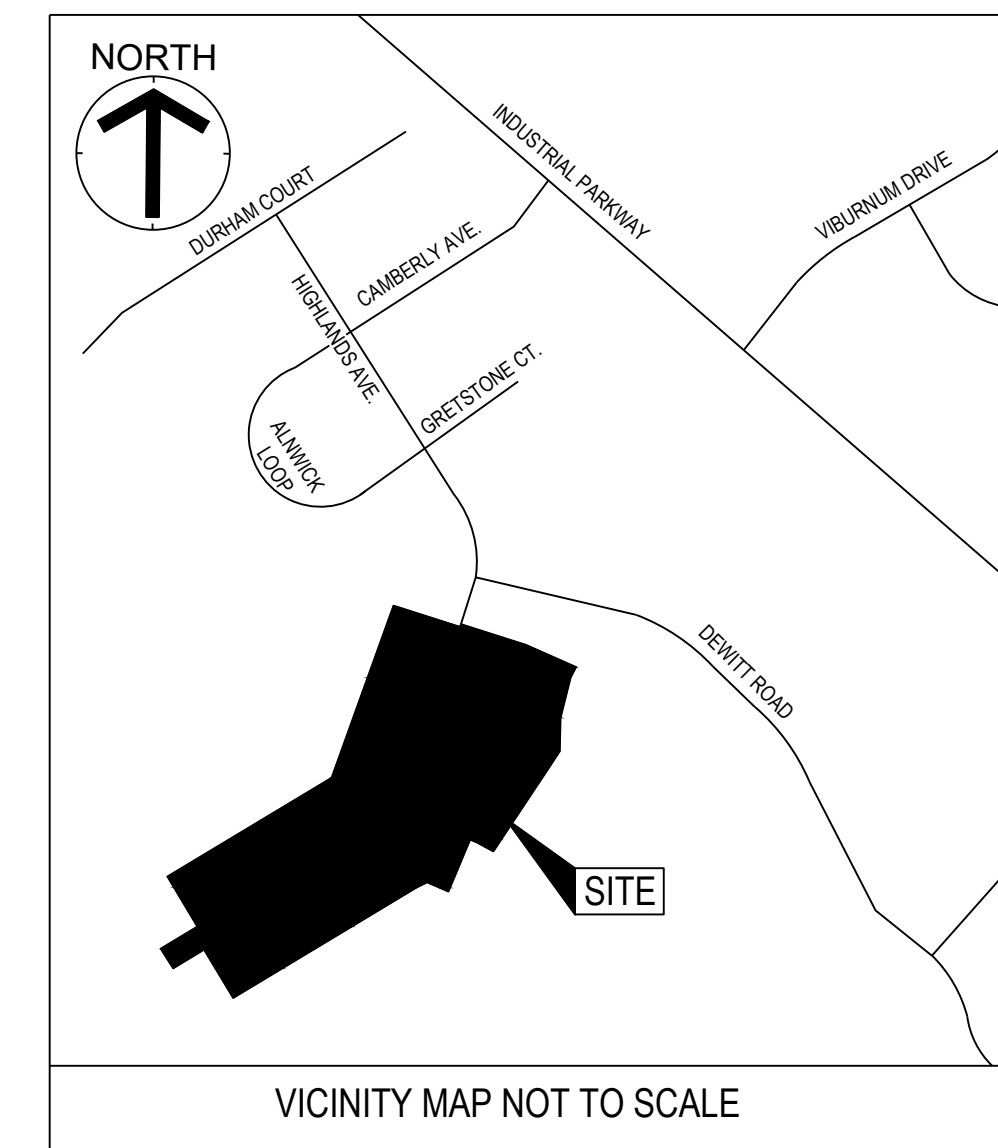


MITCHELL HIGHLANDS SECTION 5

STATE OF OHIO, COUNTY OF UNION, JEROME TOWNSHIP,
VIRGINIA MILITARY SURVEY NO. 5134



WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, JEROME TOWNSHIP, VIRGINIA MILITARY SURVEY 5134, CONTAINING 10.931 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT ORIGINAL 95.035 ACRE TRACT OF LAND CONVEYED TO ROCKFORD HOMES INC., OF RECORD IN INSTRUMENT NUMBER 201608240006790.

