
RE: Copy of Distribution Letter + Plat for ERN-10 Final Plat

From Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>

Date Wed 9/2/2026 4:34 PM

To Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Brad Bodenmiller
<bradbodenmiller@lucplanning.com>

Cc Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove
<josephgrove@lucplanning.com>

 3 attachments (19 MB)

CoRevERN10pg1.pdf; CoRevERN10pg2.pdf; CoRevERN10pg3.pdf;

Hello,

The Map Room Review of Eversole Run Neighborhood Section 10 is complete. The results are as follows:

Page 1 good

Page 2 good

Page 3 Bottom left corner the reference for Glacier Park Neighborhood should have **P.B. 5, PG 322A** instead of P.C. 5, SL 158. Everything else on the page is good.

Thanks,

Chris Clapsaddle

Mapping Manager

Union County Engineer

233 West Sixth Street

Marysville, OH 43040

Ph: (937) 645-3121

cclapsaddle@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Tuesday, August 25, 2026 11:04 PM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove

<josephgrove@lucplanning.com>

Subject: Copy of Distribution Letter + Plat for ERN-10 Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for + provided a link to a **digital copy** of the Plat for **Eversole Run Neighborhood, Section 10 (ERN-10) – Final Plat**.

With this email, I've included a link (below) where you can download a copy of the proposed plat and a copy of any LUC decision letters associated with the plat. If you scroll-through each LUC decision letter, you will find comments required/submitted by your agency during prior review(s). (This may help expedite your review.)

[2026 Subdivision Reviews - September](#)

Note: This is one of eight subdivisions being shared this month. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

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JEROME VILLAGE
EVERSOLE RUN NEIGHBORHOOD
SECTION 10
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,
VIRGINIA MILITARY SURVEY NO. 2991

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY NUMBER 2991, CONTAINING 29.567 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT 29.567 ACRE TRACT OF LAND AS CONVEYED TO JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20251020009163.

THE UNDERSIGNED, JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY ITS MANAGER NATIONWIDE REALTY INVESTORS, LTD. CHRISTOPHER FILBY, VICE PRESIDENT, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10", A SUBDIVISION CONTAINING LOTS NUMBERED 2885-2935 INCLUSIVE, DEDICATED OPEN SPACE (DOS) "A", "B", "C" AND "D" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF CEDARBROOK WAY, ELMRIDGE COURT, JEROME ROAD, MAPLEWOOD DRIVE, THORNFIELD DRIVE AND WELLS ROAD.

UTILITY EASEMENTS: WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, FRONTIER, CHARTER SPECTRUM, OHIO EDISON, 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 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.

OHIO EDISON (OE): WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO OHIO EDISON, SPECTRUM AND FRONTIER 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 (OE 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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER FILBY VICE PRESIDENT, NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF JEROME VILLAGE COMPANY, LLC, AN OHIO 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:

JEROME VILLAGE COMPANY, LLC
AN OHIO LIMITED LIABILITY COMPANY
BY: NATIONWIDE REALTY INVESTORS, LTD. ITS MANAGER

BY: _____

WITNESS

CHRISTOPHER FILBY
VICE PRESIDENT

WITNESS

STATE OF OHIO
COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRISTOPHER FILBY VICE PRESIDENT, NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF JEROME VILLAGE COMPANY, 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 JEROME VILLAGE COMPANY, LLC AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

THIS _____ DAY OF _____, 2026

MY COMMISSION EXPIRES _____

REVIEWED THIS _____ DAY OF _____, 2026

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS _____ DAY OF _____, 2026

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2026

UNION COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2026

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS DAY OF _____, 2026 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 _____, 2026

UNION CNTY COMMISSIONER

UNION CNTY COMMISSIONER

UNION CNTY COMMISSIONER

TRANSFERRED THIS _____ DAY OF _____, 2026

UNION CNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2026, AT _____ M.

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

COUNTY RECORDER



ZONING

"JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10" 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)
RESOLUTION NO. 25-323 - 7-30-2025

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. 2991, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 5.354 ACRES IN RIGHT-OF-WAY, 13.952 ACRES IN LOTS, AND 10.261 ACRES IN DEDICATED OPEN SPACE MAKING A TOTAL OF 29.567 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 "JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10", 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 39159C0395E WITH EFFECTIVE DATE OF SEPTEMBER 21, 2023.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10, AS SURVEYED ON MARCH 9, 2026. 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.

