



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

July 31st, 2026

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, OH 43319

Name of Development – The Homestead at Scott Farms Phase 4 and 5

Details -

Number of Lots: 91
Front Setback: 25 Feet
Side Setback: 5 Feet each side
Rear Setback: 25 Feet
Placement of Electric Facilities – Rear lot

Union Rural Electric Terms and Conditions - Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Easement Requirements – URE has easement requirements of 20 feet for underground primary and secondary facilities.

- Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on a property line, require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable).
- Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).
- Allow Utility ingress and egress of open space as necessary for maintenance, repairs, replacement of electric facilities.
- Where practical, do not place the easement area over building setbacks, adjacent to is acceptable. URE does not want the primary conductor to be within five feet from the basement walls or building footers.
- Electric easements must be platted and shown on final plat plans.
- No permanent or semi-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 installation or maintenance of facilities.

Street Crossings and Adjacent Property Paths - Street crossing and adjacent property paths to be determined when facilities layout is completed.

Landscape Plans - Landscape Plans shall not interfere with URE utility easements or access to URE facilities and shall comply with any regulatory and/or NESC rules.



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URE Contacts:

- Matt Zarnosky – V.P. Engineering and Operations - Office 937-645-9246 – Cell 716-510-6640
- Brent Ransome – Manager of Engineering – Office 937-645-9241
- Ed Peper – Engineer – Office 937-645-9240
- Ron McGlone – Engineer – Office 937-645-9263
- Beau Michael – Key Accounts – Office 937-645-9251 – Cell 937-537-0370

General Comments:

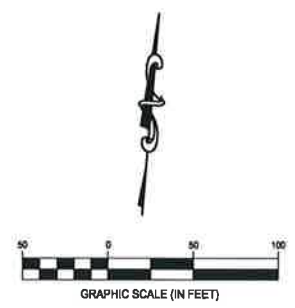
- Sheet 8 of 30: URE will require an easement along the rear of lots 62-82, 83-97, 102-117, 118-132, 133-143, 144-150, 151-153. URE will also require a 20' easement along the south side of lot 99. See attachment titled “URE Easement Layout Phase 4 7-31-2026” and “URE Easement Layout Phase 5 7-31-2026”

Before construction commences URE will work with the developer to complete the electrical facility design and layout.

Regards,

Brent Ransome
Manager of Engineering Services
Union Rural Electric Cooperative, Inc
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9241