THE UNDERSIGNED, ROCKFORD HOMES, INC., BY JIM LIPNOS, DIRECTOR OF LAND OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, " MITCHELL HIGHLANDS SECTION 5", A SUBDIVISION CONTAINING LOTS NUMBERED 57-87 AND RESERVE "H", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF HIGHLANDS AVENUE HEREON AND PART OF WINDSOR CURVE AND NOT HERTOFRE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". DESIGNATED EASEMENTS 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, NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., SBC, SPECTRUM, UNION RURAL ELECTRIC (URE), INSIGHT COMMUNICATIONS, WIDE OPEN WEST AND THE CITY OF MARYSVILLE.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" 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.

KNOW ALL MEN BY THESE PRESENTS THAT JIM LIPNOS AND ROCKFORD HOMES, INC., OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

ROCKFORD HOMES, INC.
AN OHIO CORPORATION

BY: _____
WITNESS

JIM LIPNOS
DIRECTOR OF LAND

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JIM LIPNOS, DIRECTOR OF LAND OF SAID ROCKFORD HOMES, INC., AN OHIO CORPORATION LANDS PLATTED HEREIN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

_____ DAY OF _____, _____

BY _____
NOTARY PUBLIC

REVIEWED THIS _____ DAY OF _____, 2024

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS _____ DAY OF _____, 2024

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2024

UNION COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2024

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS _____ DAY OF _____, 2024 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 _____, 2024

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS _____ DAY OF _____, 2024

UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2024, AT _____ M.

RECORDED THIS _____ DAY OF _____, 2024 IN PLAT BOOK _____ PAGE _____

UNION COUNTY RECORDER

ZONING

THE SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE #PD16-123.

BASIS OF BEARING

THE BASIS OF BEARING SHOWN HEREON IS BASED ON SOUTH 49°01'47" EAST FOR A PORTION OF THE CENTERLINE OF INDUSTRIAL PARKWAY, OHIO STATE PLANE SOUTH ZONE, NAD 83 (2011) AS DETERMINED BY GPS OBSERVATIONS.

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". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5134, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 2.005 ACRES IN STREETS, 1.465 ACRES IN RESERVES AND 7.461 ACRES IN LOTS MAKING A TOTAL OF 10.931 ACRES.

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

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF MITCHELL HIGHLANDS SECTION 5, AS SURVEYED NOVEMBER 2021.

MATTHEW J. ACKROYD, P.S. _____ DATE: _____

OHIO P.S. NO. 28897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

CESO IRON PIN LEGEND

- ⊙ 3/4" IRON PIN FOUND W/ CESO CAP UNLESS OTHERWISE DESCRIBED
- ⊙ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- ⊕ MAG NAIL FOUND

ACREAGE BREAKDOWN

PARCEL NUMBERS: 17-00220190000 MAP NUMBERS: 135-00-00-082.0000 ACREAGE: 10.931 ACRES

OWNER/DEVELOPER:
ROCKFORD HOMES
999 POLARIS PARKWAY SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: COREY THEUERKAUF

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 619-0515
CONTACT: MATT ACKROYD
DATED: 12/18/2023

Revisions / Submissions

ID	Description	Date

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Project Number: 758734

Scale: N/A

Drawn By: ATW

Checked By: ALB

Date: 2/8/2024

Issue:

Drawing Title:

Plat



NOTE "A": MITCHELL HIGHLANDS SECTION 5 IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) AND SHALL BE SUBJECT TO THE APPLICABLE REGULATIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION.

SINGLE FAMILY (57-87)	
MIN. LOT AREA:	8,276 SF
MIN. LOT WIDTH:	60'
FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	25'
SIDE YARD SETBACK:	5'

NOTE "B": ACREAGE BREAKDOWN
 TOTAL ACREAGE: 10.931 Acres
 ACREAGE IN LOTS 57-87 INCLUSIVE: 7.461 Acres
 ACREAGE IN RESERVE "H": 1.465 Acres
 TOTAL ACREAGE IN RIGHT-OF-WAYS: 2.005 Acres

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS MITCHELL HIGHLANDS SECTION 5, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) 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 "D": 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.