JOSHUA R. COTTINGIM, P.S.
OHIO P.S. NO. 8911
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

DATE:

CESO IRON PIN LEGEND

- ⊗ MONUMENT FOUND (AS DESCRIBED)
- ⚡ MAG NAIL FOUND
- 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)
- ⚡ RAILROAD SPIKE FOUND

ACREAGE BREAKDOWN
PARCEL NUMBER:
17-0012002.0000

MAP NUMBER:
126-00-00-009-000

ACREAGE:
29.567 ACRES

DEVELOPER:
JEROME VILLAGE COMPANY LLC
375 N. FRONT STREET, SUITE 2000
COLUMBUS, OH 43215
PHONE: (614) 221-5312
CONTACT: STEVE LARK
EMAIL: LARKS@NATIONWIDE.COM

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



2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: (614) 794-7080 Fax: (614) 208-4826

JEROME VILLAGE
EVERSOLE RUN NEIGHBORHOOD
SECTION 10
State of Ohio, County of Union, Township of Jerome
Virginia Military Survey No. 2991

ID Revisions / Submissions
Description Date

© 2026 CESO, INC.

Project Number: 766305-03
Drawn By: NMB
Checked By: JRC
Date: 8/17/2026
Issue: N/A

Drawing Title:

Plat

1

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 2885-2935)			
MIN. LOT AREA:	9,100 SF	10,400 SF	11,700 SF
MIN. LOT WIDTH:	70'	80'	90'
MIN. FRONT YARD SETBACK:	20'	20'	20'
MIN. REAR YARD SETBACK:	30'	30'	30'
MIN. SIDE YARD SETBACK:	5'	6'	8'

NOTE "C": ACREAGE BREAKDOWN	
TOTAL ACREAGE:	29.567 ACRES
ACREAGE IN LOTS 2885-2935:	13.952 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	5.354 ACRES
ACREAGE IN DEDICATED OPEN SPACE:	10.261 ACRES

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10, 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 39159C0395E WITH EFFECTIVE DATE OF SEPTEMBER 21, 2023.

NOTE "E": THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10, ROAD RIGHT OF WAYS.

NOTE "F": DEDICATED OPEN SPACES A, B, C, AND D AS DEDICATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORM WATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED BY THE JEROME VILLAGE COMMUNITY AUTHORITY AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

NOTE "G": AN EMERGENCY ACCESS EASEMENT AS DEDICATED AND DELINEATED HEREON IS HEREBY RESERVED FOR THE PURPOSE OF EMERGENCY VEHICLE USE ONLY.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

- 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.
- NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
- 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.
- 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.
- THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE AND DITCH MAINTENANCE CHARGES FOR JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10.

MISCELLANEOUS RESTRICTIONS/NOTES:

- DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO ROADWAY UNDERDRAINS.
- THIS SUBDIVISION IS LOCATED ADJACENT TO LANDS WHICH MAY BE USED FOR AGRICULTURAL FARMING PURPOSES. LOT OWNERS CAN EXPECT NOISE FROM FARM MACHINERY, DUST FROM FARMING OPERATIONS, THE APPLICATION OF CHEMICALS TO THE SOIL AND CROPS, ODORS AND NOISE FROM LIVESTOCK, AND OTHER TYPICAL FARMING NUISANCES. OWNERS CAN EXPECT FARMING OPERATIONS TO HAPPEN DAY OR NIGHT. YOU CAN EXPECT HUNTING ON AGRICULTURAL LAND. DO NOT EXPECT TO USE AGRICULTURAL LANDS FOR YOUR PURPOSES WITHOUT FIRST GETTING PERMISSION FROM THE LAND OWNER. DO NOT ALLOW YOUR CHILDREN TO PLAY ON AGRICULTURAL LANDS. DO NOT DISCARD CLIPPINGS AND TRIMMINGS FROM LAWNS, TREE, BUSHES, PLANTS, ETC. OR OTHER WASTES THAT YOU MAY GENERATE ON AGRICULTURAL LAND. DISPOSE OF ALL WASTES APPROPRIATELY. ADDITIONALLY, THERE MAY BE EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILES THAT DRAIN WATER FROM ADJACENT LAND ON TO OR THROUGH YOUR PROPERTY. YOU HAVE A LEGAL RESPONSIBILITY TO ALLOW THE REASONABLE FLOW OF WATER ON TO OR THROUGH YOUR PROPERTY FROM UPGROUND PROPERTIES. YOU ALSO HAVE A LEGAL RESPONSIBILITY TO MAINTAIN AND REPAIR ANY DITCHES, SURFACE SWALES OR UNDERGROUND TILE ON YOUR PROPERTY.
- PARKING: UNION COUNTY MAY RESTRICT OR ELIMINATE ON-STREET PARKING ALONG THE SIDE OF THE PAVEMENT WITHIN CEDARBROOK WAY, ELMRIDGE COURT, JEROME ROAD, MAPLEWOOD DRIVE, THORNFIELD DRIVE AND WELLS ROAD. THE OWNERS OF THE FEE SIMPLE TITLES TO ALL OF THE LOTS IN EVERSOLE RUN NEIGHBORHOOD SECTION 10 SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID PARKING RESTRICTION OR ELIMINATION.
- UTILITY PROVIDERS: BUYERS OF THE LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF PLATTING, UTILITY SERVICE TO THIS SUBDIVISION FOR ELECTRIC POWER IS PROVIDED BY OHIO EDISON, TELEPHONE SERVICE IS PROVIDED BY FRONTIER COMMUNICATIONS OR CHARTER, AND NATURAL GAS IS PROVIDED BY COLUMBIA GAS.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	11° 33' 27"	150.00'	30.26'	S78° 00' 55"W, 30.21'
C7	11° 46' 45"	150.00'	30.84'	S83° 29' 58"E, 30.78'
C8	25° 46' 01"	150.00'	67.46'	N6° 41' 02"E, 66.89'
C10	90° 00' 00"	150.00'	235.62'	S51° 11' 59"E, 212.13'
C11	90° 00' 00"	150.00'	235.62'	S38° 48' 01"W, 212.13'
C12	36° 04' 07"	150.00'	94.43'	N78° 09' 55"W, 92.88'
C13	36° 04' 30"	150.00'	94.44'	N78° 10' 06"W, 92.89'
C14	18° 35' 23"	150.00'	48.67'	S86° 54' 17"E, 48.45'
C37	15° 37' 05"	125.00'	34.07'	N86° 23' 26"W, 33.97'
C39	59° 30' 55"	60.00'	62.32'	S77° 28' 38"W, 59.56'
C40	53° 55' 32"	60.00'	56.47'	S20° 45' 25"W, 54.41'
C41	53° 55' 32"	60.00'	56.47'	S33° 10' 07"E, 54.41'
C42	53° 55' 32"	60.00'	56.47'	S87° 05' 38"E, 54.41'
C43	11° 05' 14"	175.00'	33.86'	N89° 20' 38"E, 33.81'
C46	21° 24' 44"	125.00'	46.71'	N85° 29' 37"W, 46.44'
C47	9° 28' 33"	175.00'	28.94'	N64° 52' 08"W, 28.91'
C48	26° 35' 56"	175.00'	81.24'	N82° 54' 23"W, 80.51'
C50	23° 52' 19"	80.00'	25.00'	N72° 41' 07"W, 24.82'
C52	64° 39' 35"	60.00'	67.71'	S63° 02' 56"W, 64.18'
C53	65° 02' 18"	60.00'	68.11'	S73° 15' 40"E, 64.51'
C54	48° 59' 50"	60.00'	51.31'	N49° 43' 16"E, 49.76'
C60	1° 38' 14"	175.00'	5.00'	N82° 58' 54"E, 5.00'
C61	22° 55' 06"	175.00'	70.00'	N46° 28' 05"E, 69.53'
C62	20° 11' 25"	175.00'	61.67'	N24° 54' 50"E, 61.35'
C63	21° 01' 06"	175.00'	64.20'	N4° 18' 34"E, 63.84'
C64	3° 55' 49"	175.00'	12.00'	N8° 09' 53"W, 12.00'
C65	27° 47' 03"	175.00'	84.86'	N24° 01' 19"W, 84.03'
C66	16° 45' 03"	175.00'	51.16'	N46° 17' 22"W, 50.98'
C68	42° 27' 28"	125.00'	92.63'	S27° 25' 43"E, 90.52'
C73	36° 04' 07"	125.00'	78.69'	N78° 09' 55"W, 77.40'
C74	36° 04' 30"	175.00'	110.18'	N78° 10' 06"W, 108.37'
C75	11° 33' 27"	175.00'	35.30'	S78° 00' 55"W, 35.24'
C76	47° 00' 51"	50.00'	41.03'	N84° 15' 23"W, 39.89'
C77	274° 01' 42"	60.00'	286.96'	S17° 45' 48"E, 61.82'
C78	47° 00' 51"	50.00'	41.03'	N48° 43' 47"E, 39.89'
C79	11° 33' 27"	125.00'	25.21'	N78° 00' 55"E, 25.17'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C80	36° 04' 30"	125.00'	78.70'	S78° 10' 06"E, 77.41'
C81	71° 11' 23"	35.00'	43.49'	S24° 32' 10"E, 40.74'
C82	17° 15' 30"	175.00'	52.71'	S2° 29' 46"W, 52.51'
C83	7° 39' 18"	125.00'	16.70'	N2° 22' 20"W, 16.69'
C84	90° 14' 11"	35.00'	55.12'	N46° 34' 25"E, 49.80'
C85	7° 53' 29"	175.00'	24.10'	N87° 44' 46"E, 24.08'
C86	90° 00' 00"	175.00'	274.89'	N38° 48' 01"E, 247.49'
C87	90° 00' 00"	175.00'	274.89'	N51° 11' 59"W, 247.49'
C88	90° 00' 00"	35.00'	54.98'	N51° 11' 59"W, 49.50'
C89	90° 00' 00"	35.00'	54.98'	N38° 48' 01"E, 49.50'
C90	90° 00' 00"	35.00'	54.98'	S51° 11' 59"E, 49.50'
C91	90° 00' 00"	35.00'	54.98'	S38° 48' 01"W, 49.50'
C92	18° 35' 23"	125.00'	40.56'	N86° 54' 17"W, 40.38'
C93	11° 46' 45"	175.00'	35.98'	N83° 29' 58"W, 35.91'
C94	47° 00' 51"	50.00'	41.03'	N65° 52' 55"W, 39.89'
C95	274° 01' 42"	60.00'	286.96'	S0° 36' 39"W, 81.82'
C96	47° 00' 51"	50.00'	41.03'	N67° 06' 14"E, 39.89'
C97	11° 46' 45"	125.00'	25.70'	S83° 29' 58"E, 25.65'
C98	18° 35' 23"	175.00'	56.78'	S86° 54' 17"E, 56.53'
C99	90° 00' 00"	35.00'	54.98'	S51° 11' 59"E, 49.50'
C100	90° 00' 00"	35.00'	54.98'	S38° 48' 01"W, 49.50'
C101	24° 14' 09"	175.00'	74.02'	N70° 02' 43"E, 73.47'
C102	41° 32' 05"	175.00'	126.86'	N75° 25' 56"W, 124.10'
C105	2° 58' 18"	125.00'	6.48'	N79° 05' 45"W, 6.48'
C108	30° 23' 25"	60.00'	31.82'	N57° 34' 12"W, 31.45'
C109	22° 20' 47"	60.00'	23.40'	N54° 46' 12"E, 23.25'
C112	7° 30' 10"	175.00'	22.92'	S81° 21' 40"E, 22.90'
C113	14° 39' 23"	125.00'	31.98'	N67° 27' 33"W, 31.89'
C114	71° 27' 40"	60.00'	74.83'	S5° 00' 42"E, 70.08'
C120	47° 32' 32"	125.00'	103.72'	S72° 25' 43"E, 100.77'
C121	32° 47' 43"	115.00'	65.82'	N57° 23' 57"E, 64.93'
C122	5° 48' 00"	125.00'	12.65'	N80° 54' 01"E, 12.65'
C123	90° 00' 00"	35.00'	54.98'	S51° 11' 59"E, 49.50'
C124	90° 00' 00"	35.00'	54.98'	S38° 48' 01"W, 49.50'
C125	90° 00' 00"	125.00'	196.35'	N51° 11' 59"W, 176.78'
C126	42° 27' 28"	125.00'	92.63'	N15° 01' 45"E, 90.52'