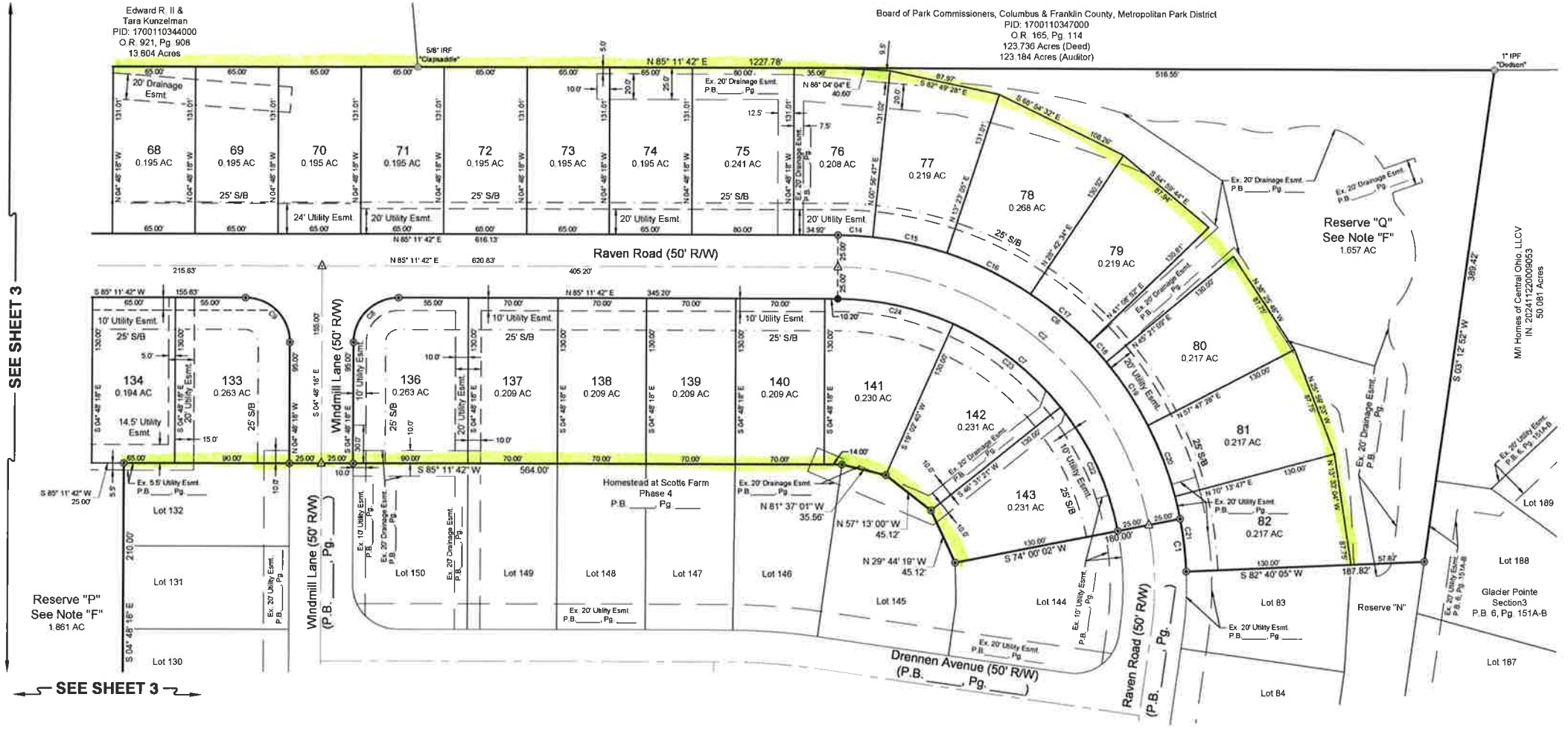
CESO IRON PIN LEGEND
⊗ IRON PIN FOUND (5/8" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED)
△ MAG NAIL FOUND
⊙ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
△ MAG NAIL SET
● PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
CESO LEGEND
S/B SET BACK





WWW.CESODIG.COM

2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43221
Phone: 614.794.7060 Fax: 614.208.4626



SEE SHEET 3

SEE SHEET 3

HOMESTEAD AT SCOTTS FARM
PHASE 5
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
VIRGINIA MILITARY SURVEY NO. 6581

Revisions / Submissions		
ID	Description	Date

© 2025 CESO, INC.
Project Number: 758640
Scale: 1" = 50'
Drawn By: VLM
Checked By: ALB/JRC
Date: 9/10/2025
Issue: N/A

Drawing Title:
PLAT

CESO IRON PIN LEGEND

⊙ IRON PIN FOUND (5/8" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED)

