

DEL WEBB MAYGRASS
PHASE 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,
VIRGINIA MILITARY SURVEY NUMBERS 5132 AND 5134

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY NUMBER 5132 AND 5134, CONTAINING 60.408 ACRES OF LAND, MORE OR LESS, BEING 30.062 ACRES OUT OF THAT 91.766 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC OF RECORD IN INSTRUMENT NUMBER 202504180003035, 13.725 ACRES OUT OF THAT 100.827 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NUMBER 202504180003007, 11.271 OUT OF THAT 60.987 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NUMBER 202605260004423, AND 5.350 ACRES OUT OF THAT 10.711 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NUMBER 202101080000328.

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 2", A SUBDIVISION CONTAINING LOTS NUMBERED 160-196, 246-276, 287-327 AND 366 INCLUSIVE, RESERVES "A2", "A3", "G2", "H1", "I", "J", "K", AND "L" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF NEW CALIFORNIA DRIVE, CASCADES DRIVE, MAYGRASS LANE, OZARKS DRIVE, ROCK BRIDGE BOULEVARD, TETON STREET, AND WASATCH LANE.

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 GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 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 GRANTEEES) 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 GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN THE 91.766 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC OF RECORD IN INSTRUMENT NUMBER 202504180003035, THE 100.827 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO, LLC, OF RECORD IN INSTRUMENT NUMBER 202504180003007, THE 60.987 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO, LLC, OF RECORD IN INSTRUMENT NUMBER 202605260004423, AND THE 10.711 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO LLC, OF RECORD IN INSTRUMENT NUMBER 202101080000328, ARE FOR THE PURPOSES STATED IN THE FORGOING "EASEMENTS" PARAGRAPHS.

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 _____, 2026

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: _____

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 2, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

THIS _____ DAY OF _____, 2026

MY COMMISSION EXPIRES _____
NOTARY PUBLIC _____

REVIEWED THIS _____ DAY OF _____, 20__

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS _____ DAY OF _____, 20__

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20__

UNION COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 20__

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS _____ DAY OF _____, 20__ 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 _____, 20__

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

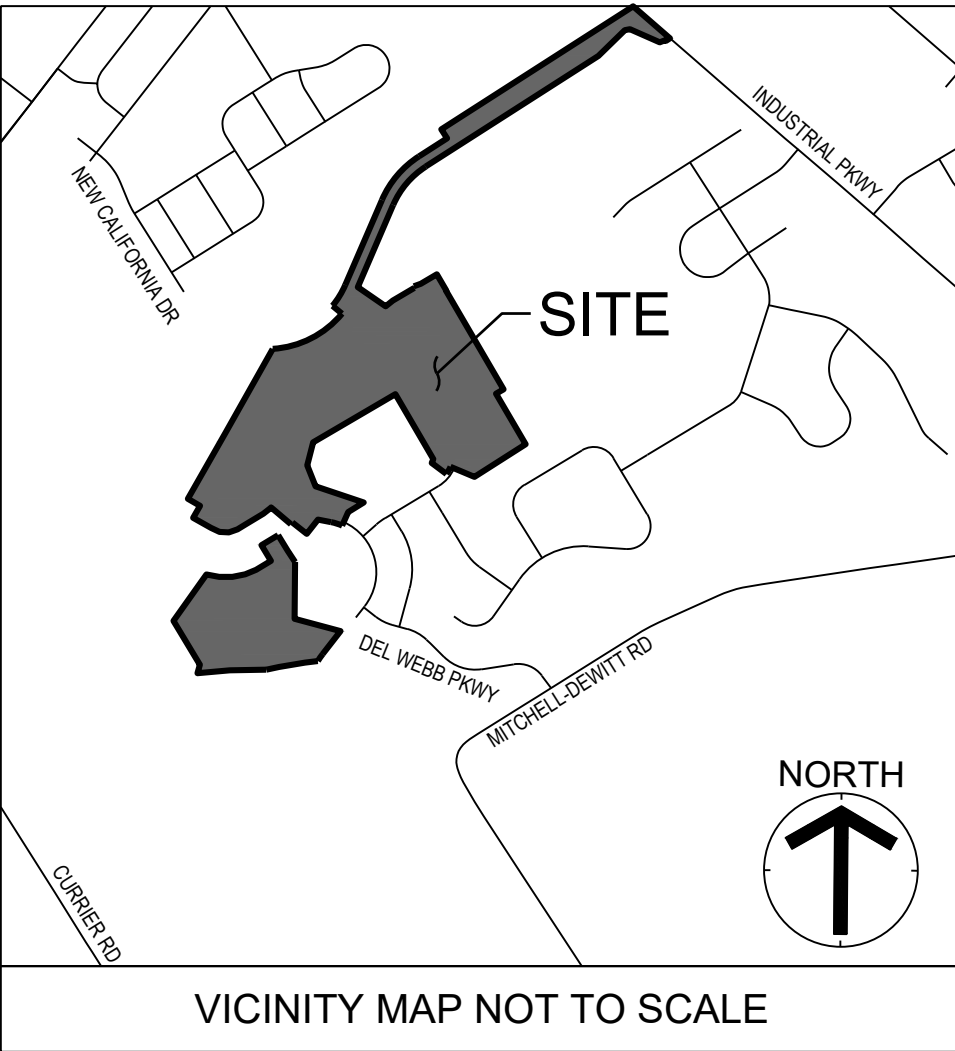
TRANSFERRED THIS _____ DAY OF _____, 20__

UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 20__, AT _____, M.

RECORDED THIS _____ DAY OF _____, 20__ IN PLAT BOOK _____ PAGES _____ SLIDE _____

COUNTY RECORDER



CESO
WWW.CESOINC.COM

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

ZONING

"DEL WEBB MAYGRASS PHASE 2" 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 AND 5134, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 11.472 ACRES IN RIGHT-OF-WAY, 18.210 ACRES IN LOTS AND 30.726 ACRES IN RESERVES MAKING A TOTAL OF 60.408 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 2, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD HAZARD ZONE "AE" (SPECIAL FLOOD HAZARD-BASE FLOOD ELEVATIONS DETERMINED), AND FLOOD HAZARD ZONE "AE" (REGULATORY FLOODWAY AREA) 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 2, 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.

