Title:

PLAT

CESO IRON PIN LEGEND

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- MAG NAIL FOUND
- IRON PIN FOUND



230.79'
S 32° 30' 45" E

Pulte Homes of Ohio LLC
IN. 202504180003035
91.766 Acres

Pulte Homes of Ohio LLC
IN. 202504180003007
100.827 Acres (Original)

Del Webb Maygrass
Phase 1A
P.B. __, PG. __
Reserve H

Rock Bridge Boulevard
(50' R/W)
(P.B. __, PG. __)

Pulte Homes of Ohio LLC
In. 202504180003007
100.827 Acres (Original)

Del Webb Maygrass
Phase 1A
P.B. __, PG. __
Reserve F

Mitchell Dewitt Road (C.R. 9-B)
(Variable R/W)

Donald K. Mitchell and
Melissa E. Mitchell
IN. 201403040001425
12.250 Acres

Maxine Mitchell, Donald Kevin Mitchell,
and Melissa Lee Mitchell (1/2 Interest)
Donald Kevin Mitchell
and Melissa Lee Mitchell (1/2 Interest)
IN. 201703300002608
5.010 Acres

Regena L. Mitchell and
Major Philip Gates
IN. 202303310002189
9.273 Acres

Mitchell Dewitt Road (C.R. 9-B)
(Ex. 50' R/W)

Donald L. Smith and
Garnet R. Smith
D.V. 340, PG. 132
0.700 Acres D.V. 324, Pg. 428
2.000 Acres D.V. 339, Pg. 137

Mark Joseph Sajdyk
IN. 202107210009721
1.902 Acres

Gregory A. Fry
IN. 201402100000971
4.570 Acres (Original)

Gregory A. Fry
O.R. 959, PG. 573
O.R. 1016, PG. 235
2.00 Acres (Original)

NOTE "A": 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 "B": 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 USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH. 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.

SINGLE FAMILY (LOTS 24-144)
MIN. LOT AREA: 5,520 SF
MIN. LOT WIDTH: 46'
MIN. FRONT YARD SETBACK: 15'
MIN. REAR YARD SETBACK: 15'
MIN. SIDE YARD SETBACK: 5'

NOTE "C": ACREAGE BREAKDOWN
TOTAL ACREAGE: 46.491 ACRES
ACREAGE IN LOTS 24-144: 21.320 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY: 5.752 ACRES
ACREAGE IN RESERVES: 19.419 ACRES

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS DEL WEBB MAYGRASS PHASE 1B, 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.

