



Zoning & Subdivision Committee
Thursday, July 10, 2014 11:45 am

Start Time: _____

- Minutes from last meeting of June 12, 2014

1st: _____ 2nd: _____

1. Review of Jerome Village GPN-3 Final Plat (Jerome Township, Union County) –
Staff Report by Jenny Snapp

- Adjourn End Time: _____

1st: _____ 2nd: _____

Members:

Scott Coleman – Logan County Engineer
Greg DeLong – Marysville Planning
Charles Hall – Union County Commissioner
Jeff Stauch – Union County Engineer
Paul Hammersmith – Dublin Engineer
Steve McCall – Champaign County Engineer
TBD – Urbana Zoning
Robert A. Yoder – North Lewisburg Administrator
Joel Kranenburg- Village of Russells Point
Jenny Snapp – LUC
Heather Martin – LUC
Skyler Wood – LUC
Brad Bodenmiller - LUC

Guests:



Staff Report – Jerome Village GPN-3

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 N. Front Street, Suite 200 Columbus, OH 43215 NussG@Nationwide.com</p> <p>Terrain Evolution, LLC c/o Thom Ries or Justin Wollenberg 720 E. Broad Street, Suite 203 Columbus, OH 43215 TRies@TerrainEvolution.com or JWollenberg@TerrainEvolution.com</p>
Request:	Approval of the Jerome Village GPN – 3 (Glacier Park Neighborhood) Final Plat.
Location:	Located south of Wells Road & east of Jerome Road in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat is for the Glacier Park Neighborhood (GPN) 3 of the Jerome Village Development. GPN - 3 will have a total of 55.313 Acres and 120 lots for single family residential development. In addition, GPN – 3 will contain 16.932 Acres of open space reserves in Union County and 8.660 Acres of open space reserves in Delaware County. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the City of Marysville Treatment and Eversole Run Sewer District (Gravity Sewer Collection System).</p> <p>The GPN - 3 Preliminary Plat was approved on May 9 of 2013.</p> <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ Per the attached email dated July 3, 2014, the Union County Engineer's Office has the following minor technical items that shall be addressed in the Final Plat Mylar for the July 10 LUC Meetings. The Engineer's Office has also confirmed the approval of the performance bond/surety from the Union County Commissioners. <p>✓ Miscellaneous Restrictions/Notes #28 on Sheet</p>
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Staff Report – Jerome Village GPN-3

	<p>1: the word "platting" is misspelled.</p> <ul style="list-style-type: none">✓ Sheet 1 (bottom left): The note regarding utility easements seems extremely specific in terms of easement widths and definitions. It also doesn't mention anything about drainage easements to Union County. Revision of this note should be considered.✓ Legend: An Icon should be added for pins set along the centerline of the roadway to the legend.✓ Add a drainage easement that encompasses the northern ditch from pond, p-151.✓ The volume and page of the appx. 8 Acre parcel in Delaware County should be noted on the Plat, with reference to the Delaware County Recorder's Office. Currently, it is blank.✓ Revise the 10 foot easement on the south side of Dogwood Drive to be a minimum of 20 feet for potential sanitary service extension.✓ Update the correct easement widths along Jerome Road for the waterline as mentioned by the City of Marysville.✓ Once the drainage easements are recorded in Delaware County, they will be required to be recorded with Union County as well. The same document can be used for this procedure. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments as of July 7, 2014.• Union County Health Department<ul style="list-style-type: none">○ Per an email dated July 2, the Union County Health Department submitted the following comments: <i>"All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by a private water system (PWS) and/or sewage treatment system (STS)." In addition, "Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department." Further, "If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be</i>
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Staff Report – Jerome Village GPN-3

immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."

• City of Marysville

- In an email dated July 3, 2014, the City of Marysville has minor technical items regarding GPN - 3 that shall be incorporated into the Final Plat Mylars for the July 10 LUC Meetings:
 - ✓ Sheet 1: The Utility Easement language should specifically mention "water lines" when describing the type of utilities that are permitted to be maintained within these areas.
 - ✓ Sheet 3: Per previous discussions with the developer, a twenty (20) foot utility easement (waterline) shall be provided across the developers entire Wells Road frontage.
 - ✓ Sheet 3: The nine (9) foot easement along Butternut Drive is in conflict with the easement language shown on Sheet 1 (ie. a minimum of ten/10 feet in width adjacent to all public roadways).
 - ✓ Sheet 5 & 6: Per the approved construction plans, the utility easement along the entirety of Jerome Road shall be twenty one (21) feet wide.

• Jerome Township

- Per an email dated July 2, 2014, Jerome Township has reviewed GPN - 3 and has no concerns with the Final Plat as proposed.

• ODOT District 6

- As of July 7, 2014, no comments from ODOT District 6.

• Union Rural Electric/URE

- No comments as of July 7, 2014.

• LUC Regional Planning Commission

- The City of Marysville and Union County Engineer's Office comments should be incorporated into the Mylar printing for the July 10 LUC Meetings. In addition, all procedures required from Delaware County shall be followed.



Staff Report – Jerome Village GPN-3

Staff Recommendations:	LUC Staff recommends <i>approval</i> of the Jerome Village GPN – 3 Final Plat with the condition that the minor technical items addressed above be incorporated into the Final Mylar for the July 10 LUC Meetings. In addition, all procedures required from the Delaware County Regional Planning Commission shall be followed.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Has a Preliminary Plat been approved for this subdivision?: Yes ____ No ____ Date: _____

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Acreage w/in Approved Preliminary Plat: _____ Acres

Acreage w/in Section and/or Block: _____ Acres

Number of **APPROVED** lots from Preliminary Plat _____

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Number of Lots **PROPOSED** w/in this Section: _____

Number of **APPROVED** units from Preliminary Plat: _____

Number of Units **PROPOSED** w/in this Section: _____

Typical Lot Width: _____ Feet Typical Lot Area: _____

Single Family Units: _____ Sq. ft Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? _____

Approved 50' right-of-way Widths Resolution #306-09 Date 6-11-09

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? _____

Has estimated construction cost been approved by the County Engineer? _____

Bond has been submitted to County Engineer? _____

Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

FINAL PLAT REVIEW CHECKLIST			
#	Required Item Description	HAVE	NEED
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.		
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.		
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat		
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.		
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.		
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.		
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.		
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.		
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.		
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.		
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.		
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.		
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).		
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.		
15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.		