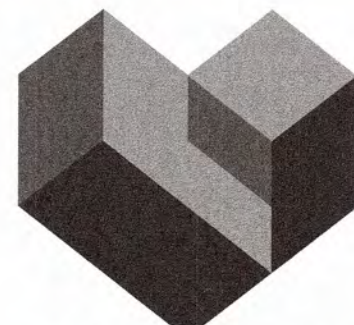
LINE TABLE		
Line #	Direction	Length
L1	S72° 14' 12"W	28.32'
L2	N72° 14' 12"E	28.32'
L3	N89° 23' 21"W	23.55'
L4	S83° 48' 01"W	61.35'
L5	S83° 48' 01"W	100.00'
L6	S83° 48' 01"W	100.00'
L7	N83° 48' 01"E	61.35'
L8	S89° 23' 21"E	23.55'
L9	N19° 34' 02"E	21.88'
L10	N27° 16' 18"E	13.32'
L11	N83° 48' 01"E	14.09'
L12	N83° 48' 01"E	100.00'
L13	N83° 47' 39"E	117.06'
L15	N06° 11' 59"W	107.74'
L16	S35° 20' 06"W	54.77'
L17	N83° 48' 01"E	5.00'
L18	N06° 11' 59"W	107.72'
L19	N06° 11' 59"W	22.74'
L20	N83° 48' 01"E	97.22'