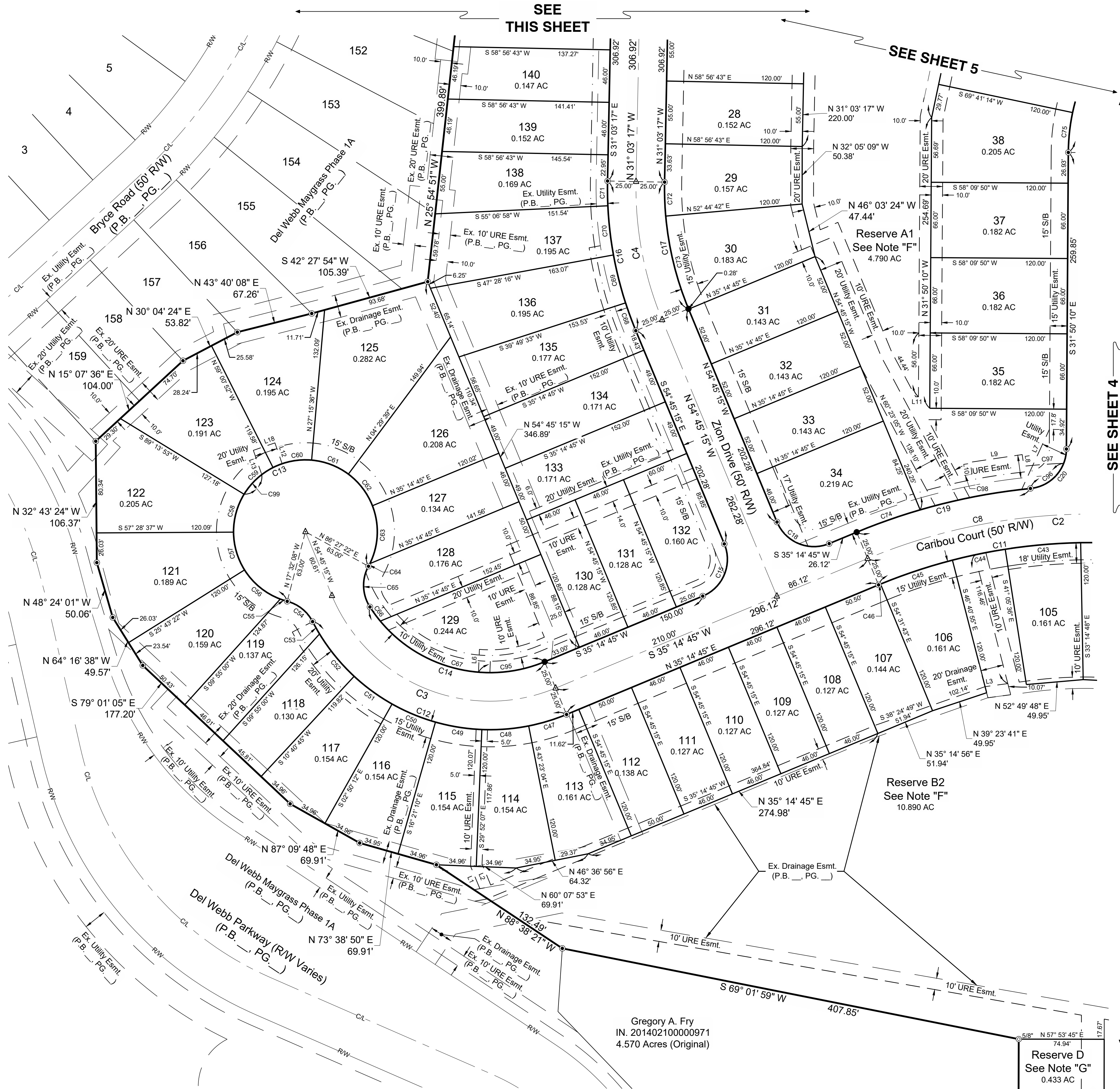
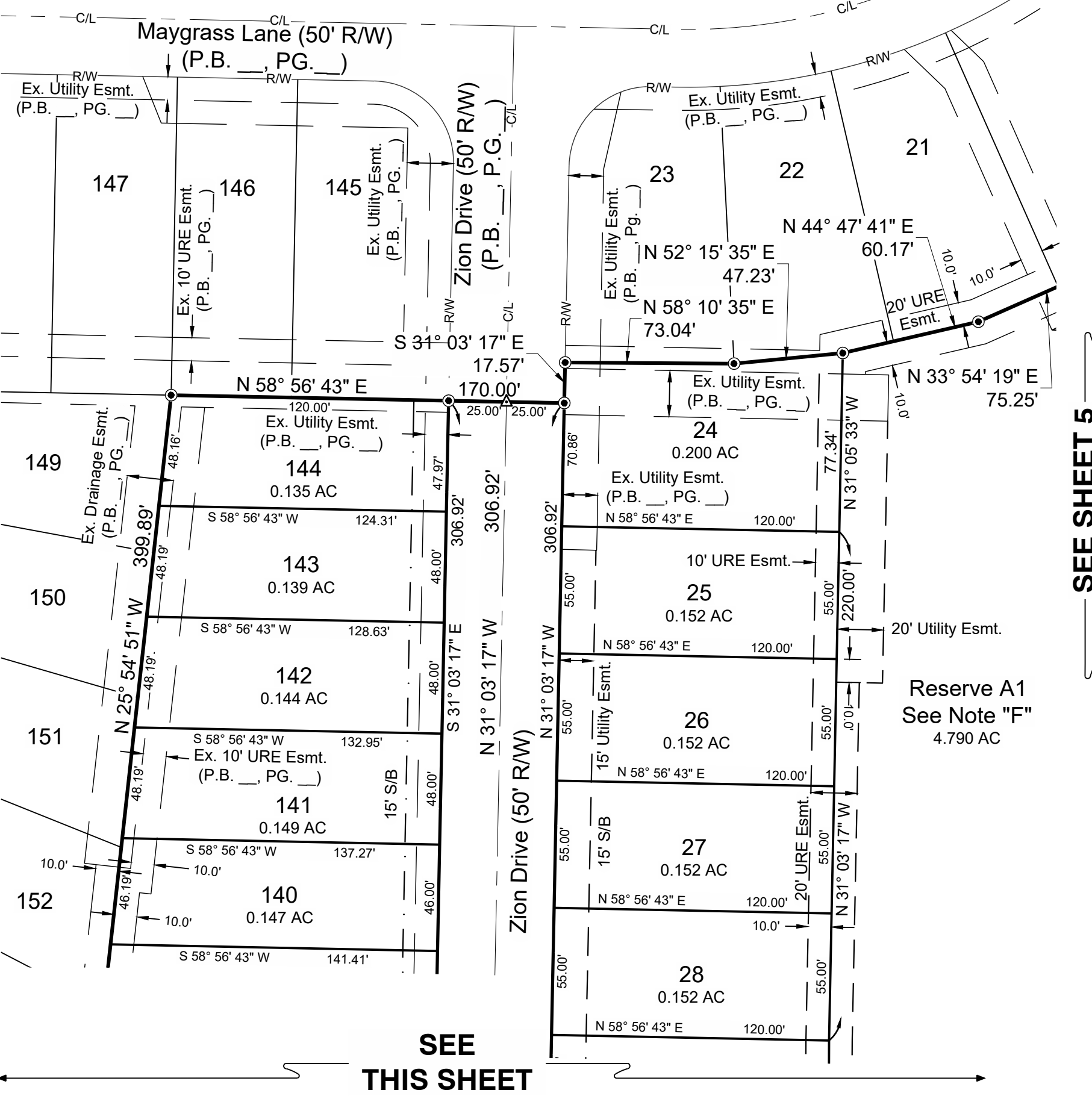
NOTE "E": THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN DEL WEBB MAYGRASS PHASE 1B, ROAD RIGHT OF WAYS.