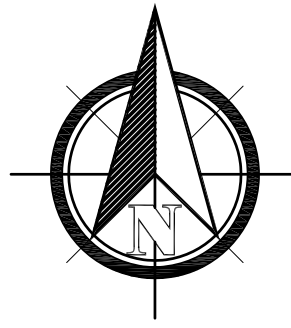
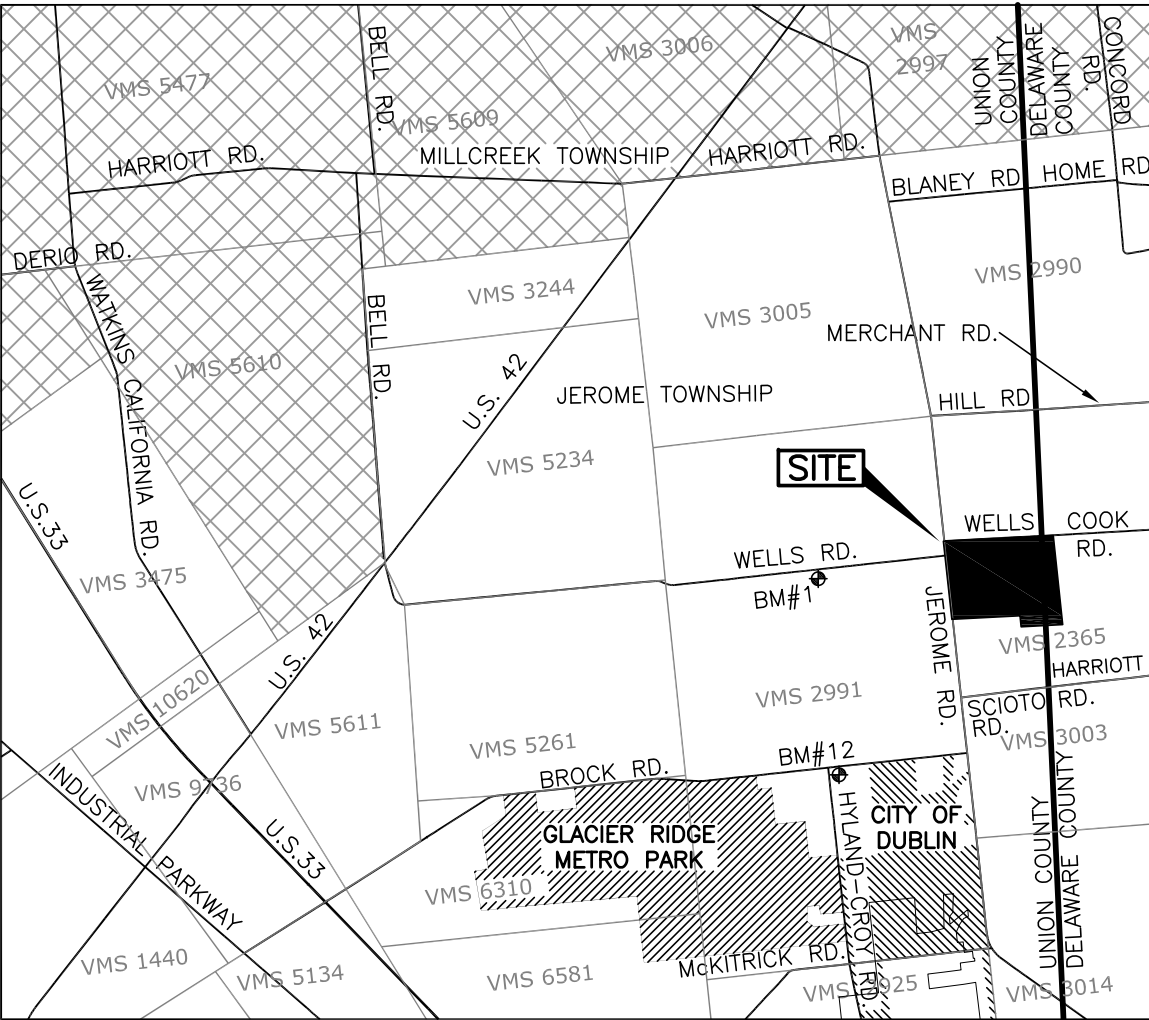


Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.		
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.		
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable. N/A		
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.		
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.		
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.		
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

LOCATION MAP



GRAPHIC SCALE
4000 2000 0 4000
(IN FEET)
1 Inch = 4000 ft.

GLACIER PARK NEIGHBORHOOD SECTION 3 IS SUBJECT TO **JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS** AS RECORDED IN **VOLUME 907 PAGES 572**, UNION COUNTY RECORDER'S OFFICE, AS AMENDED, **THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS** AS RECORDED IN **VOLUME 911, PAGE 922**, UNION COUNTY RECORDER'S OFFICE AND **THE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA** RECORDED IN **VOLUME 859 PAGE 275**, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

- There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
- Grading of the storm water retention areas shall not be changed.
- The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
- 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.
- The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
- All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

- Downspout drains shall not be connected directly to roadway underdrains.

Miscellaneous Restrictions/Notes

- 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 Dogwood Drive, Hazelnut Way, Beachwood Drive, Butternut Drive and Cherry Way. The owners of the fee simple titles to all of the lots in Glacier Park Neighborhood Section 3 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 Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole Parkway, Wells Road, Ryan Parkway, Brock Road.
- Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
- All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
- All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
- If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
- No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.
- No on-street parking within Glacier Park Neighborhood Section 3.
- Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
- Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements

We the undersigned owners of the within platted land, do hereby grant unto Jerome Village Community Authority - Eversole Run Sewer District, the City of Marysville, Ohio Edison , Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Dogwood Drive, Hazelnut Way, Beachwood Drive, Butternut Drive and Cherry Way and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, 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. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns and with said easement premises with 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.

GLACIER PARK NEIGHBORHOOD SECTION 3

BEING PART OF VMS 2365, JEROME TOWNSHIP

UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

Situated in Survey 2365 of the Virginia Military Survey, Jerome Township, Union County, and Concord Township, Delaware County, State of Ohio and being 55.313 acres of land in total , being all of that 5.346 acre tract of land (Parcel V) and the portion of that 58.772 acre tract of land (Parcel VI) located within Union County as described in a deed to Jerome Village Company, LLC, of record in Official Record Volume 669, Page 653, Recorder's Office, Union County, Ohio.

SHEET INDEX

- Sheet 1 - Title/Signature Sheet
- Sheet 2 - GPN-3 Index/Overview
- Sheet 3 - GPN-3 Detail Sheet
- Sheet 4 - GPN-3 Detail Sheet
- Sheet 5 - GPN-3 Detail Sheet
- Sheet 6 - GPN-3 Detail Sheet

BASIS OF BEARINGS

The bearings shown hereon are based on the Ohio State Plane System (North Zone) as established by GPS observations.

GPN-3 Area Summary			
Right-of-Way	11.804	AC	
Lots	26.577	AC	
Openspace	16.932	AC	
Total	55.313	AC	

GPN-3 Lot Summary		120
65' Frontage		81
70' Frontage		19
76' Frontage		20

GPN-3 Density			
Gross	(Lots/Total Area)	1.871	du/ac
Net	(Lots/Lot Area)	4.515	du/ac

Minimum Lot Size			
65' Frontage	7,800	SF	
70' Frontage	8,400	SF	
76' Frontage	9,120	SF	

Setbacks	65' Frontage	70' Frontage	76' Frontage
Front Yard	25' FT	25' FT	25' FT
Rear Yard	30' FT	30' FT	30' FT
Side Yard	5' FT	5' FT	5' FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within GPN-3
17-0013027.0000	127-09-01-001.000	5.347 AC. (UNION COUNTY)
17-0013026.0000	127-00-00-036.000	49.966 AC. (UNION COUNTY)

Jerome Village Blanket Notes

Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.

Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.

Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance program.

Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.

Note F: Removed (not applicable to GPN-3)

Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.

Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.

Note I: Removed (not applicable to GPN-3)

Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Jerome Village Variances

- Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09.

SURVEYOR CERTIFICATION:

American Land Surveyors do hereby certify the following:

- The accompanying plat represents a subdivision of land in VMS 2365, Jerome Township, Union County, Ohio and Concord Township, Delaware County, Ohio..
- The tract has an area of 11.804 acres in streets, 26.577 acres in lots, and 16.932 acres in Reserves making a total of 55.313 acres.
- This plat was prepared based on a field surveys performed in November, 2005 by Benchmark Surveying & Mapping Company and a field survey performed in March, 2013 by American Land Surveyors, LLC;.
- All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
- This property is located in Zone X per F.E.M.A. Community Panel No. 3908080150B dated APRIL 21, 1999.
- Monumentation set at the locations shown hereon consist of a 5/8" inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon B. Adcock, S-8461".
- The accompanying plat is a correct representation of Glacier Park Neighborhood Section 3 as surveyed.

Signed and sealed this ____ day of _____, 2014.

Jon (Brett) Adcock, Registered Professional Surveyor No. 8461

DEVELOPER:

Jerome Village Company, LLC.
375 N. Front Street, Suite 200
Columbus, Ohio 43215
Attention: Gary Nuss

SURVEYOR:

American Land Surveyors
1346 Hemlock Court N.E.
Lancaster, Ohio 43130
Attention: Jon (Brett) Adcock, P.S.

Know all men by these presents that Jerome Village, LLC, owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 2013.

