# JEROME VILLAGE
# EVERSOLE RUN NEIGHBORHOOD
# SECTION 9
## 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 29.692 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT 35.813 ACRE TRACT OF LAND AS CONVEYED TO JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202506100004690.

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 9", A SUBDIVISION CONTAINING LOTS NUMBERED 2809-2880 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 LARKSPUR DRIVE, ORCHID HILL DRIVE, AND VINCA LANE.

**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 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.

**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 GRANTEES) 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 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.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN A 2.568 ACRE TRACT OF LAND AND 2.170 ACRE TRACT OF LAND AS CONVEYED TO JEROME VILLAGE COMMUNITY AUTHORITY, OF RECORD IN INSTRUMENT NUMBER 202211280010951, AND THAT 35.813 ACRE TRACT OF LAND AS CONVEYED TO JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202506100004690, ARE FOR THE PURPOSES STATED IN THE FORGOING "UTILITY EASEMENTS" PARAGRAPH.

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 _____ _____

KNOW ALL MEN BY THESE PRESENTS THAT PAULA G. SLOAN, CHAIR OF JEROME VILLAGE COMMUNITY AUTHORITY, 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:

JEROME VILLAGE COMMUNITY AUTHORITY

BY: _____
WITNESS

_____
PAULA G. SLOAN, CHAIR

_____
WITNESS

STATE OF OHIO
COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAULA G. SLOAN, CHAIR OF JEROME VILLAGE COMMUNITY AUTHORITY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF JEROME VILLAGE COMMUNITY AUTHORITY, 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 COUNTY COMMISSIONER

_____
UNION COUNTY COMMISSIONER

_____
UNION COUNTY COMMISSIONER

TRANSFERRED THIS _____ DAY OF _____, 2026

_____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____DAY OF _____,_____2026, AT_____.M.

RECORDED THIS _____DAY OF_____,_____2026 IN PLAT BOOK_____PAGES_____SLIDE_____

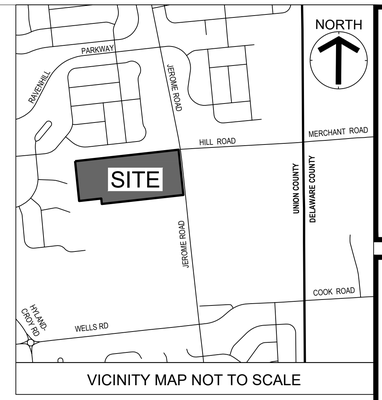
_____
COUNTY RECORDER

ACREAGE BREAKDOWN

| PARCEL NUMBER: | MAP NUMBER: | ACREAGE: |
|---|---|---|
| 17-0012001.0010 | 126-00-00-004-001 | 29.692 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



VICINITY MAP NOT TO SCALE

ZONING

"JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 9" 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.

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 4.617 ACRES IN RIGHT-OF-WAY, 17.775 ACRES IN LOTS AND 7.300 ACRES IN DEDICATED OPEN SPACE MAKING A TOTAL OF 29.692 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 9", 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 9 , AS SURVEYED ON MAY 19, 2025.

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.

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

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
- ◎ MONUMENT FOUND AS DESCRIBED

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

**JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 9**
State of Ohio, County of Union, Township of Jerome, Virginia Military Survey 2991

| ID | Revisions / Submissions | |
|---|---|---|
| | Description | Date |

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| | |
|---|---|
| Project Number: | 766305 |
| Drawn By: | CLD |
| Checked By: | APC |
| Date: | 6/17/2026 |
| 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
- MONUMENT FOUND AS DESCRIBED


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# JEROME VILLAGE
# EVERSOLE RUN NEIGHBORHOOD
# SECTION 9

State of Ohio, County of Union, Township of Jerome, Virginia Military Survey 2991

| ID | Revisions / Submissions | |
|---|---|---|
| | Description | Date |

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| | |
|---|---|
| Project Number: | 766305 |
| Drawn By: | CLD |
| Checked By: | APC |
| Date: | 6/17/2026 |
| 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 2809-2880) | | | | |
|---|---|---|---|---|
| MIN. LOT AREA: | 9,100 SF | 9,750 SF | 10,400 SF | 11,700 SF |
| MIN. LOT WIDTH: | 70' | 75' | 80' | 90' |
| MIN. FRONT YARD SETBACK: | 25' | 25' | 25' | 25' |
| MIN. REAR YARD SETBACK: | 30' | 30' | 30' | 30' |
| MIN. SIDE YARD SETBACK: | 5' | 5' | 6' | 6' |

NOTE "C": ACREAGE BREAKDOWN

| | |
|---|---|
| TOTAL ACREAGE: | 29.692 ACRES |
| ACREAGE IN LOTS 2809-2880: | 17.775 ACRES |
| TOTAL ACREAGE IN RIGHT-OF-WAY: | 4.617 ACRES |
| ACREAGE IN DEDICATED OPEN SPACE: | 7.300 ACRES |

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 9, 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 9, 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:**

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 JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 9.