NOTE "F": RESERVES A1, B2, AND C AS DEDICATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORM WATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNERS OF THE FREE SIMPLE TITLE TO THE LOTS OF DEL WEBB MAYGRASS PHASE 1B.

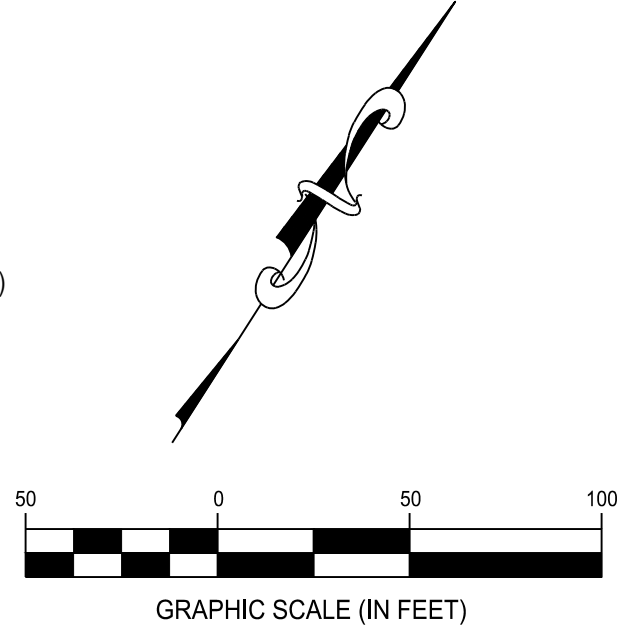
NOTE "G": RESERVE D AS DESIGNATED AND DELINEATED HEREON IS RESERVED FOR OPEN SPACE. NO IMPROVEMENTS MAY BE CONSTRUCTED WITHIN RESERVE D WITH THE EXCEPTION OF A DRIVEWAY FOR INGRESS/EGRESS TO AND FROM THE BARN LOCATED WITHIN PARCEL NUMBER 15-0020018.0000 AS DESCRIBED IN THE EASEMENT OF RECORD IN INSTRUMENT NUMBER 202506160004896. RESERVE D IS TO BE OWNED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS OF DEL WEBB MAYGRASS PHASE 1B AND IS TO BE MAINTAINED BY THE OWNER OF PARCEL NUMBER PID: 15-0020018.0000.

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 PHASE 1B.