Jerome Village Company, LLC;
By: _____
James Rost, Vice President

By: _____
James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO

COUNTY OF UNION

Before me, a Notary Public in and for said County, personally appeared James Rost, Vice President and Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his 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 _____, 2014.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this ____ day of _____, 2014: _____
Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2014: _____
Union County Engineer

Approved this ____ day of _____, 2014: _____
LUC Regional Planning Commission

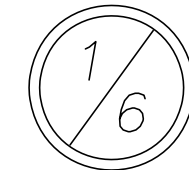
Approved this ____ day of _____, 2014: _____
Union County Commissioner

Union County Commissioner _____ Union County Commissioner

Transferred this ____ day of _____, 2014: _____
Union County Auditor

Recorded this ____ day of _____, 2014 at ____ am/pm in

Plat Book _____, Page _____
Union County Recorder



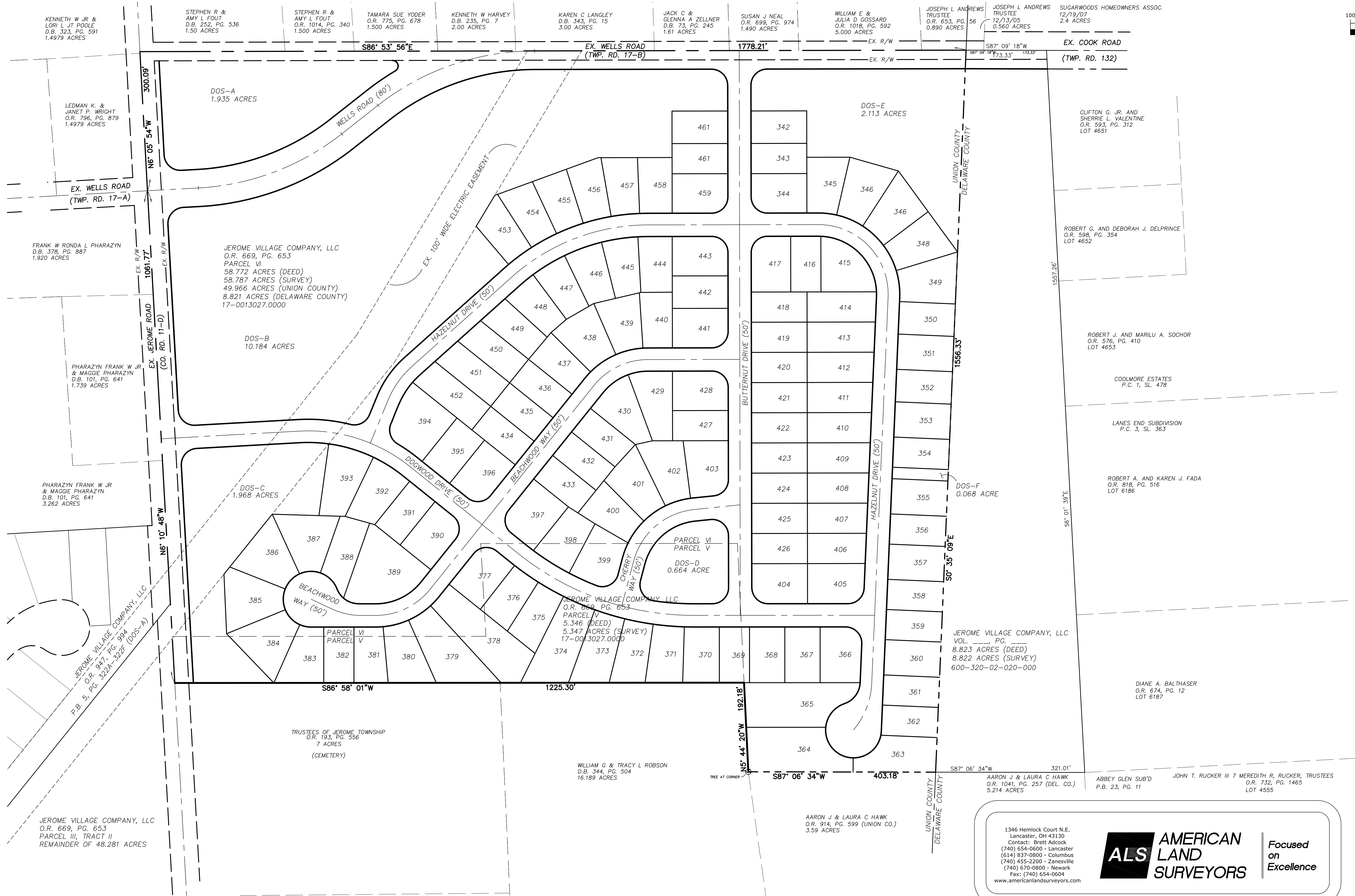
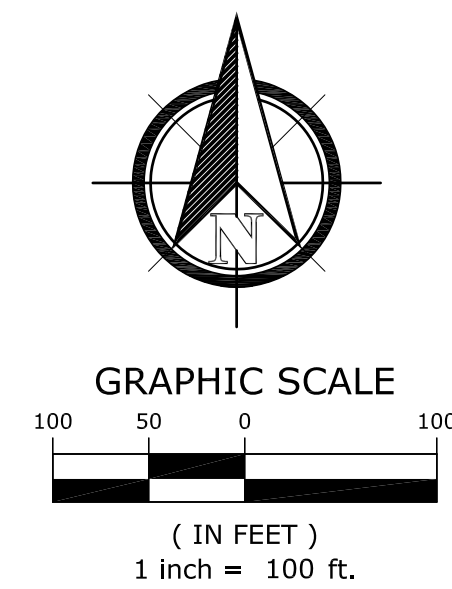
1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS

Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	14-001	
DATE:	JUNE 12, 2014	
SCALE:	N/A	

GLACIER PARK NEIGHBORHOOD SECTION 3
VIRGINIA MILITARY SURVEY 2365
JEROME TOWNSHIP, UNION COUNTY, OHIO
OVERVIEW OF LOTS

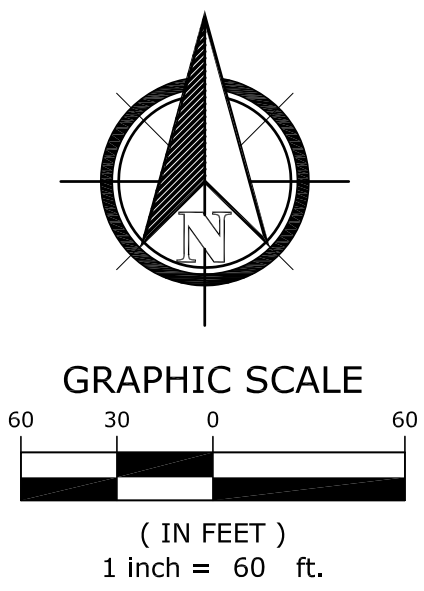


1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

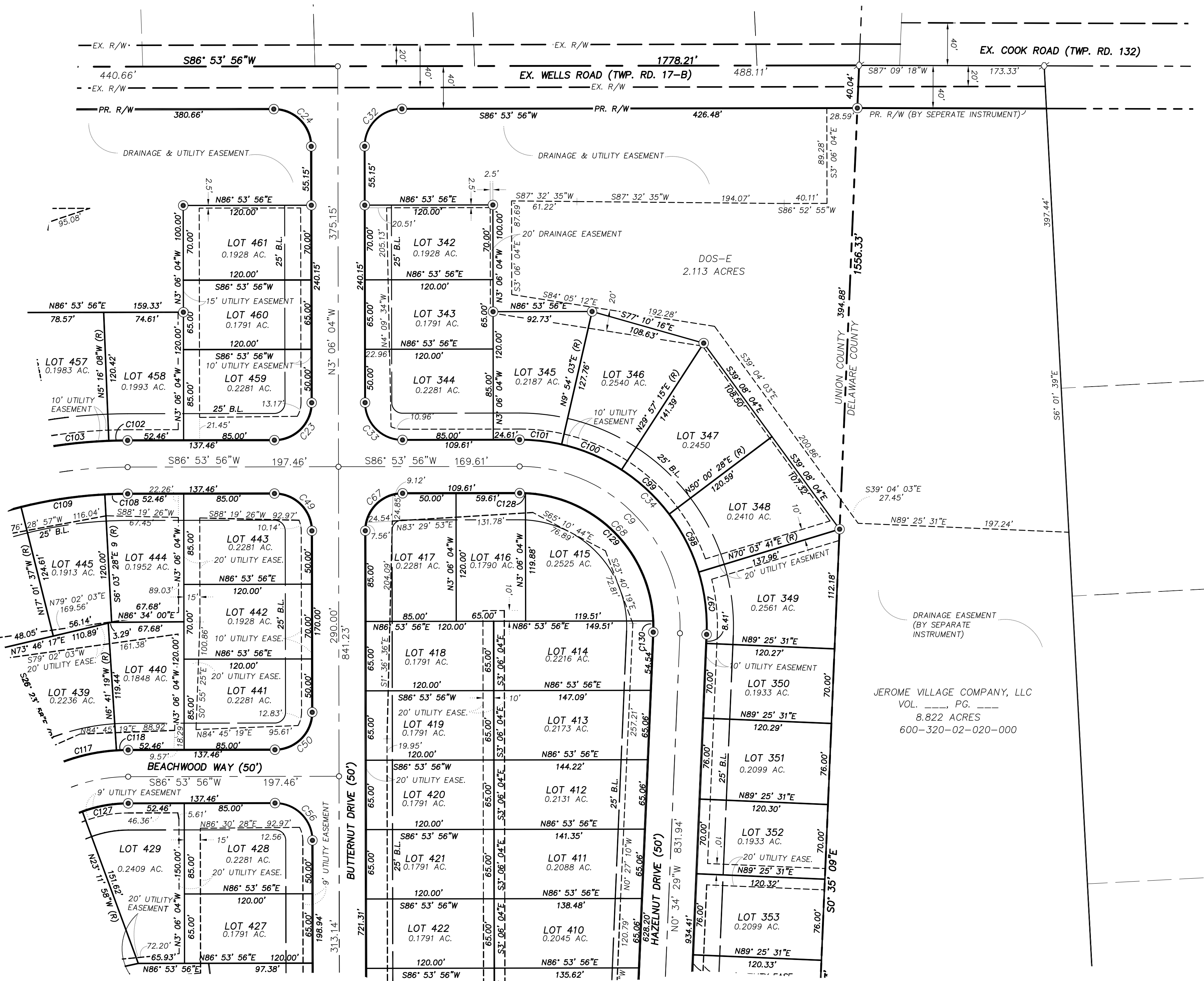
ALS AMERICAN LAND SURVEYORS
Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	14-001	
DATE:	JUNE 12, 2014	
SCALE:	1"=100'	