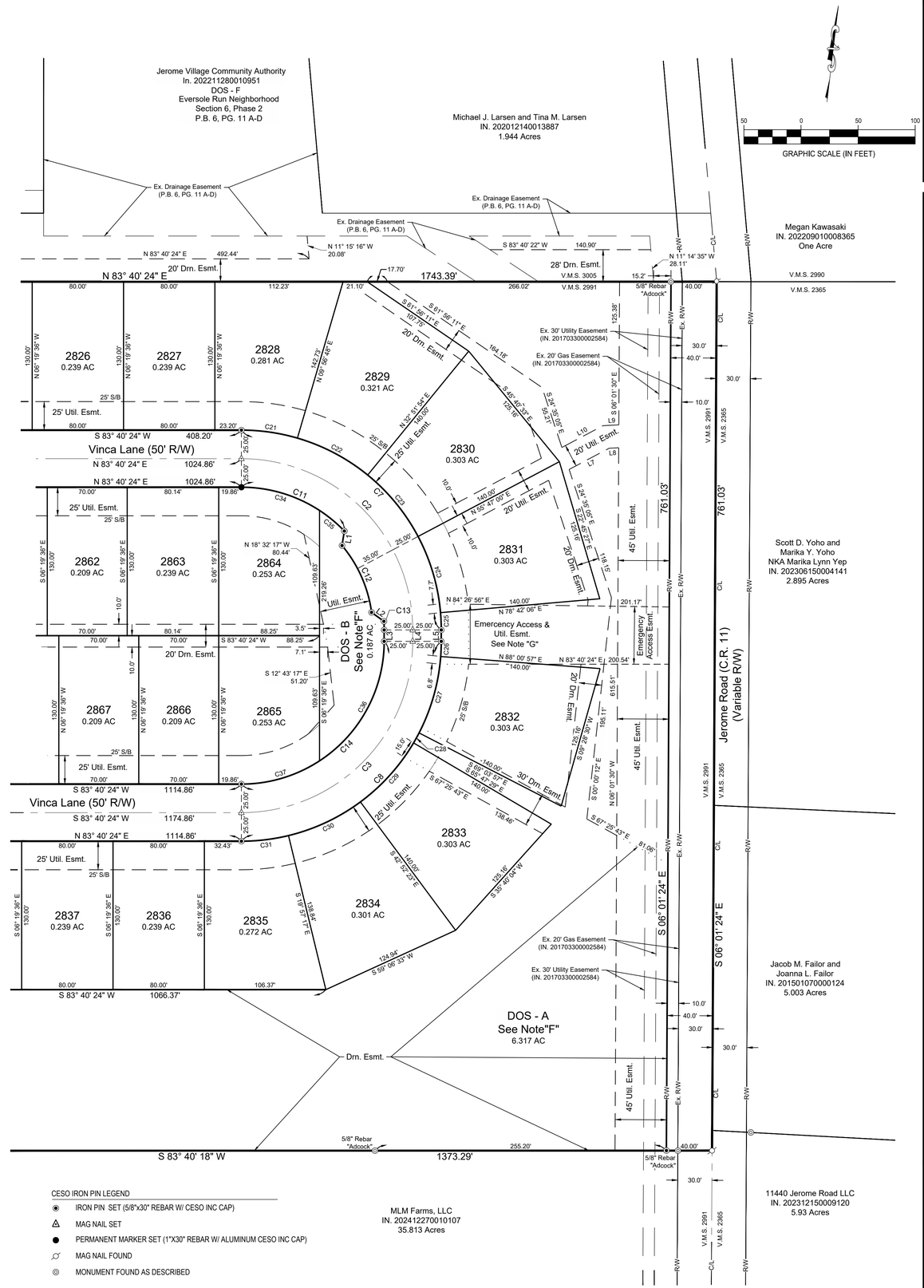
**MISCELLANEOUS RESTRICTIONS/NOTES:**

1. DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO ROADWAY UNDERDRAINS.
2. 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.
3. PARKING: UNION COUNTY MAY RESTRICT OR ELIMINATE ON-STREET PARKING ALONG THE SIDE OF THE PAVEMENT WITHIN VINCA LANE, ORCHID HILL DRIVE, LARKSPUR DRIVE. THE OWNERS OF THE FEE SIMPLE TITLES TO ALL OF THE LOTS IN EVERSOLE RUN NEIGHBORHOOD SECTION 9 SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID PARKING RESTRICTION OR ELIMINATION.
4. 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 | 90° 00' 00" | 150.00' | 235.62' | N38° 40' 24"E, 212.13' |
| C2 | 90° 00' 00" | 150.00' | 235.62' | S51° 19' 36"E, 212.13' |
| C3 | 90° 00' 00" | 150.00' | 235.62' | S38° 40' 24"W, 212.13' |
| C4 | 90° 00' 00" | 175.00' | 274.89' | S38° 40' 24"W, 247.49' |
| C5 | 90° 00' 00" | 35.00' | 54.98' | S38° 40' 24"W, 49.50' |
| C6 | 90° 00' 00" | 35.00' | 54.98' | N51° 19' 36"W, 49.50' |
| C7 | 90° 00' 00" | 175.00' | 274.89' | N51° 19' 36"W, 247.49' |
| C8 | 90° 00' 00" | 175.00' | 274.89' | N38° 40' 24"E, 247.49' |
| C9 | 90° 00' 00" | 35.00' | 54.98' | N38° 40' 24"E, 49.50' |
| C10 | 90° 00' 00" | 125.00' | 196.35' | N38° 40' 24"E, 176.78' |
| C11 | 46° 08' 14" | 125.00' | 100.66' | S73° 15' 29"E, 97.96' |
| C12 | 32° 17' 00" | 115.00' | 64.80' | S30° 10' 16"E, 63.94' |
| C13 | 3° 28' 36" | 125.00' | 7.58' | S8° 03' 53"E, 7.58' |
| C14 | 90° 00' 00" | 125.00' | 196.35' | S38° 40' 24"W, 176.78' |
| C15 | 90° 00' 00" | 35.00' | 54.98' | N51° 19' 36"W, 49.50' |
| C16 | 7° 38' 14" | 175.00' | 23.33' | N2° 30' 28"W, 23.31' |
| C17 | 19° 05' 45" | 175.00' | 58.33' | N10° 51' 31"E, 58.06' |
| C18 | 22° 55' 06" | 175.00' | 70.00' | N31° 51' 57"E, 69.53' |
| C19 | 22° 55' 18" | 175.00' | 70.01' | N54° 47' 09"E, 69.54' |
| C20 | 17° 25' 37" | 175.00' | 53.23' | N74° 57' 36"E, 53.02' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| Curve | Delta | Radius | Arc Length | Chord |