- CESO IRON PIN LEGEND
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
 - MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
 - MAG NAIL FOUND
 - IRON PIN FOUND



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DEL WEBB MAYGRASS
PHASE 1B

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

Revisions / Submissions

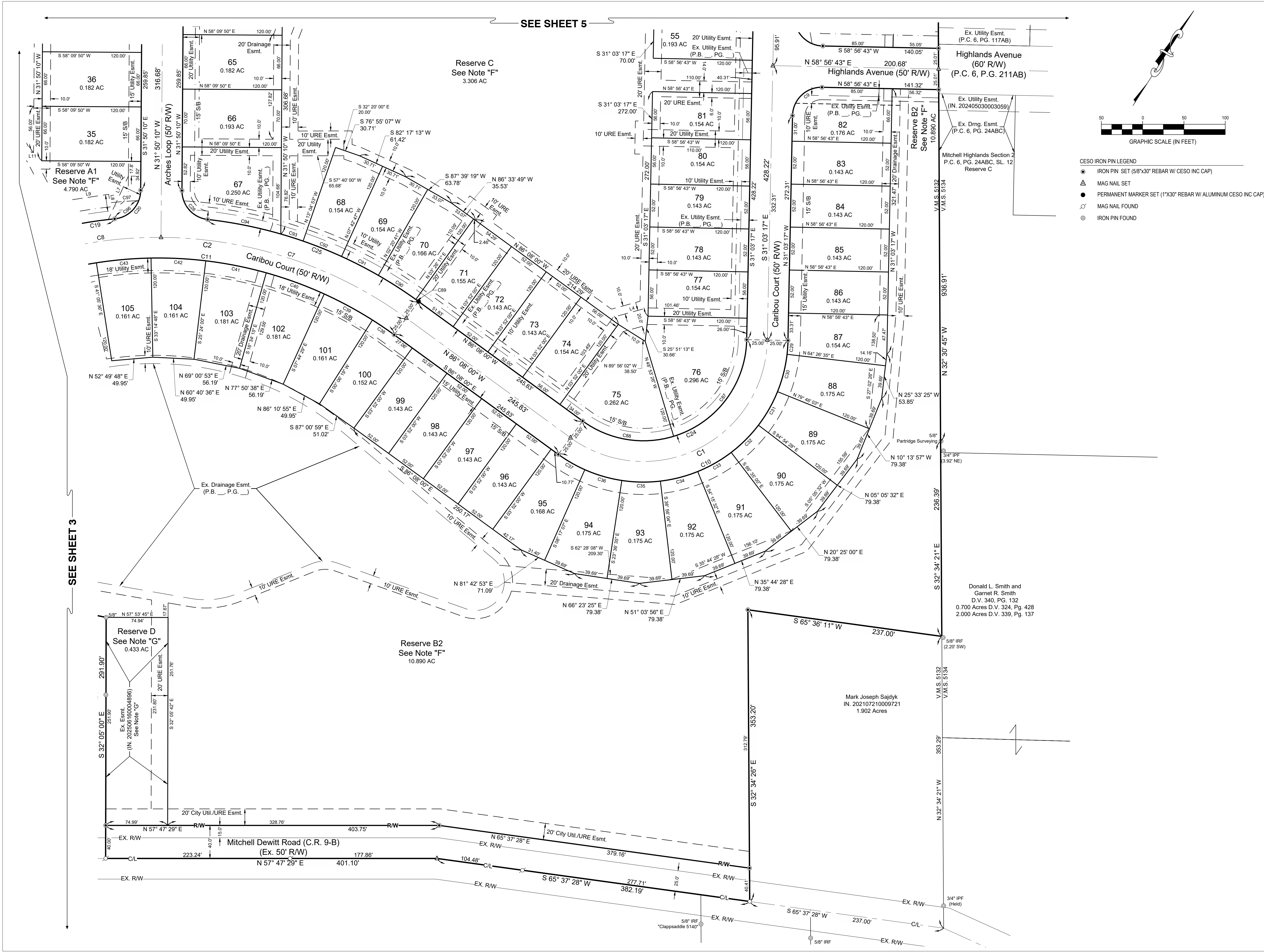
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Project Number:	762622
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Drawn By:	CLD
Checked By:	ALB/MJA
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Issue:	N/A

Drawing Title:

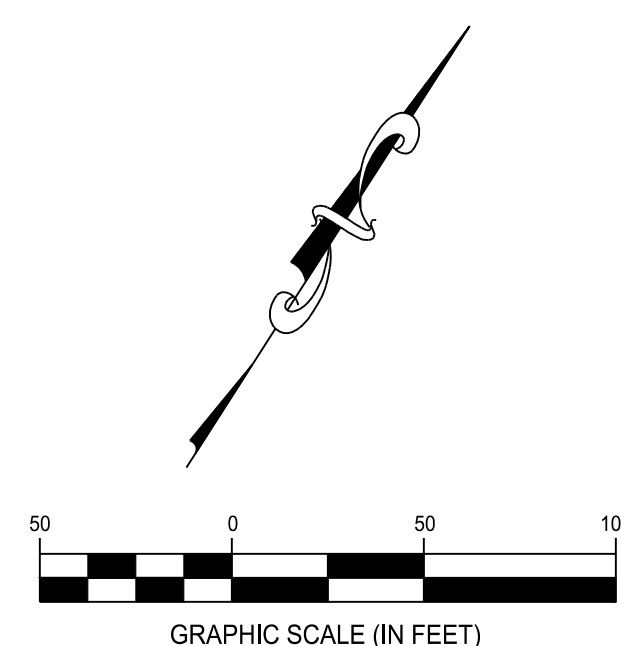
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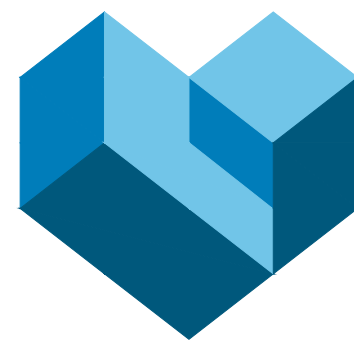
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**DEL WEBB MAYGRASS
PHASE 1B**