GLACIER PARK NEIGHBORHOOD SECTION 3
VIRGINIA MILITARY SURVEY 2365
JEROME TOWNSHIP, UNION COUNTY, OHIO
OVERVIEW OF LOTS



- LEGEND:
- IRON PIN SET - 5/8" X 30" REBAR
WITH PLASTIC CAP INSCRIBED "JOHN ADCKOCK S-8461"
 - IRON PIPE FOUND AS NOTED
 - IRON PIN FOUND AS NOTED
 - (R) RADIAL LINE



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	350.00'	256.37'	41°58'05"	N75° 11' 44"W	250.68'
C2	600.00'	406.41'	38°48'32"	S73° 36' 58"E	398.68'
C3	167.50'	110.26'	37°43'00"	N18° 17' 02"E	108.28'
C4	150.00'	181.12'	69°10'58"	S46° 29' 09"W	170.32'
C5	150.00'	134.02'	51°11'28"	N61° 23' 02"E	129.60'
C6	150.00'	66.29'	25°19'11"	S80° 21' 38"E	65.75'
C7	200.00'	89.80'	25°43'37"	S32° 16' 54"W	89.05'
C8	440.00'	320.65'	41°45'14"	S66° 01' 19"W	313.60'
C9	150.00'	242.23'	92°31'35"	N46° 50' 16"W	216.76'
C10	546.00'	335.02'	35°09'21"	N66° 19' 15"E	329.79'
C11	546.00'	363.61'	38°09'21"	S67° 49' 16"W	356.92'
C12	150.00'	133.81'	51°06'38"	S61° 20' 37"W	129.41'
C13	350.00'	156.37'	25°35'53"	N83° 22' 51"W	155.07'
C14	350.00'	100.00'	16°22'13"	N62° 23' 48"W	99.66'
C15	600.00'	250.22'	23°53'38"	S66° 09' 31"E	248.41'
C16	600.00'	156.19'	14°54'53"	S85° 33' 47"E	155.75'
C17	35.00'	54.98'	90°00'01"	S38° 49' 12"W	49.50'
C18	35.00'	54.98'	89°59'59"	S51° 10' 48"E	49.50'
C19	375.00'	112.46'	17°10'59"	N87° 35' 18"W	112.04'
C20	35.00'	49.84'	81°35'06"	N60° 12' 39"E	45.73'
C21	225.00'	101.03'	25°43'37"	S32° 16' 54"W	100.18'
C22	465.00'	338.86'	41°45'14"	S66° 01' 19"W	331.42'
C23	35.00'	54.98'	90°00'00"	N41° 53' 56"E	49.50'
C24	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C25	506.00'	336.97'	38°09'21"	S67° 49' 16"W	330.78'
C26	586.00'	359.56'	35°09'21"	N66° 19' 15"E	353.95'
C27	35.00'	55.03'	90°04'44"	S38° 51' 34"W	49.53'
C28	35.00'	54.98'	90°00'10"	S51° 05' 59"E	49.50'
C29	506.00'	310.47'	35°09'21"	N66° 19' 15"E	305.63'
C30	586.00'	75.89'	7°25'11"	S52° 27' 11"W	75.83'
C31	12.00'	31.26'	149°15'51"	N18° 28' 09"W	23.14'
C32	35.00'	54.98'	90°00'00"	S41° 53' 56"W	49.50'
C33	35.00'	54.98'	90°00'00"	S48° 06' 04"E	49.50'
C34	175.00'	282.61'	92°31'36"	N46° 50' 16"W	252.88'
C35	60.00'	260.41'	248°40'35"	S56° 14' 11"E	99.09'
C36	50.00'	59.93'	68°40'35"	N33° 45' 49"E	56.41'
C37	35.00'	56.47'	92°26'46"	N46° 47' 51"W	50.54'
C38	625.00'	423.34'	38°48'32"	S73° 36' 58"E	415.29'
C39	35.00'	54.98'	90°00'00"	S80° 47' 18"W	49.50'
C40	175.00'	156.35'	51°11'28"	N61° 23' 02"E	151.21'
C41	60.00'	260.31'	248°34'23"	S31° 15' 56"W	99.15'
C42	50.00'	56.32'	64°32'25"	S56° 43' 05"E	53.39'
C43	125.00'	111.68'	51°11'28"	N61° 23' 02"E	108.00'
C44	35.00'	54.98'	90°00'00"	N9° 12' 42"W	49.50'
C45	325.00'	238.06'	41°58'05"	N75° 11' 44"W	232.77'
C46	35.00'	49.84'	81°35'06"	S21° 22' 28"E	45.73'
C47	175.00'	78.58'	25°43'37"	S32° 16' 54"W	77.92'
C48	415.00'	302.43'	41°45'14"	S66° 01' 19"W	295.78'
C49	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C50	35.00'	54.98'	90°00'00"	N41° 53' 56"E	49.50'
C51	175.00'	156.11'	51°06'38"	S61° 20' 37"W	150.98'
C52	35.00'	54.98'	90°00'00"	N80° 47' 18"E	49.50'
C53	375.00'	52.07'	7°57'19"	N58° 11' 21"W	52.03'
C54	35.00'	54.98'	90°00'00"	S9° 12' 42"E	49.50'
C55	125.00'	111.51'	51°06'38"	S61° 20' 37"W	107.85'
C56	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C57	35.00'	51.42'	84°10'42"	N38° 59' 17"E	46.92'
C58	175.00'	211.31'	69°10'58"	S46° 29' 09"W	198.70'
C59	35.00'	58.87'	96°22'46"	N60° 05' 03"E	52.17'
C60	575.00'	175.77'	17°30'53"	S62° 58' 08"E	175.09'
C61	35.00'	58.88'	96°22'48"	S36° 17' 42"E	52.18'
C62	125.00'	150.93'	69°10'58"	S46° 29' 09"W	141.93'
C63	35.00'	58.53'	95°49'18"	N51° 00' 43"W	51.95'
C64	35.00'	55.03'	90°04'50"	N41° 56' 21"E	49.53'
C65	575.00'	85.66'	8°32'08"	S88° 45' 10"E	85.58'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	35.00'	54.93'	89°55'10"	S48° 03' 39"E	49.46'
C67	35.00'	54.98'	90°00'00"	S41° 53' 56"W	49.50'
C68	125.00'	201.86'	92°31'36"	N46° 50' 16"W	180.63'
C69	35.00'	53.48'	87°33'15"	N43° 12' 09"E	48.43'
C70	125.00'	8.80'	4°01'56"	N88° 59' 44"E	8.80'
C71	325.00'	100.79'	17°46'08"	N76° 19' 22"W	100.39'
C72	325.00'	75.03'	13°13'36"	N60° 49' 30"W	74.86'
C73	50.00'	32.15'	36°50'11"	S70° 34' 12"E	31.60'
C74	50.00'	24.18'	27°42'14"	S38° 17' 59"E	23.94'
C75	60.00'	51.65'	49°19'08"	N49° 06' 27"W	50.07'
C76	60.00'	45.88'	43°48'52"	S84° 19' 33"W	44.77'
C77	60.00'	45.88'	43°48'52"	S40° 30' 41"W	44.77'
C78	60.00'	45.88'	43°48'52"	S3° 18' 11"E	44.77'
C79	60.00'	45.88'	43°48'52"	S47° 07' 03"E	44.77'
C80	60.00'	25.13'	23°59'47"	S81° 51' 22"E	24.95'
C81	175.00'	15.93'	5°13'02"	N84° 22' 16"E	15.93'
C82	175.00'	56.87'	18°37'16"	N72° 27' 07"E	56.63'
C83	175.00'	56.87'	18°37'16"	N53° 49' 51"E	56.63'
C84	175.00'	26.67'	8°43'54"	N40° 09' 15"E	26.64'
C85	625.00'	8.59'	0°47'15"	S54° 36' 19"E	8.59'
C86	625.00'	62.50'	5°43'46"	S57° 51' 50"E	62.47'
C87	625.00'	62.50'	5°43'46"	S63° 35' 37"E	62.47'
C88	625.00'	73.08'	6°41'57"	S69° 48' 28"E	73.04'
C89	625.00'	67.31'	6°10'13"	S76° 14' 33"E	67.28'
C90	625.00'	62.50'	5°43'46"	S82° 11' 33"E	62.47'
C91	625.00'	67.31'	6°10'13"	S88° 08' 33"E	67.28'
C92	625.00'	19.56'	1°47'34"	N87° 52' 33"E	19.55'
C93	60.00'	68.64'	65°33'00"	S35° 19' 36"W	64.96'
C94	60.00'	99.31'	94°50'05"	S44° 51' 56"E	88.36'
C95	60.00'	83.70'	79°55'53"	N47° 45' 06"E	77.08'
C96	60.00'	8.76'	8°21'38"	N3° 36' 20"E	8.75'
C97	175.00'	59.14'	19°21'51"	N10° 15' 24"W	58.86'
C98	175.00'	61.25'	20°03'13"	N29° 57' 56"W	60.94'
C99	175.00'	61.25'	20°03'13"	N50° 01' 08"W	60.94'
C100	175.00'	61.25'	20°03'13"	N70° 04' 21"W	60.94'
C101	175.00'	39.71'	13°00'07"	N86° 36' 01"W	39.63'
C102	465.00'	17.59'	2°10'04"	S85° 48' 54"W	17.59'
C103	465.00'	61.68'	7°36'02"	S80° 55' 51"W	61.64'
C104	465.00'	61.68'	7°36'02"	S73° 19' 49"W	61.64'
C105	465.00'	61.68'	7°36'02"	S65° 43' 48"W	61.64'
C106	465.00'	61.68'	7°36'02"	S58° 07' 46"W	61.64'
C107	465.00'	61.68'	7°36'02"	S50° 31' 44"W	61.64'
C108	415.00'	21.42'	2°57'24"	S85° 25' 14"W	21.41'
C109	415.00'	79.45'	10°58'09"	S78° 27' 28"W	79.33'
C110	415.00'	84.56'	11°40'30"	S67° 08' 08"W	84.42'
C111	415.00'	79.46'	10°58'13"	S55° 48' 47"W	79.34'
C112	415.00'	37.54'	5°10'58"	S47° 44' 11"W	37.53'
C113	175.00'	21.70'	7°06'20"	S41° 35' 32"W	21.69'
C114	175.00'	56.88'	18°37'17"	S28° 43' 44"W	56.63'
C115	175.00'	18.45'	6°02'23"	S38° 48' 30"W	18.44'
C116	175.00'	66.50'	21°46'21"	S52° 42' 52"W	66.10'
C117	175.00'	60.20'	19°42'39"	S73° 27' 22"W	59.91'
C118	175.00'	10.96'	3°35'15"	S85° 06' 19"W	10.96'
C119	175.00'	56.87'	18°37'16"	S70° 17' 17"W	56.63'
C120	175.00'	56.87'	18°37'16"	S51° 40' 01"W	56.63'
C121	175.00'	58.31'	19°05'25"	S32° 48' 41"W	58.04'
C122	175.00'	34.73'	11°22'18"	S17° 34' 49"W	34.68'
C123	575.00'	64.76'	6°27'10"	S68° 29' 59"E	64.72'
C124	575.00'	91.07'	9°04'30"	S60° 44' 09"E	90.98'
C125	575.00'	19.94'	1°59'12"	S55° 12' 18"E	19.94'
C126	125.00'	67.66'	31°00'44"	S51° 17' 40"W	66.84'
C127	125.00'	43.85'	20°05'54"	S46° 50' 59"W	43.62'
C128	125.00'	5.39'	2°28'09"	S88° 08' 00"W	5.39'
C129	125.00'	185.96'	85°14'18"	N48° 00' 46"W	169.28'
C130	125.00'	10.51'	4°49'09"	N2° 59' 02"W	10.51'