SEAN T. BROOKS P.S.
OHIO P.S. NO. 8828
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

DATE: _____

CESO SURVEY 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 AS DESCRIBED

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
15-0020021.1000	135-00-00-053.001	13.725 ACRES
15-0020031.0000	135-00-00-040.000	30.062 ACRES
15-0020032.0010	135-00-00-038.001	11.271 ACRES
15-0022014.0000	135-00-00-090.000	5.350 ACRES

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

SURVEYOR:
CESO, INC.
2800 CORPORATE
EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: SEAN BROOKS

DEL WEBB MAYGRASS
PHASE 2
State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Numbers 5132 and 5134

Revisions / Submissions

ID	Description	Date
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Project Number: 762622

Scale: N/A

Drawn By: CLD

Checked By: APC

Date: 9/16/2026

Issue: N/A

Drawing Title:

PLAT

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 160-196, 246-276, 287-327 AND 356)
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

ACREAGE IN LOTS 160-196, 246-276, 287-327 AND 356: 18.210 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY: 11.472 ACRES
ACREAGE IN RESERVES: 30.726 ACRES
TOTAL ACREAGE: 60.408 ACRES

V.M.S. 5132: 55.058 ACRES
V.M.S. 5134: 5.350 ACRES
TOTAL ACREAGE: 60.408 ACRES

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
15-0020021.1000	135-00-00-053.001	13.725 ACRES
15-0020031.0000	135-00-00-040.000	30.062 ACRES
15-0020032.0010	135-00-00-038.001	11.271 ACRES
15-0020014.0000	135-00-00-090.000	5.350 ACRES
TOTAL ACREAGE:		60.408 ACRES

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS DEL WEBB MAYGRASS PHASE 2, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), FLOOD HAZARD ZONE "AE" (SPECIAL FLOOD HAZARD-BASE FLOOD ELEVATIONS DETERMINED), AND FLOOD HAZARD ZONE "AE" (REGULATORY FLOODWAY AREA) 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 2, ROAD RIGHT OF WAYS.

NOTE "F": RESERVES "A2", "A3", "G2", "H1", "J", "J", "K", AND "L" 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 FEE SIMPLE TITLE TO THE LOTS OF DEL WEBB MAYGRASS PHASE 2.

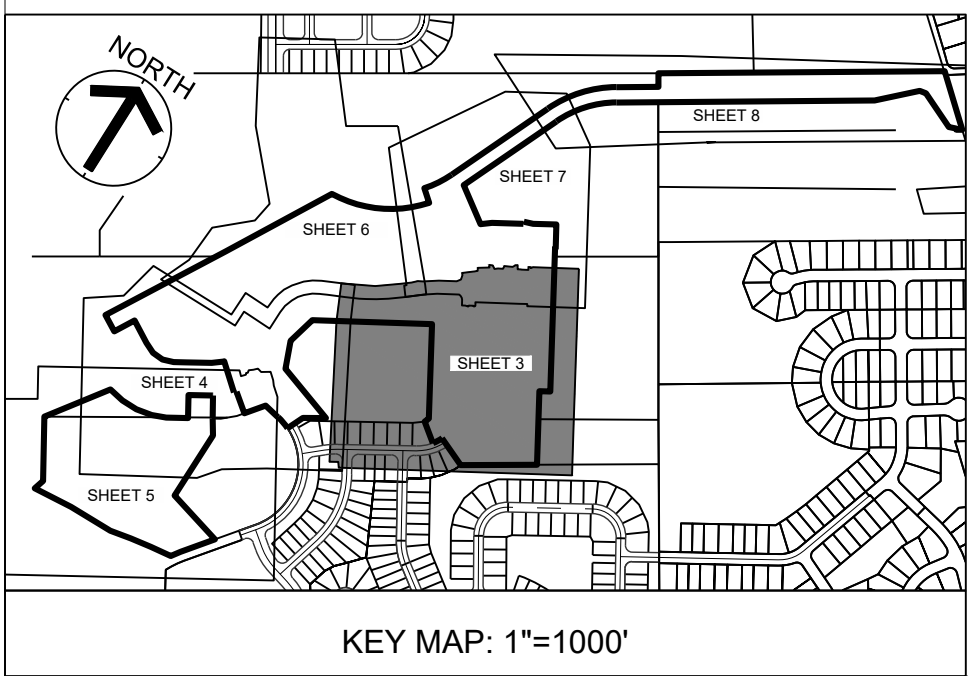
STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