Easement Table

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
EC200	37° 48' 00"	75.00'	49.48'	N28° 49' 11"E, 48.59'
EC201	5° 51' 14"	85.00'	8.68'	S3° 28' 39"W, 8.68'
EC202	36° 31' 46"	75.00'	47.82'	N41° 52' 00"W, 47.01'
EC203	4° 59' 53"	85.00'	7.41'	S15° 27' 40"E, 7.41'
EC205	113° 38' 36"	80.00'	158.68'	N76° 36' 19"E, 133.92'

LINE TABLE		
Line #	Direction	Length
EL200	S72° 00' 42"W	11.14'
EL201	S06° 12' 21"E	10.82'
EL202	N83° 47' 39"E	36.28'
EL203	S72° 31' 48"E	12.72'
EL204	N03° 16' 48"E	40.45'
EL205	N38° 59' 12"W	123.43'
EL206	N72° 25' 08"W	130.43'
EL208	N04° 37' 26"W	68.48'
EL209	S25° 23' 53"W	47.73'
EL210	S85° 27' 41"E	117.26'
EL211	S85° 27' 41"E	107.76'
EL212	S25° 23' 53"W	58.22'
EL213	S28° 44' 04"W	276.73'
EL214	N40° 07' 12"W	159.65'
EL215	N88° 46' 22"W	17.93'
EL216	N54° 17' 22"W	179.13'
EL217	S71° 43' 25"E	107.03'
EL218	N85° 45' 41"E	382.82'
EL219	N73° 54' 22"W	46.66'
EL220	S60° 07' 53"E	14.67'
EL221	N78° 49' 45"W	48.64'

LINE TABLE		
Line #	Direction	Length
EL222	S06° 01' 24"E	63.40'
EL223	S61° 21' 25"W	288.01'
EL224	S73° 42' 30"W	116.17'
EL225	S83° 50' 11"W	74.25'
EL226	S47° 17' 57"W	45.36'
EL227	S71° 31' 56"W	160.33'
EL228	S59° 05' 52"W	138.31'
EL229	N06° 08' 10"W	119.05'
EL230	N81° 23' 12"E	157.93'
EL231	N70° 36' 14"E	20.83'
EL233	N83° 58' 36"E	20.97'
EL234	N06° 01' 24"W	193.84'
EL235	N06° 01' 24"W	194.16'
EL236	S84° 22' 17"W	70.02'
EL237	S06° 12' 21"E	5.00'
EL238	S06° 11' 59"E	12.74'
EL239	N83° 48' 01"E	35.00'
EL240	N06° 11' 59"W	20.00'
EL241	S84° 32' 31"E	25.53'
EL242	N34° 07' 39"E	65.92'
EL244	S04° 25' 22"W	77.35'