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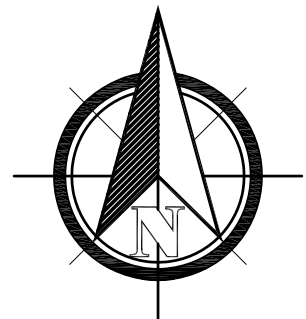
FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	14-001	
DATE:	JUNE 12, 2014	
SCALE:	1"=60'	

GLACIER PARK NEIGHBORHOOD SECTION 3

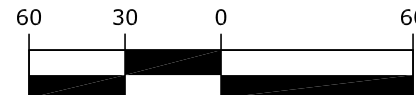
VIRGINIA MILITARY SURVEY 2365

JEROME TOWNSHIP, UNION COUNTY, OHIO

OVERVIEW OF LOTS



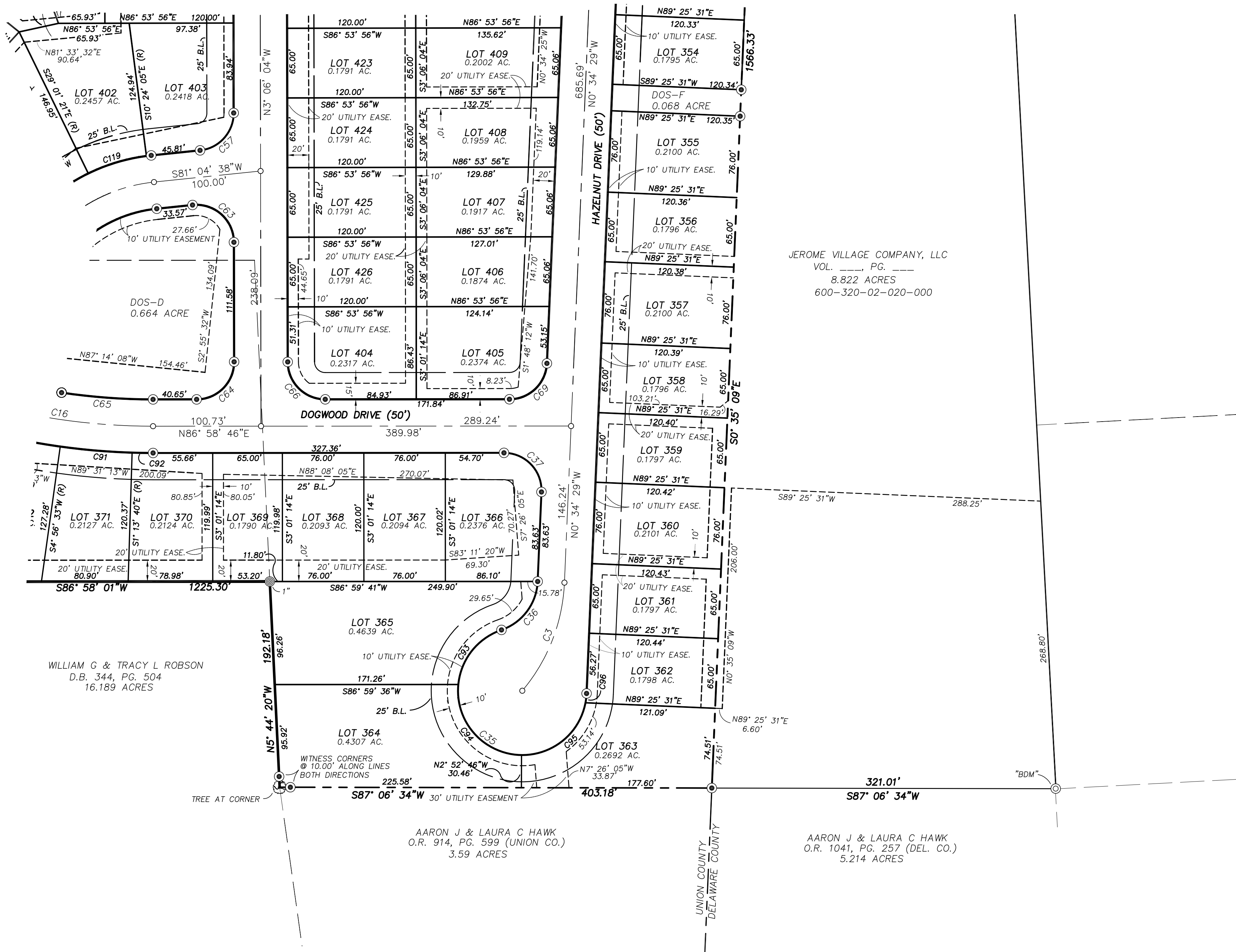
GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LEGEND:

- IRON PIN SET - 5/8" X 30" REBAR
WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
- IRON PIPE FOUND AS NOTED
- IRON PIN FOUND AS NOTED
- (R) RADIAL LINE



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	350.00'	256.37'	41°58'05"	N75° 11' 44"W	250.68'
C2	600.00'	406.41'	38°48'32"	S73° 36' 58"E	398.68'
C3	167.50'	110.26'	37°43'00"	N18° 17' 02"E	108.28'
C4	150.00'	181.12'	69°10'58"	S46° 29' 09"W	170.32'
C5	150.00'	134.02'	51°11'28"	N61° 23' 02"E	129.60'
C6	150.00'	66.29'	25°19'11"	S80° 21' 38"E	65.75'
C7	200.00'	89.80'	25°43'37"	S32° 16' 54"W	89.05'
C8	440.00'	320.65'	41°45'14"	S66° 01' 19"W	313.60'
C9	150.00'	242.23'	92°31'35"	N46° 50' 16"W	216.76'
C10	546.00'	335.02'	35°09'21"	N66° 19' 15"E	329.79'
C11	546.00'	363.61'	38°09'21"	S67° 49' 16"W	356.92'
C12	150.00'	133.81'	51°06'38"	S61° 20' 37"W	129.41'
C13	350.00'	156.37'	25°35'53"	N83° 22' 51"W	155.07'
C14	350.00'	100.00'	16°22'13"	N62° 23' 48"W	99.66'
C15	600.00'	250.22'	23°53'38"	S66° 09' 31"E	248.41'
C16	600.00'	156.19'	14°54'53"	S85° 33' 47"E	155.75'
C17	35.00'	54.98'	90°00'01"	S38° 49' 12"W	49.50'
C18	35.00'	54.98'	89°59'59"	S51° 10' 48"E	49.50'
C19	375.00'	112.46'	17°10'59"	N87° 35' 18"W	112.04'
C20	35.00'	49.84'	81°35'06"	N60° 12' 39"E	45.73'
C21	225.00'	101.03'	25°43'37"	S32° 16' 54"W	100.18'
C22	465.00'	338.86'	41°45'14"	S66° 01' 19"W	331.42'
C23	35.00'	54.98'	90°00'00"	N41° 53' 56"E	49.50'
C24	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C25	506.00'	336.97'	38°09'21"	S67° 49' 16"W	330.78'
C26	586.00'	359.56'	35°09'21"	N66° 19' 15"E	353.95'
C27	35.00'	55.03'	90°04'44"	S38° 51' 34"W	49.53'
C28	35.00'	54.98'	90°00'10"	S51° 05' 59"E	49.50'
C29	506.00'	310.47'	35°09'21"	N66° 19' 15"E	305.63'
C30	586.00'	75.89'	7°25'11"	S52° 27' 11"W	75.83'
C31	12.00'	31.26'	149°15'51"	N18° 28' 09"W	23.14'
C32	35.00'	54.98'	90°00'00"	S41° 53' 56"W	49.50'
C33	35.00'	54.98'	90°00'00"	S48° 06' 04"E	49.50'
C34	175.00'	282.61'	92°31'36"	N46° 50' 16"W	252.88'
C35	60.00'	260.41'	248°40'35"	S56° 14' 11"E	99.09'
C36	50.00'	59.93'	68°40'35"	N33° 45' 49"E	56.41'
C37	35.00'	56.47'	92°26'46"	N46° 47' 51"W	50.54'
C38	625.00'	423.34'	38°48'32"	S73° 36' 58"E	415.29'
C39	35.00'	54.98'	90°00'00"	S80° 47' 18"W	49.50'
C40	175.00'	156.35'	51°11'28"	N61° 23' 02"E	151.21'
C41	60.00'	260.31'	248°34'23"	S31° 15' 56"W	99.15'
C42	50.00'	56.32'	64°32'25"	S56° 43' 05"E	53.39'
C43	125.00'	111.68'	51°11'28"	N61° 23' 02"E	108.00'
C44	35.00'	54.98'	90°00'00"	N9° 12' 42"W	49.50'
C45	325.00'	238.06'	41°58'05"	N75° 11' 44"W	232.77'
C46	35.00'	49.84'	81°35'06"	S21° 22' 28"E	45.73'
C47	175.00'	78.58'	25°43'37"	S32° 16' 54"W	77.92'
C48	415.00'	302.43'	41°45'14"	S66° 01' 19"W	295.78'
C49	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C50	35.00'	54.98'	90°00'00"	N41° 53' 56"E	49.50'
C51	175.00'	156.11'	51°06'38"	S61° 20' 37"W	150.98'
C52	35.00'	54.98'	90°00'00"	N80° 47' 18"E	49.50'
C53	375.00'	52.07'	7°57'19"	N58° 11' 21"W	52.03'
C54	35.00'	54.98'	90°00'00"	S9° 12' 42"E	49.50'
C55	125.00'	111.51'	51°06'38"	S61° 20' 37"W	107.85'
C56	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C57	35.00'	51.42'	84°10'42"	N38° 59' 17"E	46.92'
C58	175.00'	211.31'	69°10'58"	S46° 29' 09"W	198.70'
C59	35.00'	58.87'	96°22'46"	N60° 05' 03"E	52.17'
C60	575.00'	175.77'	17°30'53"	S62° 58' 08"E	175.09'
C61	35.00'	58.88'	96°22'48"	S36° 17' 42"E	52.18'
C62	125.00'	150.93'	69°10'58"	S46° 29' 09"W	141.93'
C63	35.00'	58.53'	95°49'18"	N51° 00' 43"W	51.95'
C64	35.00'	55.03'	90°04'50"	N41° 56' 21"E	49.53'
C65	575.00'	85.66'	8°32'08"	S88° 45' 10"E	85.58'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	35.00'	54.93'	89°55'10"	S48° 03' 39"E	49.46'
C67	35.00'	54.98'	90°00'00"	S41° 53' 56"W	49.50'
C68	125.00'	201.86'	92°31'36"	N46° 50' 16"W	180.63'
C69	35.00'	53.48'	87°33'15"	N43° 12' 09"E	48.43'
C70	125.00'	8.80'	4°01'56"	N88° 59' 44"E	8.80'
C71	325.00'	100.79'	17°46'08"	N76° 19' 22"W	100.39'
C72	325.00'	75.03'	13°13'36"	N60° 49' 30"W	74.86'
C73	50.00'	32.15'	36°50'11"	S70° 34' 12"E	31.60'
C74	50.00'	24.18'	27°42'14"	S38° 17' 59"E	23.94'
C75	60.00'	51.65'	49°19'08"	N49° 06' 27"W	50.07'
C76	60.00'	45.88'	43°48'52"	S84° 19' 33"W	44.77'
C77	60.00'	45.88'	43°48'52"	S40° 30' 41"W	44.77'
C78	60.00'	45.88'	43°48'52"	S3° 18' 11"E	44.77'
C79	60.00'	45.88'	43°48'52"	S47° 07' 03"E	44.77'
C80	60.00'	25.13'	23°59'47"	S81° 01' 22"E	24.95'
C81	175.00'	15.93'	5°13'02"	N84° 22' 16"E	15.93'
C82	175.00'	56.87'	18°37'16"	N72° 27' 07"E	56.63'
C83	175.00'	56.87'	18°37'16"	N53° 49' 51"E	56.63'
C84	175.00'	26.67'	8°43'54"	N40° 09' 15"E	26.64'
C85	625.00'	8.59'	0°47'15"	S54° 36' 19"E	8.59'
C86	625.00'	62.50'	5°43'46"	S57° 51' 50"E	62.47'
C87	625.00'	62.50'	5°43'46"	S63° 35' 37"E	62.47'
C88	625.00'	73.08'	6°41'57"	S69° 48' 28"E	73.04'
C89	625.00'	67.31'	6°10'13"	S76° 14' 33"E	67.28'
C90	625.00'	62.50'	5°43'46"	S82° 11' 33"E	62.47'
C91	625.00'	67.31'	6°10'13"	S88° 08' 33"E	67.28'
C92	625.00'	19.55'	1°47'34"	N87° 52' 33"E	19.55'
C93	60.00'	68.64'	65°33'00"	S35° 19' 36"W	64.96'
C94	60.00'	99.31'	94°50'05"	S44° 51' 56"E	88.36'
C95	60.00'	83.70'	79°55'53"	N47° 45' 06"E	77.08'
C96	60.00'	8.76'	8°21'38"	N3° 36' 20"E	8.75'
C97	175.00'	59.14'	19°21'51"	N10° 15' 24"W	58.86'
C98	175.00'	61.25'	20°03'13"	N29° 57' 56"W	60.94'
C99	175.00'	61.25'	20°03'13"	N50° 01' 08"W	60.94'
C100	175.00'	61.25'	20°03'13"	N70° 04' 21"W	60.94'
C101	175.00'	39.71'	13°00'07"	N86° 36' 01"W	39.63'
C102	465.00'	17.59'	2°10'04"	S85° 48' 54"W	17.59'
C103	465.00'	61.68'	7°36'02"	S80° 55' 51"W	61.64'
C104	465.00'	61.68'	7°36'02"	S73° 19' 49"W	61.64'
C105	465.00'	61.68'	7°36'02"	S65° 43' 48"W	61.64'
C106	465.00'	61.68'	7°36'02"	S58° 07' 46"W	61.64'
C107	465.00'	61.68'	7°36'02"	S50° 31' 44"W	61.64'
C108	415.00'	21.42'	2°57'24"	S85° 25' 14"W	21.41'
C109	415.00'	79.45'	10°58'09"	S78° 27' 28"W	79.33'
C110	415.00'	84.56'	11°40'30"	S67° 08' 08"W	84.42'
C111	415.00'	79.46'	10°58'13"	S55° 48' 47"W	79.34'
C112	415.00'	37.54'	5°10'58"	S47° 44' 11"W	37.53'
C113	175.00'	21.70'	7°06'20"	S41° 35' 32"W	21.69'
C114	175.00'	56.88'	18°37'17"	S28° 43' 44"W	56.63'
C115	175.00'	18.45'	6°02'23"	S38° 48' 30"W	18.44'
C116	175.00'	66.50'	21°46'21"	S52° 42' 52"W	66.10'
C117	175.00'	60.20'	19°42'39"	S73° 27' 22"W	59.91'
C118	175.00'	10.96'	3°35'15"	S85° 06' 19"W	10.96'
C119	175.00'	56.87'	18°37'16"	S70° 17' 17"W	56.63'
C120	175.00'	56.87'	18°37'16"	S51° 40' 01"W	56.63'
C121	175.00'	58.31'	19°05'25"	S32° 48' 41"W	58.04'
C122	175.00'	34.73'	11°22'18"	S17° 44' 49"W	34.68'
C123	575.00'	64.76'	6°27'10"	S68° 29' 59"E	64.72'
C124	575.00'	91.07'	9°04'30"	S76° 50' 59"W	90.98'
C125	575.00'	19.94'	1°59'12"	S55° 12' 18"E	19.94'
C126	125.00'	67.66'	31°00'44"	S51° 17' 40"W	66.84'
C127	125.00'	43.85'	20°05'54"	S76° 50' 59"W	43.62'
C128	125.00'	5.39'	2°28'09"	S88° 08' 00"W	5.39'
C129	125.00'	185.96'	85°14'18"	N48° 00' 46"W	169.28'
C130	125.00'	10.51'	4°49'09"	N2° 59' 02"W	10.51'