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 2.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	16° 18' 45"	560.00'	159.44'	N31° 27' 35"E, 158.90'
C2	16° 18' 45"	600.00'	170.82'	N31° 27' 35"E, 170.25'
C3	34° 01' 58"	640.00'	380.15'	N40° 19' 12"E, 374.59'
C4	34° 01' 58"	560.00'	332.63'	S40° 19' 12"W, 327.76'
C5	1° 23' 36"	475.00'	11.55'	N20° 33' 54"W, 11.55'
C6	13° 45' 52"	225.00'	54.05'	S29° 54' 40"W, 53.92'
C7	12° 59' 45"	335.00'	75.98'	N72° 28' 35"W, 75.82'
C8	2° 24' 09"	345.00'	14.47'	S39° 09' 48"W, 14.46'
C9	46° 49' 25"	640.00'	523.03'	N63° 01' 40"E, 508.59'
C10	6° 06' 47"	640.00'	68.28'	S26° 21' 36"W, 68.25'
C11	84° 54' 01"	35.00'	51.86'	S13° 02' 00"E, 47.25'
C12	87° 55' 04"	35.00'	53.71'	N80° 33' 27"E, 48.59'
C13	23° 04' 47"	175.00'	70.49'	N48° 08' 19"E, 70.02'
C14	90° 00' 00"	35.00'	54.98'	N14° 40' 42"E, 49.50'
C15	10° 27' 12"	475.00'	86.66'	S25° 05' 42"E, 86.54'
C16	10° 27' 12"	425.00'	77.54'	S25° 05' 42"E, 77.43'
C17	90° 00' 00"	35.00'	54.98'	S75° 19' 18"E, 49.50'
C18	90° 00' 00"	35.00'	54.98'	S14° 40' 42"W, 49.50'
C19	90° 00' 00"	35.00'	54.98'	S75° 19' 18"E, 49.50'
C20	90° 00' 00"	35.00'	54.98'	S14° 40' 42"W, 49.50'
C21	53° 21' 02"	275.00'	256.06'	S3° 38' 47"E, 246.91'
C22	53° 21' 02"	225.00'	209.51'	N3° 38' 47"W, 202.02'
C23	90° 00' 00"	35.00'	54.98'	N75° 19' 18"W, 49.50'
C24	9° 16' 51"	475.00'	76.94'	S55° 02' 16"W, 76.86'
C25	14° 34' 19"	1025.00'	260.69'	S57° 41' 00"W, 259.98'
C26	63° 41' 26"	225.00'	250.11'	S33° 07' 27"W, 237.43'
C27	80° 15' 11"	250.00'	350.17'	S38° 50' 52"E, 322.24'
C28	12° 59' 45"	385.00'	87.33'	S72° 28' 35"E, 87.14'
C29	16° 01' 42"	300.00'	83.92'	N70° 57' 37"W, 83.65'
C30	79° 40' 57"	35.00'	48.68'	S77° 12' 46"W, 44.85'
C31	2° 59' 35"	345.00'	18.02'	S38° 52' 05"W, 18.02'
C32	2° 59' 35"	295.00'	15.41'	N38° 52' 05"E, 15.41'
C33	79° 40' 57"	35.00'	48.68'	N2° 28' 10"W, 44.85'
C34	43° 35' 22"	300.00'	228.23'	N20° 30' 58"W, 222.77'
C35	63° 41' 26"	275.00'	305.69'	N33° 07' 27"E, 290.20'
C36	14° 34' 19"	975.00'	247.97'	N57° 41' 00"E, 247.30'
C37	9° 16' 51"	525.00'	85.04'	N55° 02' 16"E, 84.95'
C38	97° 04' 10"	35.00'	59.30'	N11° 08' 37"E, 52.46'
C39	18° 05' 33"	275.00'	86.84'	N46° 26' 15"W, 86.48'
C40	84° 54' 01"	35.00'	51.86'	S82° 03' 58"W, 47.25'
C41	5° 05' 59"	600.00'	53.40'	N37° 03' 58"E, 53.39'
C42	11° 12' 46"	600.00'	117.42'	N28° 54' 36"E, 117.23'
C43	34° 01' 58"	600.00'	356.39'	N40° 19' 12"E, 351.18'
C44	25° 09' 43"	300.00'	131.75'	S42° 54' 09"E, 130.69'
C45	2° 04' 56"	300.00'	10.90'	S54° 26' 33"E, 10.90'
C46	23° 04' 47"	300.00'	120.84'	S41° 51' 41"E, 120.03'
C47	53° 21' 02"	250.00'	232.79'	S3° 38' 47"E, 224.47'
C48	9° 16' 51"	500.00'	80.99'	S55° 02' 16"W, 80.90'
C49	14° 34' 19"	1000.00'	254.33'	S57° 41' 00"W, 253.64'
C50	63° 41' 26"	250.00'	277.90'	S33° 07' 27"W, 263.81'
C51	80° 15' 11"	275.00'	385.19'	S38° 50' 52"E, 354.46'
C52	53° 54' 26"	275.00'	258.74'	S25° 40' 29"E, 249.30'
C53	26° 20' 46"	275.00'	126.45'	S65° 48' 05"E, 125.34'
C54	12° 59' 45"	360.00'	81.66'	S72° 28' 35"E, 81.48'
C55	2° 59' 35"	320.00'	16.72'	S38° 52' 05"W, 16.71'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C56	23° 04' 47"	150.00'	60.42'	N48° 08' 19"E, 60.01'
C57	10° 27' 12"	450.00'	82.10'	S25° 05' 42"E, 81.99'
C58	11° 46' 55"	175.00'	35.99'	N42° 29' 23"E, 35.92'
C59	11° 17' 52"	175.00'	34.51'	N54° 01' 46"E, 34.45'
C60	9° 03' 36"	475.00'	75.11'	N25° 47' 30"W, 75.03'
C61	5° 09' 22"	35.00'	3.15'	S32° 53' 59"E, 3.15'
C62	84° 50' 38"	35.00'	51.83'	N77° 53' 59"W, 47.22'
C63	8° 02' 25"	275.00'	38.59'	S26° 18' 05"E, 38.56'
C64	33° 44' 07"	225.00'	132.48'	S19° 55' 32"W, 130.57'
C65	33° 22' 47"	225.00'	131.08'	N13° 37' 55"W, 129.24'
C66	2° 50' 47"	475.00'	23.60'	S58° 15' 18"W, 23.60'
C67	6° 26' 04"	475.00'	53.34'	S53° 36' 53"W, 53.32'
C68	2° 32' 36"	1025.00'	45.50'	S51° 40' 09"W, 45.49'
C69	3° 04' 13"	1025.00'	54.93'	S54° 28' 33"W, 54.92'
C70	2° 51' 04"	1025.00'	51.00'	S67° 26' 12"W, 51.00'
C71	2° 51' 04"	1025.00'	51.00'	S67° 17' 16"W, 51.00'
C72	2° 51' 04"	1025.00'	51.00'	S63° 08' 20"W, 51.00'
C73	0° 24' 18"	1025.00'	7.24'	S64° 46' 01"W, 7.24'
C74	24° 35' 37"	225.00'	96.58'	S52° 40' 21"W, 95.84'
C75	33° 25' 21"	225.00'	131.25'	S23° 39' 52"W, 129.40'
C76	5° 40' 28"	225.00'	22.28'	S4° 06' 58"W, 22.27'
C77	16° 00' 53"	250.00'	69.88'	S6° 43' 43"E, 69.65'
C78	27° 39' 47"	250.00'	120.70'	S28° 34' 03"E, 119.53'
C79	29° 39' 45"	250.00'	129.43'	S57° 13' 50"E, 127.99'
C80	6° 54' 46"	250.00'	30.16'	S75° 31' 05"E, 30.14'
C81	1° 39' 40"	385.00'	11.16'	S78° 08' 38"E, 11.16'