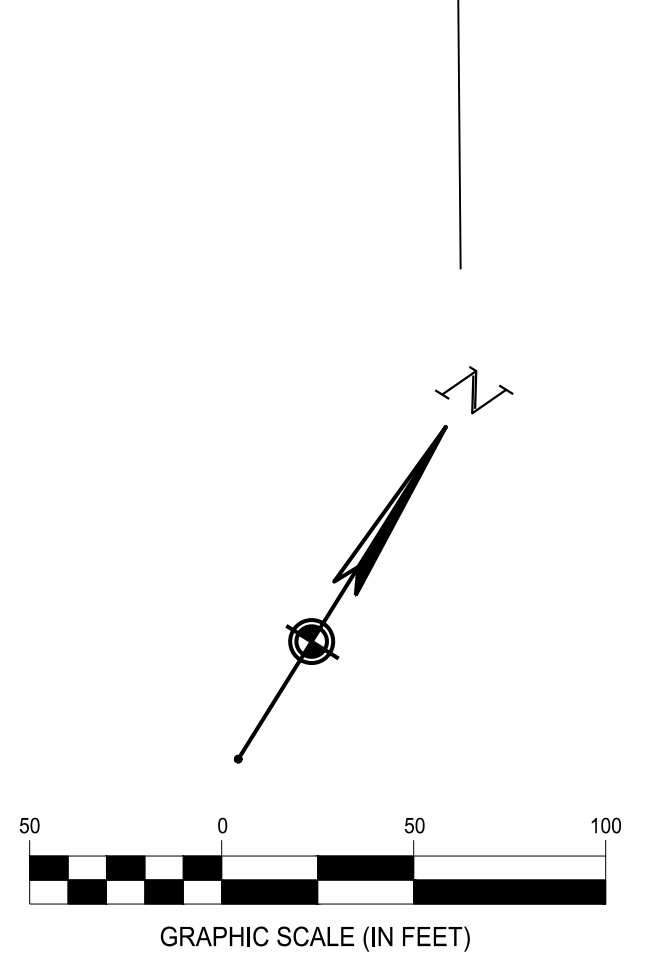
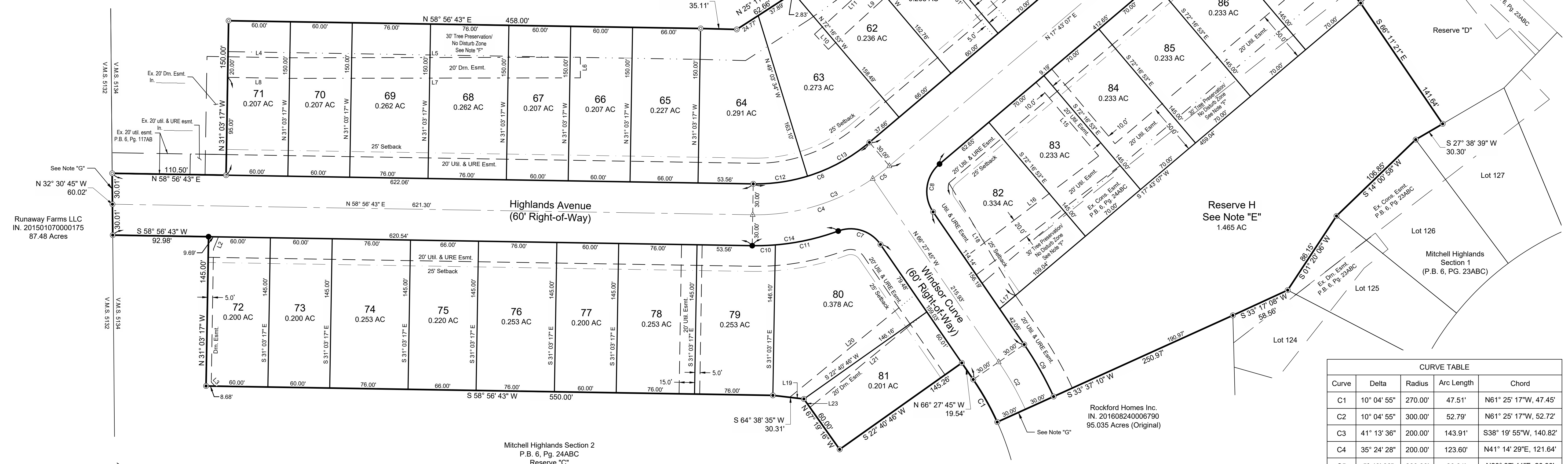
NOTE "E": RESERVE "H" IS TO BE OWNED AND MAINTAINED BY THE MITCHELL HIGHLANDS HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM WATER CONTROL AND MAINTENANCE.