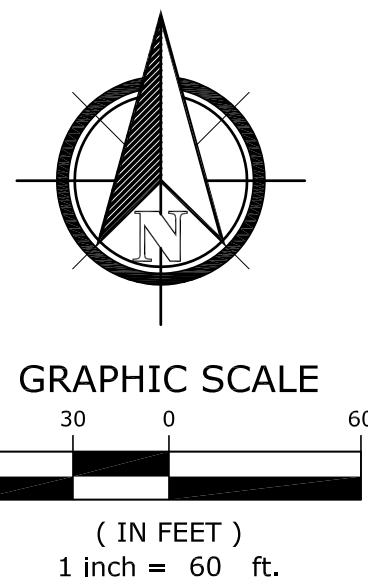
1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
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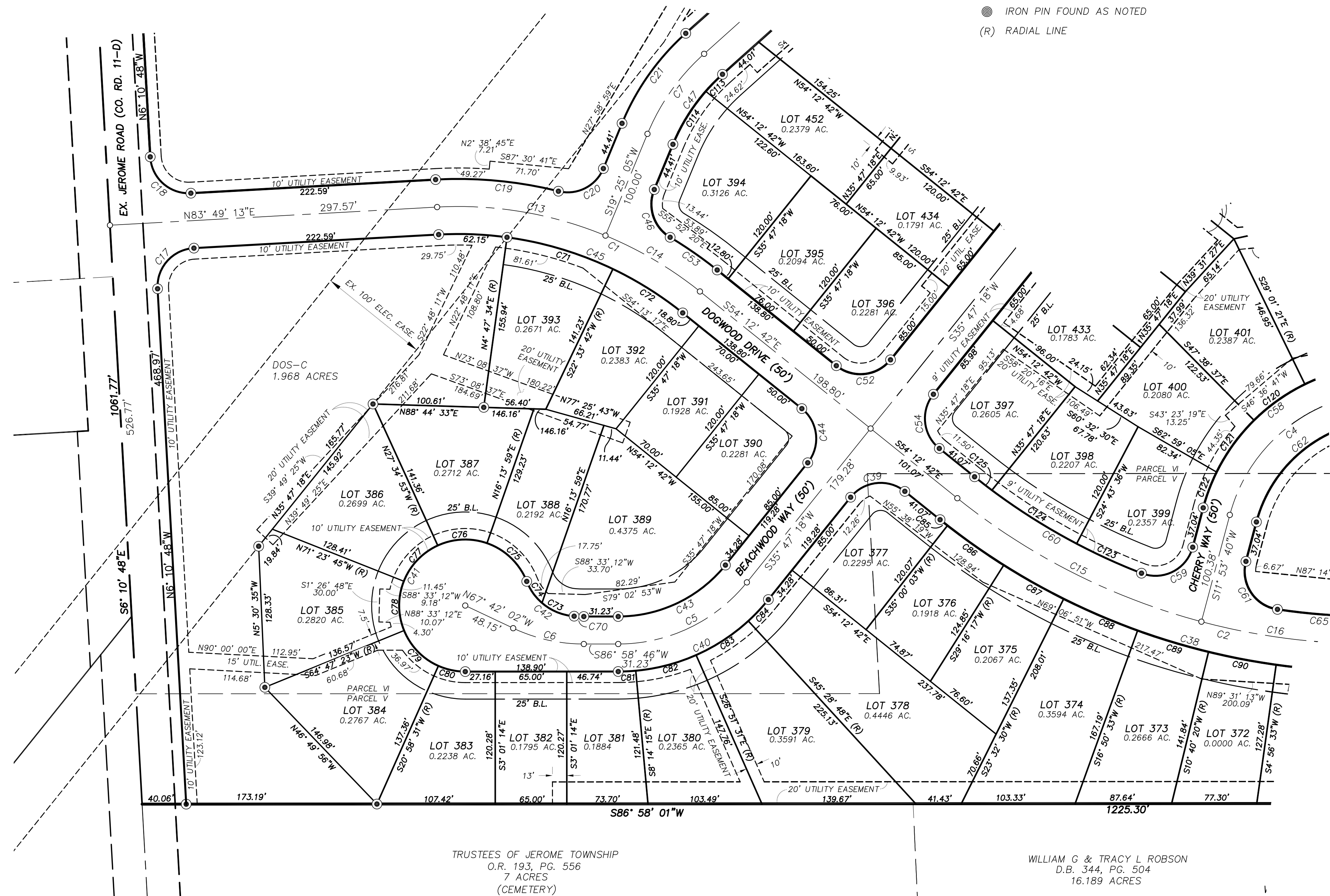
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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	14-001	
DATE:	JUNE 12, 2014	
SCALE:	1"=60'	