C82	9° 20' 51"	385.00'	62.81'	S72° 38' 23"E, 62.74'
C83	0° 35' 26"	345.00'	3.56'	S37° 40' 01"W, 3.56'
C84	14° 25' 43"	300.00'	75.55'	S35° 05' 47"E, 75.35'
C85	3° 59' 55"	300.00'	20.94'	N25° 52' 58"W, 20.93'
C86	11° 50' 18"	300.00'	61.99'	N17° 57' 52"W, 61.87'
C87	11° 50' 18"	300.00'	61.99'	N6° 07' 34"W, 61.87'
C88	1° 29' 09"	300.00'	7.78'	N0° 32' 09"E, 7.78'
C89	7° 48' 17"	275.00'	37.46'	N5° 10' 52"E, 37.43'
C90	12° 50' 44"	275.00'	61.65'	N15° 30' 23"E, 61.53'
C91	12° 50' 44"	275.00'	61.65'	N28° 21' 07"E, 61.53'
C92	12° 50' 44"	275.00'	61.65'	N41° 11' 51"E, 61.53'
C93	12° 50' 44"	275.00'	61.65'	N54° 02' 35"E, 61.53'
C94	4° 30' 12"	275.00'	21.62'	N62° 43' 03"E, 21.61'
C95	1° 10' 03"	975.00'	19.87'	N64° 23' 08"E, 19.86'
C96	4° 20' 51"	975.00'	73.98'	N61° 37' 41"E, 73.97'
C97	4° 20' 51"	975.00'	73.98'	N57° 16' 50"E, 73.97'
C98	4° 23' 12"	975.00'	74.65'	N52° 54' 48"E, 74.63'
C99	0° 19' 22"	975.00'	5.49'	N50° 33' 32"E, 5.49'
C100	0° 15' 26"	525.00'	2.36'	N50° 31' 34"E, 2.36'
C101	6° 56' 30"	525.00'	63.61'	N54° 07' 32"E, 63.57'
C102	2° 04' 55"	525.00'	19.08'	N58° 38' 14"E, 19.08'
C103	10° 20' 01"	275.00'	49.60'	N42° 33' 29"W, 49.53'
C104	7° 45' 31"	275.00'	37.24'	N51° 36' 15"W, 37.21'
C105	80° 24' 21"	35.00'	49.12'	N3° 36' 15"W, 45.18'
C106	23° 04' 47"	125.00'	50.35'	N48° 08' 19"E, 50.01'
C107	90° 00' 00"	35.00'	54.98'	S75° 19' 18"E, 49.50'
C108	90° 00' 00"	35.00'	54.98'	S14° 40' 42"W, 49.50'
C109	90° 00' 00"	35.00'	54.98'	N75° 19' 18"W, 49.50'
C110	13° 29' 08"	325.00'	76.49'	N37° 03' 52"W, 76.32'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C111	0° 10' 18"	325.00'	0.97'	S30° 24' 27"E, 0.97'
C112	8° 17' 10"	325.00'	47.00'	N34° 38' 11"W, 46.96'
C113	1° 59' 15"	385.00'	13.35'	S66° 58' 20"E, 13.35'
C114	0° 14' 03"	345.00'	1.41'	N58° 49' 42"E, 1.41'
C115	5° 01' 40"	325.00'	28.52'	N41° 17' 36"W, 28.51'
C116	6° 01' 09"	525.00'	55.15'	S34° 53' 45"W, 55.13'
C117	6° 01' 09"	3250.84'	341.52'	S80° 28' 34"W, 341.36'
C118	19° 51' 42"	597.00'	206.95'	N47° 24' 20"E, 205.92'
C119	16° 28' 11"	561.11'	161.29'	N45° 44' 13"E, 160.74'
C120	45° 18' 37"	275.00'	217.47'	N0° 22' 26"E, 211.85'
C121	21° 28' 19"	225.00'	84.32'	N19° 35' 08"W, 83.83'
C122	13° 29' 21"	275.00'	64.74'	S15° 32' 12"E, 64.59'
C123	6° 35' 21"	190.00'	21.85'	S56° 23' 02"W, 21.84'
C124	10° 06' 53"	225.00'	39.72'	S25° 15' 51"E, 39.67'
C125	34° 17' 45"	670.00'	401.05'	S56° 22' 23"W, 395.09'
C126	9° 36' 19"	500.00'	83.82'	N68° 37' 17"E, 83.72'
C127	88° 17' 41"	50.00'	77.05'	S72° 02' 26"E, 69.65'
C128	67° 10' 52"	50.00'	58.63'	S5° 42' 14"W, 55.33'
C129	3° 00' 11"	200.00'	10.48'	S40° 47' 46"W, 10.48'
C130	2° 33' 27"	200.00'	8.93'	S49° 18' 33"W, 8.93'
C131	10° 38' 14"	500.00'	92.83'	S55° 54' 23"W, 92.69'
C132	11° 05' 33"	30.00'	5.81'	S66° 46' 17"W, 5.80'
C133	21° 09' 51"	75.00'	27.70'	S10° 36' 34"E, 27.55'
C134	108° 10' 24"	560.00'	1057.27'	N86° 17' 50"W, 907.09'
C135	71° 10' 39"	662.74'	823.31'	N68° 17' 07"W, 771.38'
C136	71° 19' 56"	95.00'	118.27'	S23° 16' 52"W, 110.78'
C137	46° 51' 30"	60.00'	49.07'	S13° 24' 33"E, 47.71'
C138	16° 21' 54"	200.00'	57.12'	S18° 12' 09"W, 56.93'
C139	20° 53' 25"	200.00'	72.92'	S15° 56' 24"W, 72.52'
C140	7° 58' 37"	60.00'	8.35'	S9° 29' 00"W, 8.35'
C141	70° 49' 14"	60.00'	74.16'	S68° 14' 00"W, 69.53'
C142	12° 22' 36"	200.00'	43.20'	N70° 10' 05"W, 43.12'
C143	53° 35' 46"	60.00'	56.13'	N37° 10' 54"W, 54.10'
C144	0° 01' 00"	60.01'	0.02'	N10° 22' 31"W, 0.02'
C145	110° 22' 15"	60.00'	115.58'	N44° 47' 07"E, 98.52'
C146	32° 15' 12"	400.00'	225.17'	N83° 50' 38"E, 222.21'
C147	56° 14' 38"	60.00'	58.90'	S84° 09' 59"E, 56.56'
C148	60° 44' 01"	215.00'	227.90'	S89° 18' 50"W, 217.38'
C149	90° 00' 00"	75.00'	117.81'	N15° 19' 09"W, 106.07'
C150	22° 27' 57"	135.00'	52.93'	N18° 26' 52"E, 52.60'
C151	22° 35' 20"	165.00'	65.05'	N18° 30' 34"E, 64.63'
C152	27° 39' 55"	75.00'	36.21'	N43° 38' 11"E, 35.86'
C153	108° 10' 24"	625.00'	1179.99'	N86° 17' 50"W, 1012.38'
C154	13° 33' 21"	560.00'	132.49'	N30° 04' 53"E, 132.18'
C155	0° 50' 47"	670.00'	9.90'	N37° 05' 15"E, 9.90'
C156	27° 06' 04"	75.00'	35.48'	N86° 36' 25"E, 35.15'
C157	43° 19' 04"	75.00'	56.70'	S58° 11' 01"E, 55.36'
C158	85° 11' 32"	30.00'	44.61'	N23° 58' 14"W, 40.61'
C159	4° 53' 57"	500.00'	42.75'	N16° 10' 33"E, 42.74'
C160	59° 41' 52"	80.00'	83.35'	N43° 31' 31"E, 79.63'
C161	87° 15' 30"	540.00'	822.39'	S66° 55' 58"W, 745.19'
C162	75° 24' 17"	35.00'	46.06'	S8° 17' 08"E, 42.81'
C163	15° 52' 56"	490.00'	135.83'	S22° 22' 50"E, 135.39'
C164	9° 02' 03"	415.00'	65.43'	S24° 07' 50"E, 65.37'