△ MAG NAIL FOUND

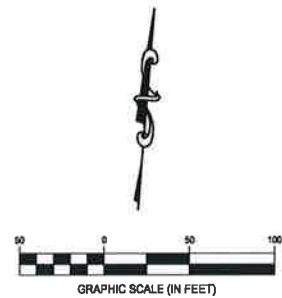
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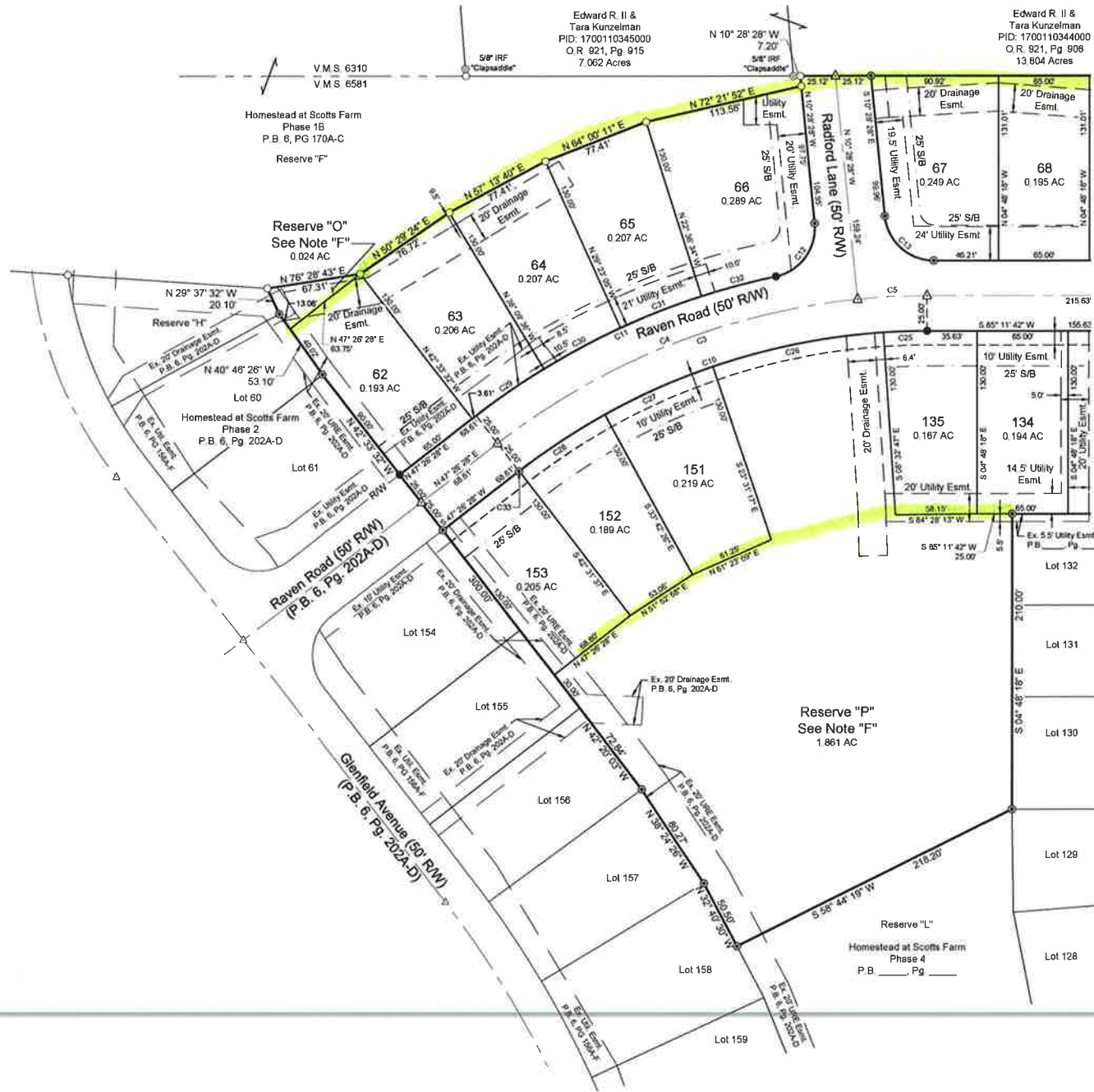
● PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