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

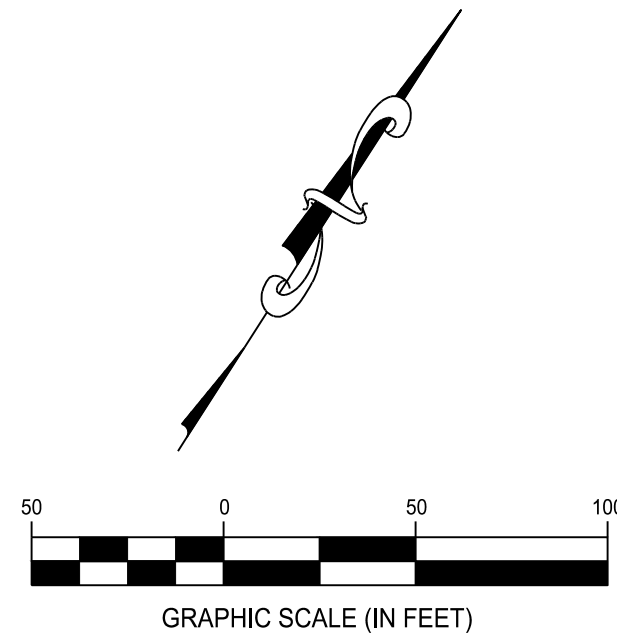
Revisions / Submissions		
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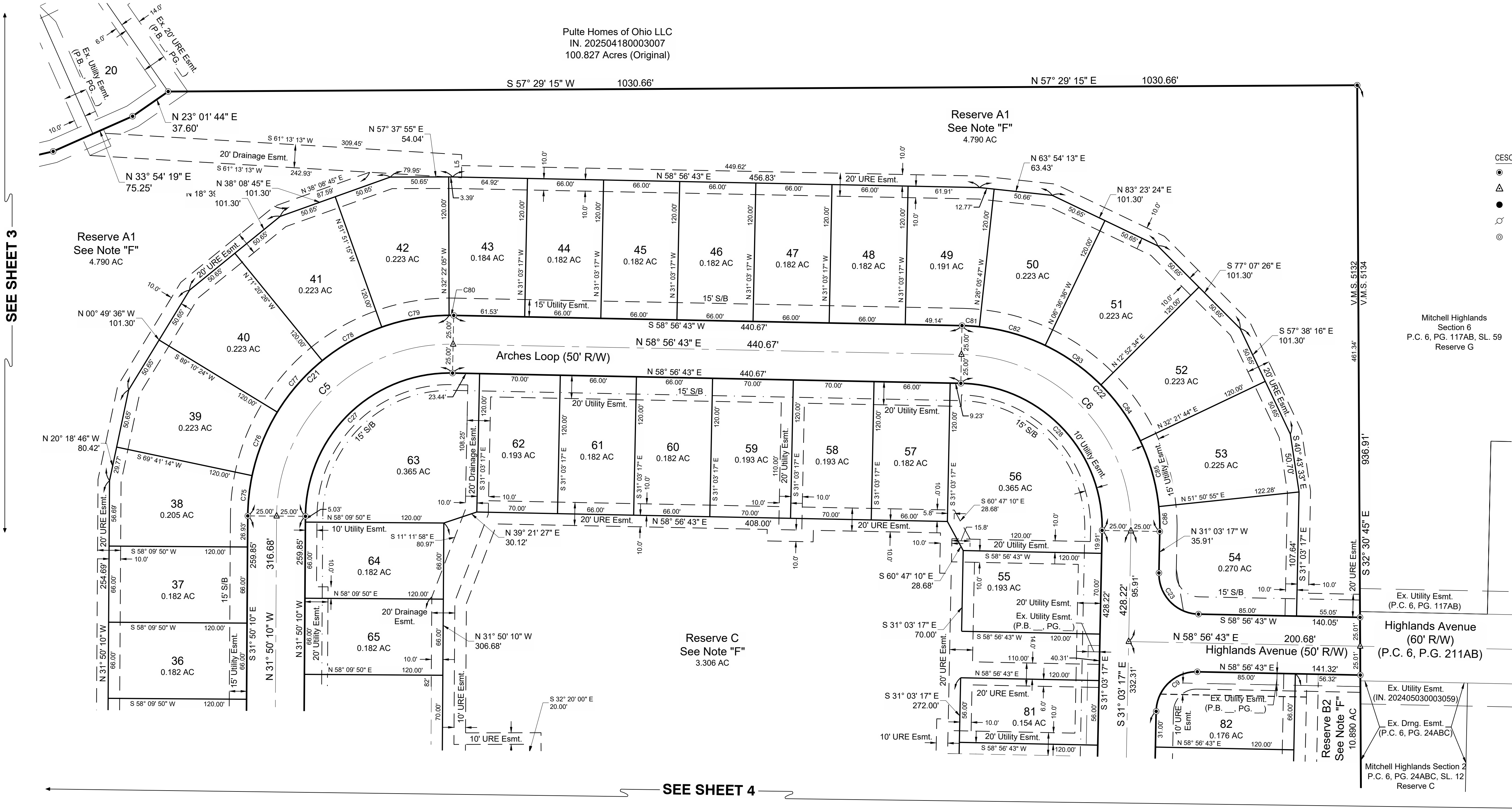
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CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	124° 55' 17"	150.00'	327.04'	S31° 24' 22"W, 266.01'
C2	58° 37' 15"	510.00'	521.79'	S64° 33' 23"W, 499.33'
C3	90° 00' 00"	150.00'	235.62'	S80° 14' 45"W, 212.13'
C4	23° 41' 59"	300.00'	124.09'	N42° 54' 16"W, 123.21'
C5	90° 46' 53"	150.00'	237.67'	N13° 33' 17"E, 213.57'
C6	90° 00' 00"	150.00'	235.62'	S76° 03' 17"E, 212.13'
C7	35° 42' 10"	510.00'	317.80'	N76° 00' 55"E, 312.68'
C8	22° 55' 05"	510.00'	204.00'	N46° 42' 18"E, 202.64'
C9	90° 00' 00"	35.00'	54.98'	N13° 56' 43"E, 49.50'
C10	124° 55' 17"	175.00'	381.55'	N31° 24' 22"E, 310.34'
C11	58° 37' 15"	485.00'	496.22'	N64° 33' 23"E, 474.86'
C12	85° 14' 18"	175.00'	260.35'	N77° 51' 54"E, 236.99'
C13	283° 59' 32"	63.00'	312.27'	S34° 27' 36"W, 77.58'
C14	79° 54' 14"	125.00'	174.32'	S75° 11' 52"W, 160.54'
C15	90° 00' 00"	35.00'	54.98'	S9° 45' 15"E, 49.50'
C16	23° 41' 59"	325.00'	134.43'	S42° 54' 16"E, 133.48'
C17	23° 41' 59"	275.00'	113.75'	N42° 54' 16"W, 112.94'
C18	90° 00' 00"	35.00'	54.98'	S80° 14' 45"W, 49.50'
C19	16° 52' 33"	535.00'	157.58'	S43° 41' 01"W, 157.01'
C20	83° 57' 28"	35.00'	51.29'	S10° 08' 34"W, 46.82'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C21	90° 46' 53"	175.00'	277.28'	S13° 33' 17"W, 249.17'
C22	90° 00' 00"	175.00'	274.89'	N76° 03' 17"W, 247.49'
C23	90° 00' 00"	35.00'	54.98'	N76° 03' 17"W, 49.50'
C24	71° 49' 55"	125.00'	156.71'	S4° 51' 41"W, 146.65'
C25	29° 39' 37"	535.00'	276.95'	S79° 02' 11"W, 273.87'
C26	83° 57' 28"	35.00'	51.29'	N73° 48' 53"W, 46.82'
C27	90° 46' 53"	125.00'	198.05'	N13° 33' 17"E, 177.98'
C28	90° 00' 00"	125.00'	196.35'	S76° 03' 17"E, 176.78'
C29	5° 29' 52"	175.00'	16.79'	N28° 18' 21"W, 16.79'
C30	15° 19' 28"	175.00'	46.81'	N17° 53' 41"W, 46.67'
C31	15° 19' 28"	175.00'	46.81'	N2° 34' 13"W, 46.67'
C32	15° 19' 28"	175.00'	46.81'	N12° 45' 16"E, 46.67'