- SEE SHEET 7**

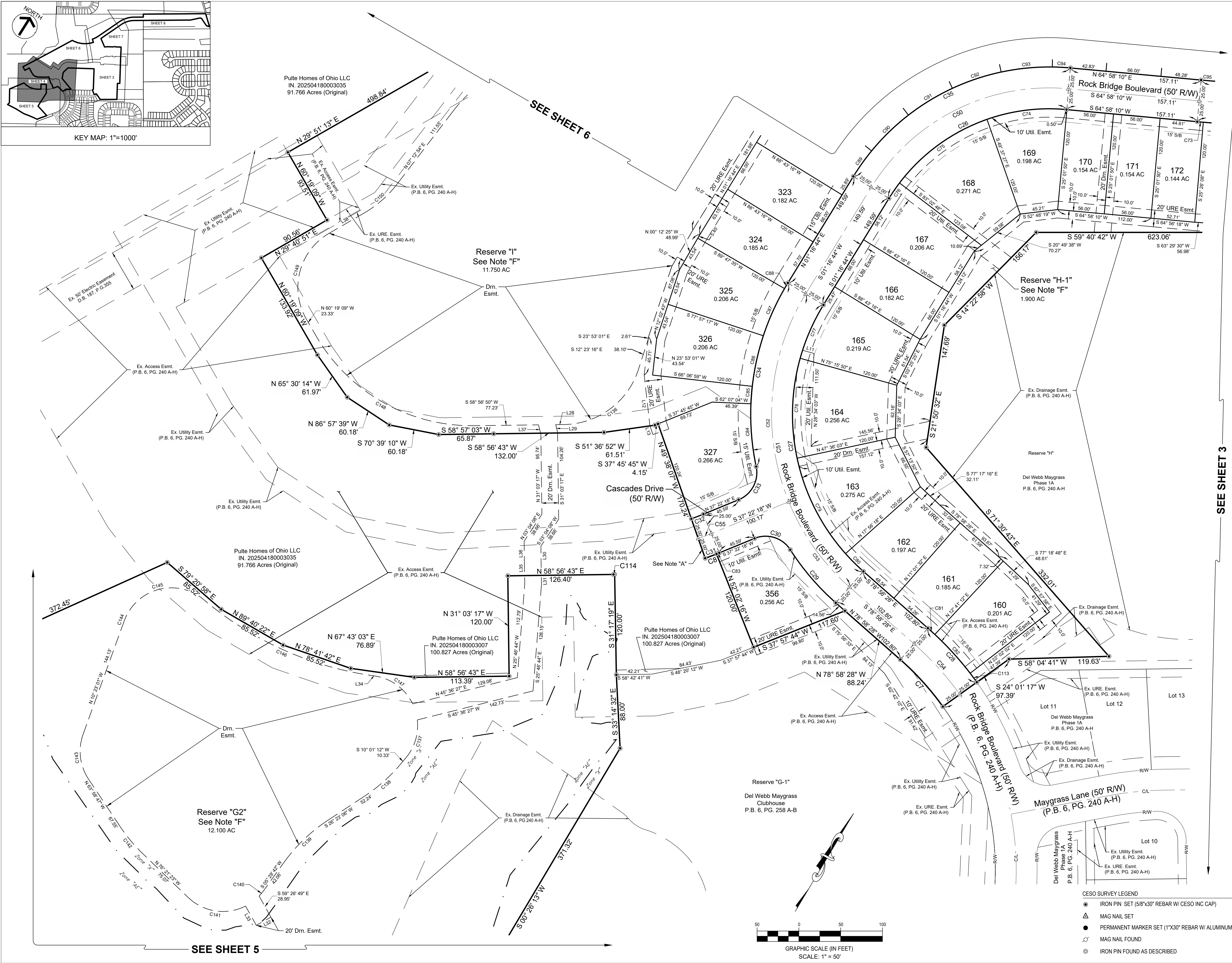
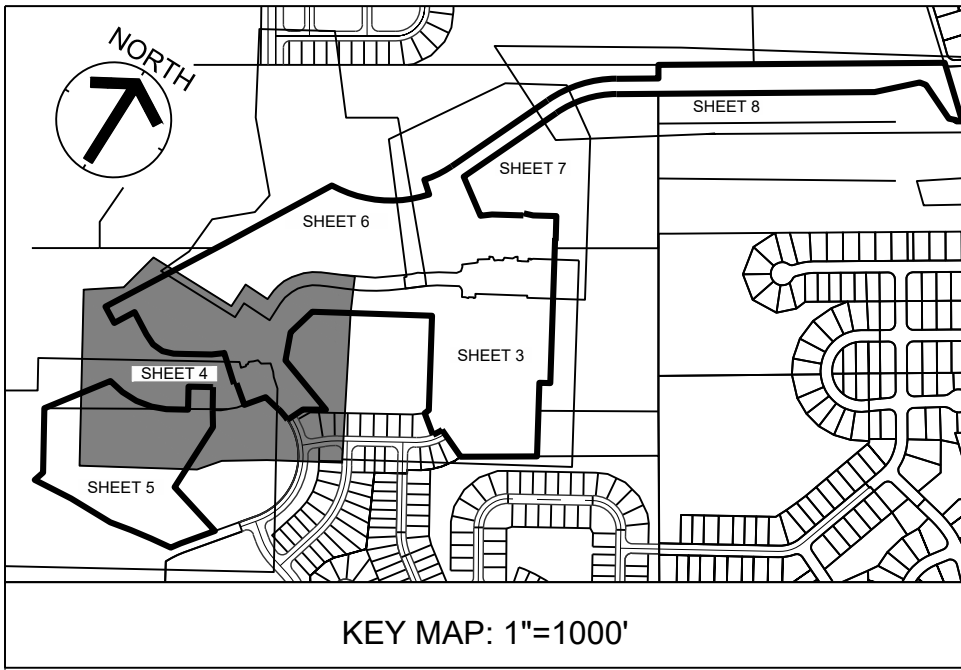