CESO LEGEND

S/B SET BACK



CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	8° 40' 04"	275.00'	41.60'	N11° 39' 56"W, 41.58'
C2	78° 48' 20"	250.00'	343.85'	N55° 24' 08"W, 317.38'
C3	37° 45' 14"	500.00'	329.48'	N66° 19' 05"E, 323.54'
C4	32° 05' 04"	500.00'	279.89'	N63° 28' 00"E, 276.35'
C5	5° 40' 10"	500.00'	49.48'	N82° 21' 37"E, 49.46'
C6	78° 48' 20"	275.00'	378.24'	S55° 24' 08"E, 349.12'
C7	78° 48' 20"	225.00'	309.47'	N55° 24' 08"W, 285.65'
C8	90° 00' 00"	35.00'	54.98'	S40° 11' 42"W, 49.50'
C9	90° 00' 00"	35.00'	54.98'	N49° 48' 18"W, 49.50'
C10	37° 45' 14"	475.00'	312.88'	S66° 19' 05"W, 307.38'
C11	25° 58' 02"	525.00'	237.63'	N60° 24' 28"E, 235.61'
C12	83° 50' 58"	35.00'	51.22'	N31° 27' 00"E, 46.77'
C13	84° 19' 50"	35.00'	51.51'	S52° 38' 23"E, 46.89'
C14	5° 45' 05"	275.00'	27.60'	S88° 04' 14"W, 27.59'
C15	12° 26' 19"	275.00'	59.70'	N82° 50' 04"W, 59.58'
C16	15° 19' 28"	275.00'	73.55'	N68° 57' 11"W, 73.33'
C17	12° 26' 19"	275.00'	59.70'	N55° 04' 17"W, 59.58'
C18	4° 12' 17"	275.00'	20.18'	N46° 44' 59"W, 20.18'
C19	12° 26' 19"	275.00'	59.70'	N38° 25' 41"W, 59.58'
C20	12° 26' 19"	275.00'	59.70'	N25° 59' 23"W, 59.58'
C21	12° 26' 19"	275.00'	59.70'	N13° 33' 04"W, 59.58'
C22	27° 28' 41"	225.00'	107.91'	S29° 44' 19"E, 106.87'
C23	27° 28' 41"	225.00'	107.91'	S57° 13' 00"E, 106.87'
C24	23° 50' 58"	225.00'	83.66'	S82° 52' 49"E, 82.98'
C25	3° 44' 29"	475.00'	31.02'	N83° 19' 27"E, 31.01'
C26	14° 58' 30"	475.00'	124.15'	N73° 57' 58"E, 123.79'
C27	10° 11' 09"	475.00'	84.44'	N61° 23' 09"E, 84.33'
C28	8° 49' 11"	475.00'	73.12'	N51° 52' 58"E, 73.05'
C29	6° 23' 57"	525.00'	58.63'	S50° 38' 26"W, 58.60'
C30	6° 46' 31"	525.00'	62.08'	S57° 13' 40"W, 62.05'
C31	6° 46' 31"	525.00'	62.08'	S64° 00' 11"W, 62.05'
C32	5° 59' 03"	525.00'	54.83'	S70° 22' 58"W, 54.81'



SEE SHEET 2

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. THE ZONING SETBACK REGULATIONS IN EFFECT AT THE TIME OF PLATTING ARE AS FOLLOWS:

SINGLE FAMILY (LOTS 62-82, 133-143, 151-153)

MIN LOT AREA: 8,125 SF (0.186 AC)

MIN LOT WIDTH: 65'

FRONT YARD SETBACK: 25'

REAR YARD SETBACK: 25'

SIDE YARD SETBACK: 5'

NOTE 'C': ACREAGE BREAKDOWN

TOTAL ACREAGE: 13.004

ACREAGE IN LOTS 62-82, 133-143, 151-153: 7.570

ACREAGE IN RESERVES: 3.542

TOTAL ACREAGE IN RIGHTS-OF-WAY: 1.892

NOTE 'D': AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS HOMESTEAD AT SCOTTS FARM PHASE 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 59159003800 WITH EFFECTIVE DATE OF DECEMBER 18, 2008.

NOTE 'E': THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN HOMESTEAD AT SCOTTS FARM PHASE 5, ROAD RIGHT-OF-WAYS.

NOTE 'F': RESERVE 'O', RESERVE 'P' AND RESERVE 'Q' AS DESIGNATED AND DELINEATED HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMESTEAD AT SCOTTS FARM HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND STORMWATER CONTROL MAINTENANCE.

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 STATE OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER & 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 ENGINEERS' OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
4. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE, AND DITCH MAINTENANCE CHARGES FOR HOMESTEAD AT SCOTTS FARM PHASE 5.