C33	15° 19' 28"	175.00'	46.81'	N28° 04' 44"E, 46.67'
C34	15° 19' 28"	175.00'	46.81'	N43° 24' 12"E, 46.67'
C35	15° 19' 28"	175.00'	46.81'	N58° 43' 40"E, 46.67'
C36	15° 19' 28"	175.00'	46.81'	N74° 03' 09"E, 46.67'
C37	12° 09' 07"	175.00'	37.12'	N87° 47' 26"E, 37.05'
C38	3° 45' 42"	485.00'	31.84'	S88° 00' 51"E, 31.84'
C39	7° 50' 48"	485.00'	66.42'	N86° 10' 55"E, 66.37'
C40	8° 49' 45"	485.00'	74.74'	N77° 50' 38"E, 74.66'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C41	8° 49' 45"	485.00'	74.74'	N69° 00' 53"E, 74.66'
C42	7° 50' 48"	485.00'	66.42'	N60° 40' 36"E, 66.37'
C43	7° 50' 48"	485.00'	66.42'	N52° 49' 48"E, 66.37'
C44	5° 35' 19"	485.00'	47.31'	N46° 06' 45"E, 47.29'
C45	7° 50' 48"	485.00'	66.42'	N39° 23' 41"E, 66.37'
C46	0° 13' 32"	485.00'	1.91'	N35° 21' 31"E, 1.91'
C47	11° 22' 11"	175.00'	34.73'	N40° 55' 50"E, 34.67'
C48	13° 30' 57"	175.00'	41.28'	N53° 22' 24"E, 41.19'
C49	13° 30' 57"	175.00'	41.28'	N66° 53' 22"E, 41.19'
C50	13° 30' 57"	175.00'	41.28'	N80° 24' 19"E, 41.19'
C51	13° 30' 57"	175.00'	41.28'	S86° 04' 44"E, 41.19'
C52	15° 44' 44"	175.00'	48.09'	S71° 26' 53"E, 47.94'
C53	4° 03' 35"	175.00'	12.40'	S61° 32' 44"E, 12.40'
C54	48° 01' 13"	35.00'	29.33'	S83° 31' 34"E, 28.48'
C55	5° 48' 58"	63.00'	6.40'	N75° 22' 19"E, 6.39'
C56	37° 26' 34"	63.00'	41.17'	S82° 59' 55"E, 40.44'
C57	31° 45' 15"	63.00'	34.92'	S48° 24' 01"E, 34.47'
C58	31° 45' 15"	63.00'	34.92'	S16° 38' 45"E, 34.47'
C59	31° 45' 15"	63.00'	34.92'	S15° 06' 30"W, 34.47'
C60	31° 45' 15"	63.00'	34.92'	S46° 51' 46"W, 34.47'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C61	31° 45' 15"	63.00'	34.92'	S78° 37' 01"W, 34.47'
C62	32° 04' 29"	63.00'	35.27'	N69° 28' 06"W, 34.81'
C63	47° 32' 58"	63.00'	52.28'	N29° 39' 23"W, 50.80'
C64	2° 20' 15"	63.00'	2.57'	N4° 42' 46"W, 2.57'
C65	61° 18' 22"	35.00'	37.45'	N34° 11' 50"W, 35.69'
C66	7° 02' 51"	125.00'	15.37'	N68° 22' 26"W, 15.37'
C67	72° 51' 24"	125.00'	158.95'	S71° 40' 27"W, 148.45'
C68	4° 34' 48"	325.00'	25.98'	S52° 27' 51"E, 25.97'
C69	7° 38' 42"	325.00'	43.37'	S46° 21' 06"E, 43.33'
C70	7° 38' 42"	325.00'	43.37'	S38° 42' 23"E, 43.33'
C71	3° 49' 46"	325.00'	21.72'	S32° 58' 09"E, 21.72'