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Phone: 614.794.7080 Fax: 888.206.48

State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Numbers 5132 and 5134

Project Number:	762622
Scale:	N/A
Drawn By:	CLE
Checked By:	APC
Date:	9/16/2026
Issue:	N/A

3 of 8



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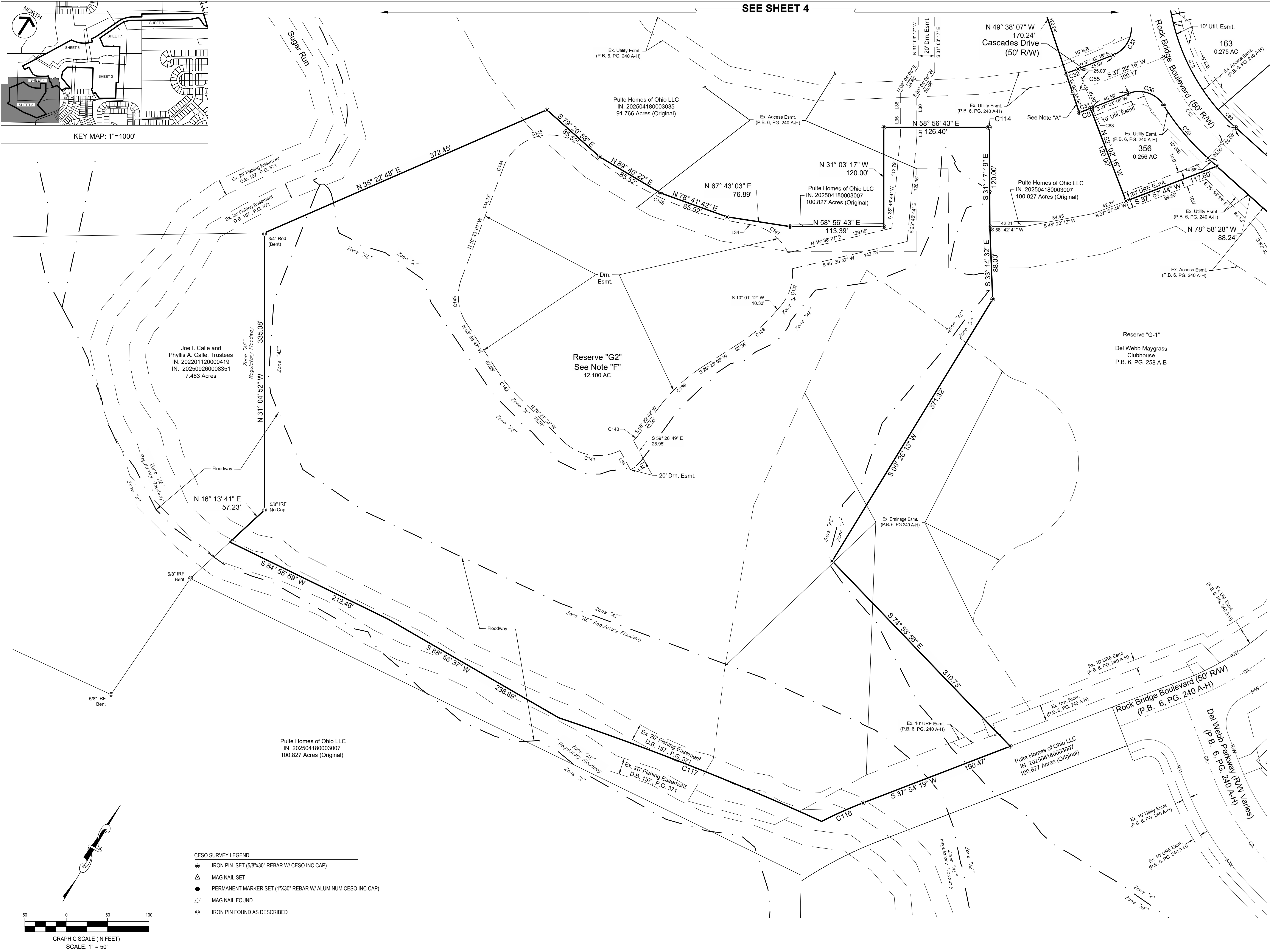
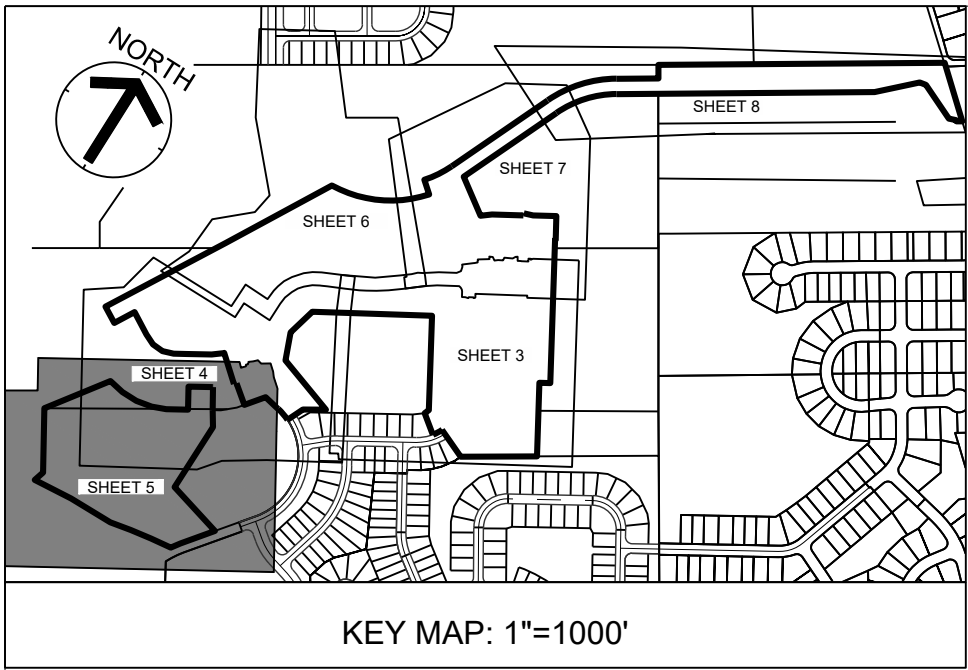
Revisions / Submissions		
ID	Description	Date

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Drawn By:	CLD	
Checked By:	APC	
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Drawing Title:

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4 of 8



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DEL WEBB MAYGRASS PHASE 2

State of Ohio, County of Union, Township of Jerome,
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Revisions / Submissions