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Scale: 1" = 50'

Drawn By: VLM

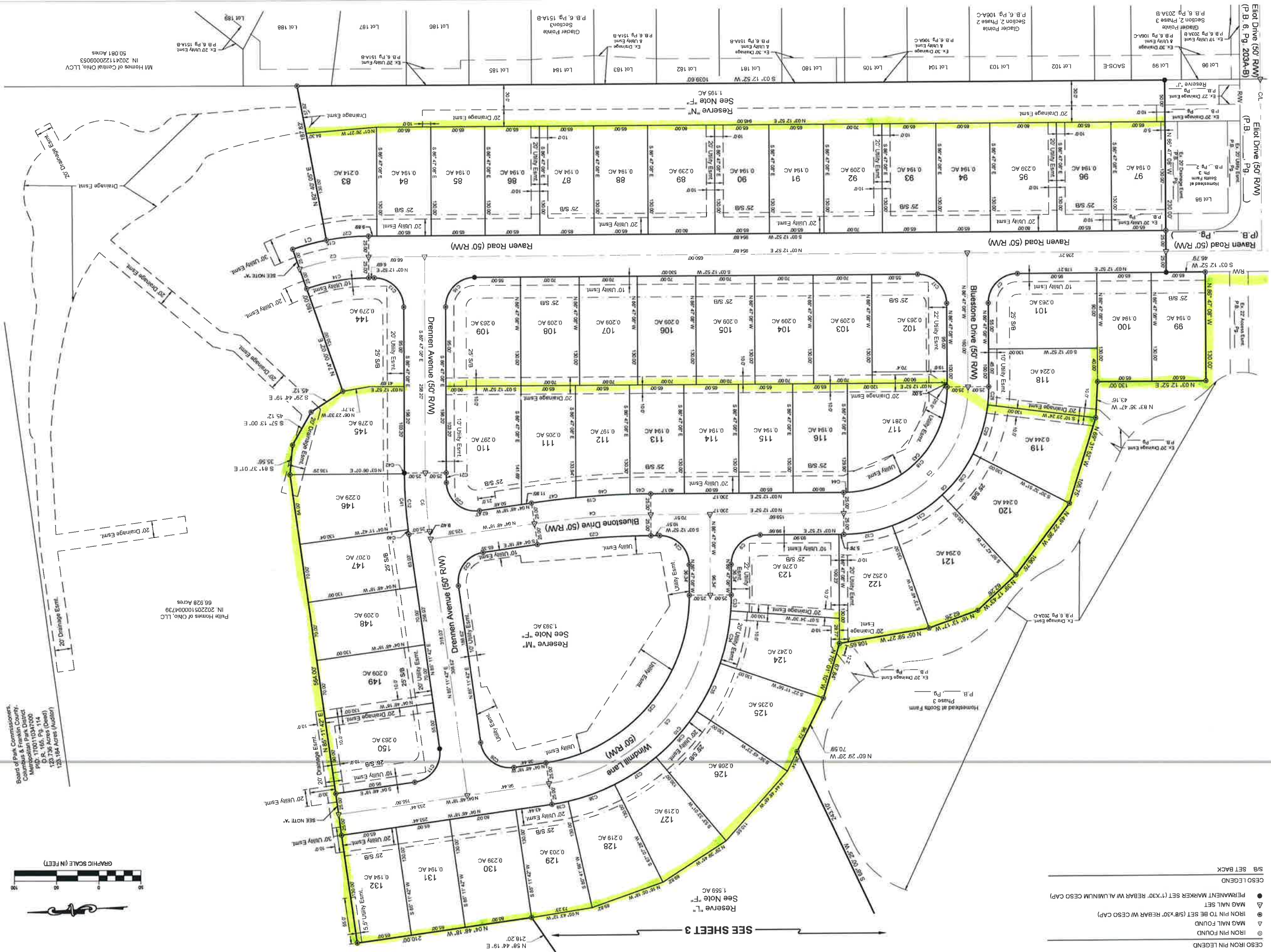
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- CESO LEGEND
- S/B SET BACK



2

PLAT

Drawing Title: PLAT

Issue: N/A

Date: 9/10/2025

Checked By: ALB

Drawn By: VLM

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Project Number: 756640

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HOMESTEAD AT SCOTTS FARM

PHASE 4

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME

VIRGINIA MILITARY SURVEY NO. 6561

CESO

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