C72	6° 12' 01"	275.00'	29.78'	N34° 09' 17"W, 29.74'
C73	17° 29' 57"	275.00'	83.99'	N46° 00' 16"W, 83.66'
C74	6° 19' 08"	535.00'	59.00'	S38° 24' 19"W, 58.97'
C75	11° 31' 23"	175.00'	35.20'	S26° 04' 28"E, 35.14'
C76	19° 29' 10"	175.00'	59.52'	S10° 34' 11"E, 59.23'
C77	19° 29' 10"	175.00'	59.52'	S8° 54' 59"W, 59.23'
C78	19° 29' 10"	175.00'	59.52'	S28° 24' 10"W, 59.23'
C79	19° 29' 10"	175.00'	59.52'	S47° 53' 20"W, 59.23'
C80	1° 18' 48"	175.00'	4.01'	S58° 17' 19"W, 4.01'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C81	4° 57' 30"	175.00'	15.14'	S61° 25' 28"W, 15.14'
C82	19° 29' 10"	175.00'	59.52'	S73° 38' 49"W, 59.23'
C83	19° 29' 10"	175.00'	59.52'	N86° 52' 01"W, 59.23'
C84	19° 29' 10"	175.00'	59.52'	N67° 22' 51"W, 59.23'
C85	19° 29' 10"	175.00'	59.52'	N47° 53' 40"W, 59.23'
C86	7° 01' 45"	175.00'	21.68'	N34° 36' 11"W, 21.66'
C87	71° 49' 55"	125.00'	156.71'	S4° 51' 41"W, 146.65'
C88	53° 05' 22"	125.00'	115.82'	S67° 19' 19"W, 111.72'
C89	0° 25' 49"	535.00'	4.02'	N86° 20' 55"W, 4.02'
C90	5° 46' 52"	535.00'	53.98'	N89° 27' 15"W, 53.96'
C91	5° 22' 06"	535.00'	50.13'	S84° 58' 16"W, 50.11'
C92	5° 22' 06"	535.00'	50.13'	S79° 36' 10"W, 50.11'
C93	3° 01' 45"	535.00'	28.29'	N75° 24' 15"E, 28.28'
C94	9° 40' 59"	535.00'	90.42'	S69° 02' 52"W, 90.31'
C95	27° 10' 41"	125.00'	59.29'	S48° 50' 05"W, 58.74'
C96	63° 01' 23"	35.00'	38.50'	S20° 36' 37"W, 36.59'
C97	3° 36' 28"	555.00'	34.95'	S53° 32' 23"W, 34.94'
C98	1° 15' 04"	555.00'	12.12'	S46° 21' 36"W, 12.12'
C99	21° 08' 39"	63.00'	23.25'	N9° 48' 12"E, 23.12'

LINE TABLE		
Line #	Direction	Length
L1	N54° 45' 15"W	21.34'
L2	N54° 45' 15"W	19.79'
L3	S50° 10' 27"W	20.14'
L4	N42° 22' 20"E	42.24'
L5	N32° 22' 05"W	20.04'
L6	S29° 52' 07"E	20.02'
L7	S07° 25' 04"E	57.96'
L8	N40° 38' 18"W	10.32'
L9	S49° 21' 42"W	46.00'
L10	S40° 38' 18"E	10.32'
L11	S58° 09' 50"W	2.41'
L12	N51° 15' 48"W	19.33'
L13	S51° 15' 48"E	22.54'
L18	S38° 44' 12"W	20.00'

Revisions / Submissions

ID	Description	Date
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Project Number: 762622

Scale: 1"=50'

Drawn By: CLD

Checked By: ALB/MJA

Date: 7/23/2025

Issue: N/A

Drawing Title:

PLAT