ID	Description	Date
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Project Number: 762622

Scale: N/A

Drawn By: CLD

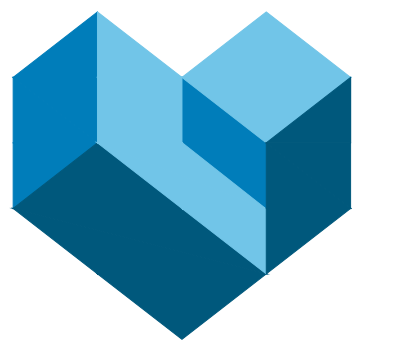
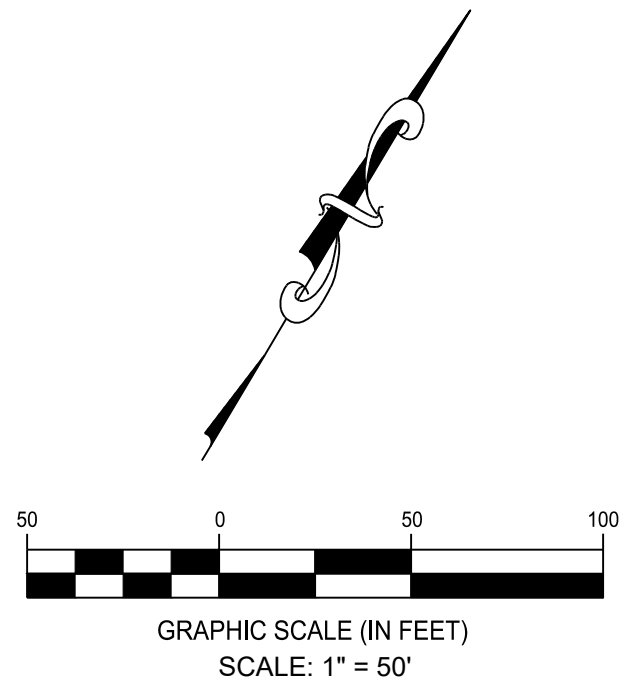
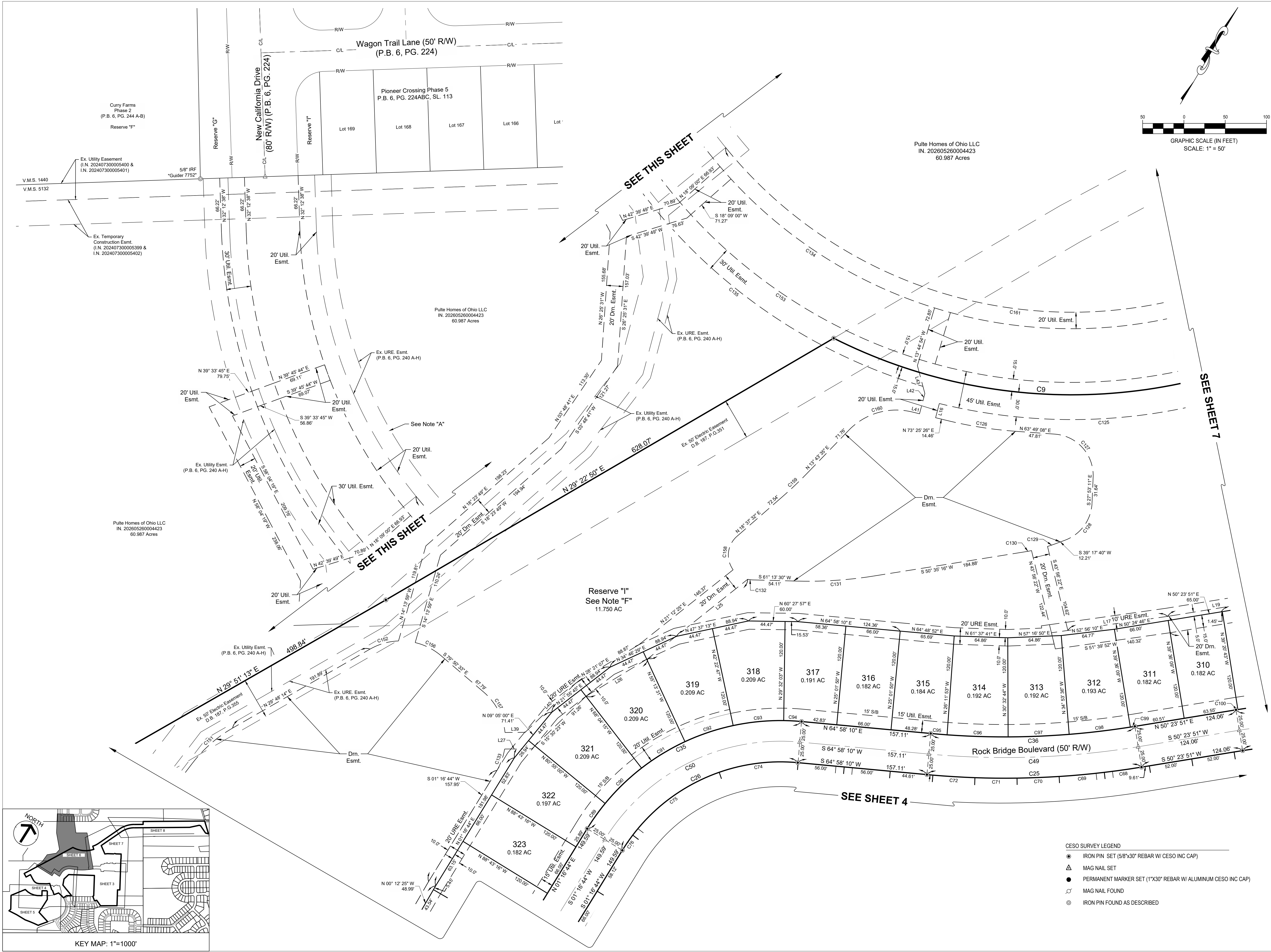
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Date: 9/16/2026