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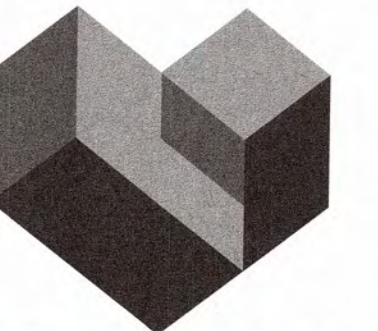
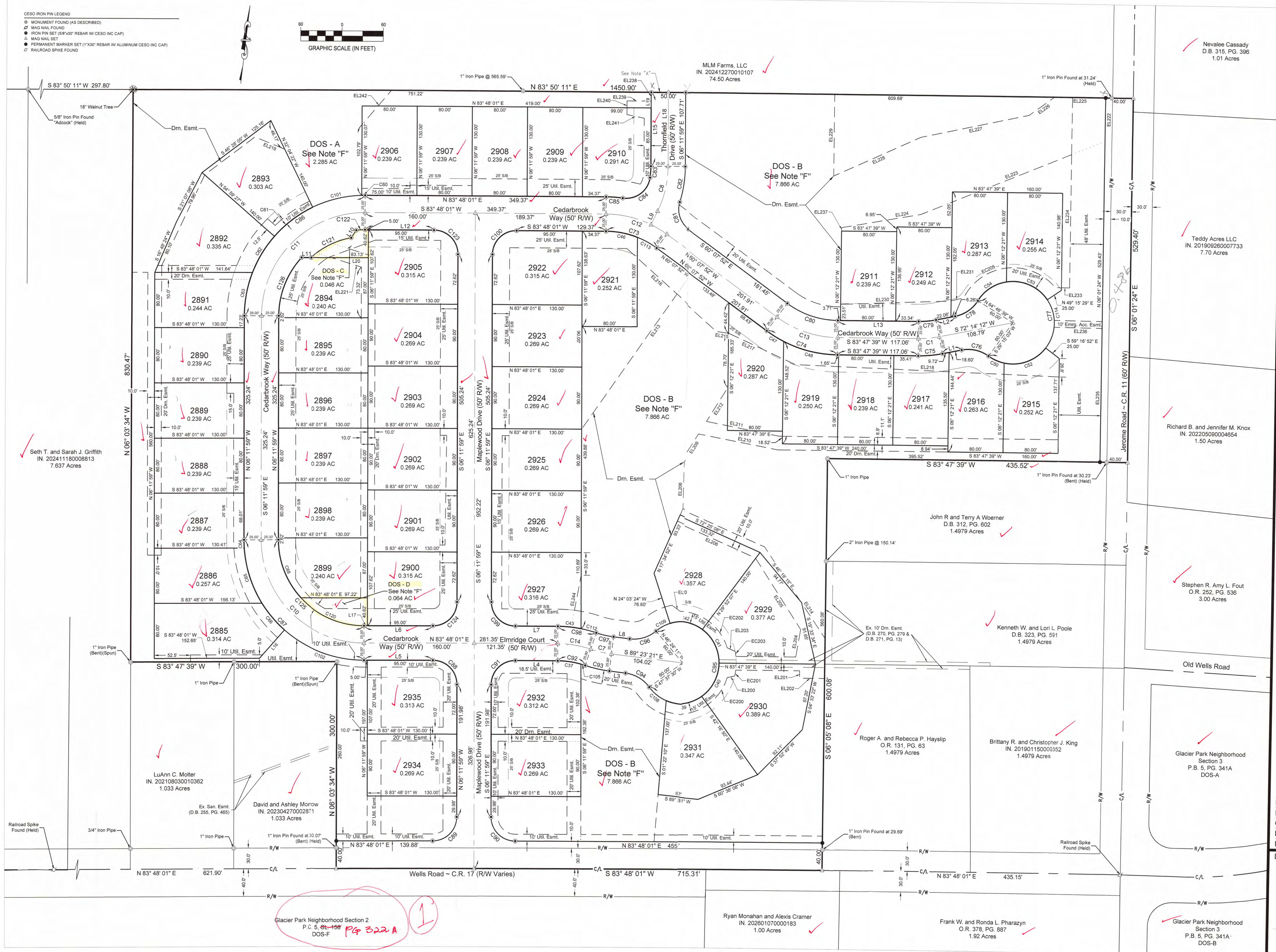
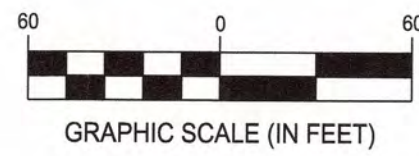
JEROME VILLAGE
EVERSOLE RUN NEIGHBORHOOD
SECTION 10

State of Ohio, County of Union, Township of Jerome
Virginia Military Survey No. 2991

Revisions / Submissions	
Description	Date
© 2026 CESO, INC.	
Project Number:	766305-03
Drawn By:	NMB
Checked By:	JRC
Date:	8/17/2026
Issue:	N/A
Drawing Title:	

Plat

CESO IRON PIN LEGEND
● MONUMENT FOUND (AS DESCRIBED)
● MAG NAIL FOUND
● 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)
● RAILROAD SPIKE FOUND



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JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10

State of Ohio, County of Union, Township of Jerome
Virginia Military Survey No. 2391

ID	Revisions / Submissions
Description	Date

Project Number: 766305-03
Drawn By: NMB
Checked By: JRC
Date: 8/17/2026
Issue: N/A

Drawing Title:
Plat