NOTE "F": THE AREAS INDICATED AS TREE PRESERVATION/NO DISTURB ZONES SHALL BE SUBJECT TO THE APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, INCLUDING THE REGULATION TEXT THAT APPLIES TO THIS PLANNED DEVELOPMENT DISTRICT. REMOVAL OF TREES AND VEGETATION MAY ONLY BE MADE IN COMPLIANCE WITH THOSE PROVISIONS WHICH MAY INCLUDE APPROVAL OF A ZONING CERTIFICATE.

NOTE "G": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

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 MITCHELL HIGHLANDS SECTION 5.



CESO IRON PIN LEGEND

- 3/4" IRON PIN FOUND W/ CESO CAP UNLESS OTHERWISE DESCRIBED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- MAG NAIL FOUND

LINE TABLE

Line #	Direction	Length
L1	N17° 43' 07"E	7.32'
L2	S09° 33' 37"E	12.79'
L3	S74° 05' 35"E	5.39'
L4	N58° 56' 43"E	59.91'
L5	N57° 53' 32"E	281.95'
L6	S32° 06' 28"E	20.00'
L7	S57° 53' 32"W	282.14'
L8	S58° 56' 43"W	60.09'

LINE TABLE

Line #	Direction	Length
L9	S15° 31' 58"W	130.71'
L10	N74° 28' 02"W	20.00'
L11	N15° 31' 58"E	141.29'
L12	N17° 43' 07"E	280.69'
L13	S72° 16' 53"E	20.00'
L14	S17° 43' 07"W	65.00'
L15	N72° 23' 56"W	93.91'
L16	N20° 46' 50"E	163.37'

LINE TABLE

Line #	Direction	Length
L17	S17° 43' 07"W	20.14'
L18	S62° 37' 36"E	126.80'
L19	S64° 38' 35"W	13.90'
L20	N18° 38' 24"E	157.19'
L21	N18° 38' 24"E	146.53'
L23	S67° 19' 16"E	10.03'

CURVE TABLE

Curve	Delta	Radius	Arc Length	Chord
C1	10° 04' 55"	270.00'	47.51'	N61° 25' 17"W, 47.45'
C2	10° 04' 55"	300.00'	52.79'	N61° 25' 17"W, 52.72'
C3	41° 13' 36"	200.00'	143.91'	S38° 19' 55"W, 140.82'
C4	35° 24' 28"	200.00'	123.60'	N41° 14' 29"E, 121.64'
C5	5° 49' 08"	200.00'	20.31'	N20° 37' 41"E, 20.30'
C6	41° 13' 36"	170.00'	122.32'	N38° 19' 55"E, 119.70'
C7	75° 48' 05"	35.00'	46.30'	S75° 38' 13"W, 43.00'
C8	84° 10' 52"	35.00'	51.42'	S24° 22' 19"E, 46.92'
C9	10° 04' 55"	330.00'	58.07'	S61° 25' 17"E, 57.99'
C10	5° 35' 54"	230.00'	22.47'	S56° 08' 47"W, 22.46'
C11	15° 36' 40"	230.00'	62.67'	S45° 32' 30"W, 62.47'
C12	18° 00' 17"	170.00'	53.42'	S49° 56' 35"W, 53.20'
C13	23° 13' 19"	170.00'	68.90'	S29° 19' 47"W, 68.43'
C14	21° 12' 33"	230.00'	85.14'	N48° 20' 27"E, 84.65'

MITCHELL HIGHLANDS SECTION 5
 Jerome Township, County of Union, State of Ohio
 Virginia Military Survey No. 5134

Revisions / Submissions

ID	Description	Date

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 Project Number: 758734
 Scale: 1"=50'
 Drawn By: ATW
 Checked By: ALB
 Date: 2/8/2024
 Issue:

Drawing Title: **Plat**

2 of 2

758734-K1-MITCHELL HIGHLANDS SECTION 5 PLAT.dwg - 2/8/2024 - Alex Benson