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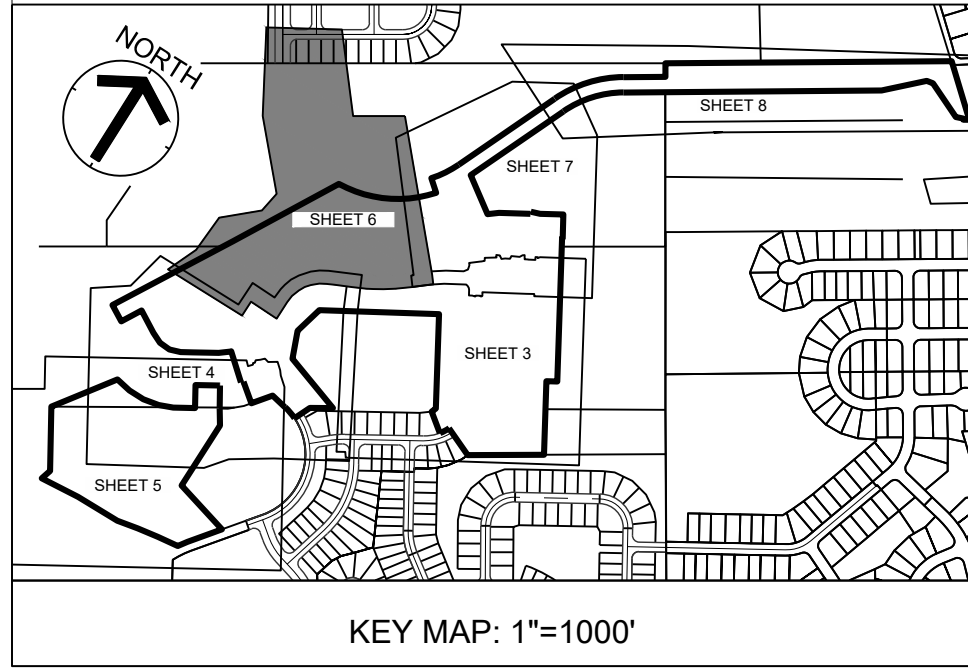
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State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Numbers 5132 and 5134

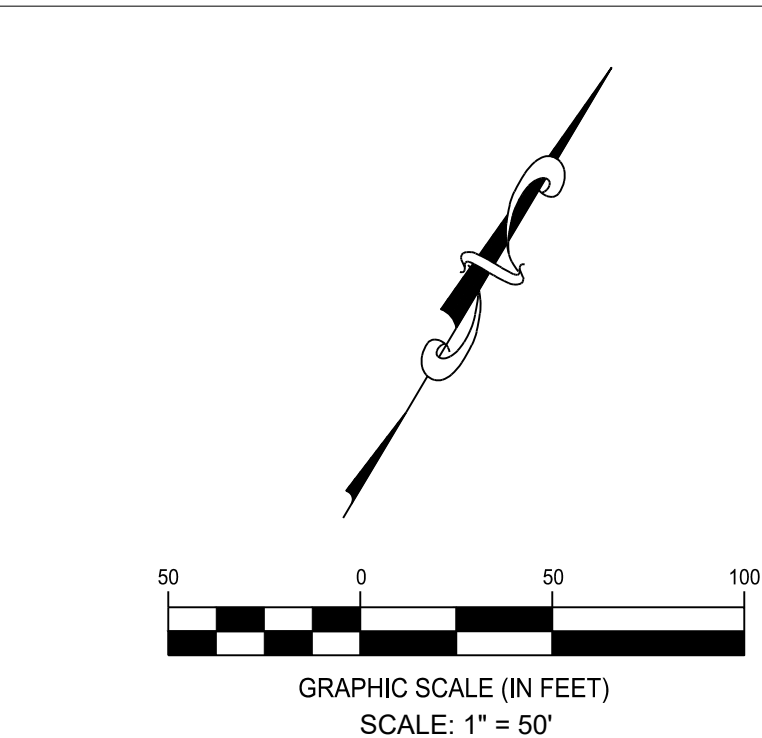
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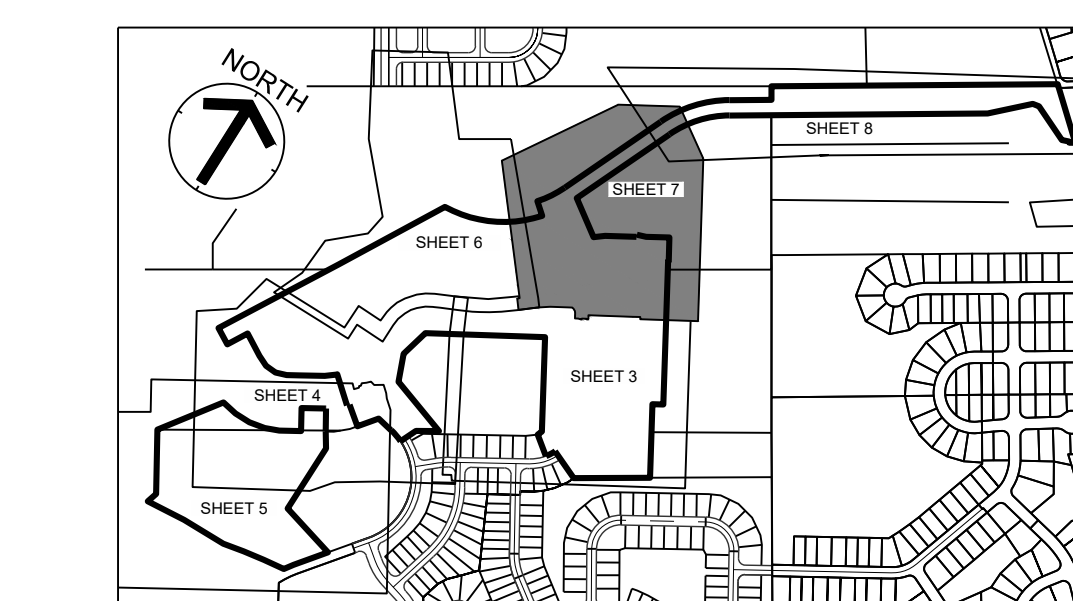
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Drawn By: CLD
Checked By: APC
Date: 9/16/2026
Issue: N/A



- CESO SURVEY 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 AS DESCRIBED



- CESO SURVEY 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 AS DESCRIBED



DEL WEBB MAYGRASS PHASE 2

State of Ohio, County of Union, Township of Jerome,
Virginia Military Survey Numbers 5132 and 5134

Revisions / Submissions		
ID	Description	Date

Drawing Title:
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Scale: N/A
Drawn By: CLD
Checked By: APC
Date: 9/16/2026
Issue: N/A



State of Ohio, County of Union, Township of Jerome,
 Virginia, Mill Creek, North - 5400 - 15404

Project Number: 76262

Scale: N/

Drawn By: CL

Checked By: AP

Date: 9/16/202

Issue:	N/
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PLAT

8 of 8