| C21 | 16° 16' 23" | 175.00' | 49.70' | S88° 11' 24"E, 49.54' |
| C22 | 22° 55' 06" | 175.00' | 70.00' | S68° 35' 39"E, 69.53' |
| C23 | 22° 55' 06" | 175.00' | 70.00' | S45° 40' 33"E, 69.53' |
| C24 | 22° 55' 06" | 175.00' | 70.00' | S22° 45' 27"E, 69.53' |
| C25 | 4° 58' 19" | 175.00' | 15.19' | N8° 48' 45"W, 15.18' |
| C26 | 4° 20' 32" | 175.00' | 13.26' | N4° 09' 19"W, 13.26' |
| C27 | 22° 55' 06" | 175.00' | 70.00' | S9° 28' 30"W, 69.53' |
| C28 | 3° 16' 28" | 175.00' | 10.00' | N22° 34' 17"E, 10.00' |
| C29 | 22° 55' 06" | 175.00' | 70.00' | S35° 40' 04"W, 69.53' |
| C30 | 22° 55' 06" | 175.00' | 70.00' | S58° 35' 10"W, 69.53' |
| C31 | 13° 37' 42" | 175.00' | 41.63' | S76° 51' 34"W, 41.53' |
| C32 | 67° 50' 38" | 125.00' | 148.01' | N27° 35' 43"E, 139.52' |
| C33 | 22° 09' 22" | 125.00' | 48.34' | N72° 35' 43"E, 48.04' |
| C34 | 33° 10' 11" | 125.00' | 72.37' | S79° 44' 30"E, 71.36' |
| C35 | 12° 58' 02" | 125.00' | 28.29' | S56° 40' 23"E, 28.23' |
| C36 | 56° 49' 49" | 125.00' | 123.98' | S22° 05' 19"W, 118.96' |
| C37 | 33° 10' 11" | 125.00' | 72.37' | S67° 05' 19"W, 71.36' |

| LINE TABLE | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S02° 39' 53"W | 12.88' |
| L2 | S60° 23' 23"E | 13.35' |
| L3 | S06° 19' 36"E | 10.00' |
| L4 | S06° 19' 36"E | 10.00' |
| L5 | N06° 19' 36"W | 10.00' |
| L7 | S55° 47' 00"W | 39.72' |
| L8 | S80° 39' 55"W | 8.32' |
| L9 | S80° 39' 55"W | 13.89' |
| L10 | S55° 47' 00"W | 40.73' |




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
- MONUMENT FOUND AS DESCRIBED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# JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 9

State of Ohio, County of Union, Township of Jerome, Virginia Military Survey 2991

| ID | Revisions / Submissions | |
|---|---|---|
| | Description | Date |

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| | |
|---|---|
| Project Number: | 766305 |
| Drawn By: | CLD |
| Checked By: | APC |
| Date: | 6/17/2026 |
| Issue: | N/A |

Drawing Title:

**Plat**