GLACIER PARK NEIGHBORHOOD SECTION 3
VIRGINIA MILITARY SURVEY 2365
JEROME TOWNSHIP, UNION COUNTY, OHIO
OVERVIEW OF LOTS



- LEGEND:
- IRON PIN SET - 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCKOCK S-8461"
 - IRON PIPE FOUND AS NOTED
 - IRON PIN FOUND AS NOTED
 - (R) RADIAL LINE



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	350.00'	256.37'	41°58'05"	N75° 11' 44"W	250.68'
C2	600.00'	406.41'	38°48'32"	S73° 36' 58"E	398.68'
C3	167.50'	110.26'	37°43'00"	N18° 17' 02"E	108.28'
C4	150.00'	181.12'	69°10'58"	S46° 29' 09"W	170.32'
C5	150.00'	134.02'	51°11'28"	N61° 23' 02"E	129.60'
C6	150.00'	66.29'	25°19'11"	S80° 21' 38"E	65.75'
C7	200.00'	89.80'	25°43'37"	S32° 16' 54"W	89.05'
C8	440.00'	320.65'	41°45'14"	S66° 01' 19"W	313.60'
C9	150.00'	242.23'	92°31'35"	N46° 50' 16"W	216.76'
C10	546.00'	335.02'	35°09'21"	N66° 19' 15"E	329.79'
C11	546.00'	363.61'	38°09'21"	S67° 49' 16"W	356.92'
C12	150.00'	133.81'	51°06'38"	S61° 20' 37"W	129.41'
C13	350.00'	156.37'	25°35'53"	N83° 22' 51"W	155.07'
C14	350.00'	100.00'	16°22'31"	N62° 23' 48"W	99.66'
C15	600.00'	250.22'	23°53'38"	S66° 09' 31"E	248.41'
C16	600.00'	156.19'	14°34'53"	S85° 33' 47"E	155.75'
C17	35.00'	54.98'	90°00'01"	S38° 49' 12"W	49.50'
C18	35.00'	54.98'	89°59'59"	S51° 10' 48"E	49.50'
C19	375.00'	112.46'	17°10'59"	N87° 35' 18"W	112.04'
C20	35.00'	49.84'	81°35'06"	N60° 12' 39"E	45.73'
C21	225.00'	101.03'	25°43'37"	S32° 16' 54"W	100.18'
C22	465.00'	338.86'	41°45'14"	S66° 01' 19"W	331.42'
C23	35.00'	54.98'	90°00'00"	N41° 53' 56"E	49.50'
C24	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C25	506.00'	336.97'	38°09'21"	S67° 49' 16"W	330.78'
C26	586.00'	359.56'	35°09'21"	N66° 19' 15"E	353.95'
C27	35.00'	55.03'	90°04'44"	S38° 51' 34"W	49.53'
C28	35.00'	54.98'	90°00'10"	S51° 05' 59"E	49.50'
C29	506.00'	310.47'	35°09'21"	N66° 19' 15"E	305.63'
C30	586.00'	75.89'	7°25'11"	S52° 27' 11"W	75.83'
C31	12.00'	31.26'	149°15'51"	N18° 28' 09"W	23.14'
C32	35.00'	54.98'	90°00'00"	S41° 53' 56"W	49.50'
C33	35.00'	54.98'	90°00'00"	S48° 06' 04"E	49.50'
C34	175.00'	282.61'	92°31'36"	N46° 50' 16"W	252.88'
C35	60.00'	260.41'	248°40'35"	S56° 14' 11"E	99.09'
C36	50.00'	59.93'	68°40'35"	N33° 45' 49"E	56.41'
C37	35.00'	56.47'	92°26'46"	N46° 47' 51"W	50.54'
C38	625.00'	423.34'	38°48'32"	S73° 36' 58"E	415.29'
C39	35.00'	54.98'	90°00'00"	S80° 47' 18"W	49.50'
C40	175.00'	156.35'	51°11'28"	N61° 23' 02"E	151.21'
C41	60.00'	260.31'	248°34'23"	S31° 15' 56"W	99.15'
C42	50.00'	56.32'	64°32'25"	S56° 43' 05"E	53.39'
C43	125.00'	111.68'	51°11'28"	N61° 23' 02"E	108.00'
C44	35.00'	54.98'	90°00'00"	N9° 12' 42"W	49.50'
C45	325.00'	238.06'	41°58'05"	N75° 11' 44"W	232.77'
C46	35.00'	49.84'	81°35'06"	S21° 22' 28"E	45.73'
C47	175.00'	78.58'	25°43'37"	S32° 16' 54"W	77.92'
C48	415.00'	302.43'	41°45'14"	S66° 01' 19"W	295.78'
C49	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C50	35.00'	54.98'	90°00'00"	N41° 53' 56"E	49.50'
C51	175.00'	156.11'	51°06'38"	S61° 20' 37"W	150.98'
C52	35.00'	54.98'	90°00'00"	N80° 47' 18"E	49.50'
C53	375.00'	52.07'	7°57'19"	N58° 11' 21"W	52.03'
C54	35.00'	54.98'	90°00'00"	S9° 12' 42"E	49.50'
C55	125.00'	111.51'	51°06'38"	S61° 20' 37"W	107.85'
C56	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C57	35.00'	51.42'	84°10'42"	N38° 59' 17"E	46.92'
C58	175.00'	211.31'	69°10'58"	S46° 29' 09"W	198.70'
C59	35.00'	58.87'	96°22'46"	N60° 05' 03"E	52.17'
C60	575.00'	175.77'	17°30'53"	S62° 58' 08"E	175.09'
C61	35.00'	58.88'	96°22'48"	S36° 17' 42"E	52.18'
C62	125.00'	150.93'	69°10'58"	S46° 29' 09"W	141.93'
C63	35.00'	58.53'	95°49'18"	N51° 00' 43"W	51.95'
C64	35.00'	55.03'	90°04'50"	N41° 56' 21"E	49.53'
C65	575.00'	85.66'	8°32'08"	S88° 45' 10"E	85.58'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	35.00'	54.93'	89°55'10"	S48° 03' 39"E	49.46'
C67	35.00'	54.98'	90°00'00"	S41° 53' 56"W	49.50'
C68	125.00'	201.86'	92°31'36"	N46° 50' 16"W	180.63'
C69	35.00'	53.48'	87°33'15"	N43° 12' 09"E	48.43'
C70	125.00'	8.80'	4°01'56"	N88° 59' 44"E	8.80'
C71	325.00'	100.79'	17°46'08"	N76° 19' 22"W	100.39'
C72	325.00'	75.03'	13°13'36"	N60° 49' 30"W	74.86'
C73	50.00'	32.15'	36°50'11"	S70° 34' 12"E	31.60'
C74	50.00'	24.18'	27°42'14"	S38° 17' 59"E	23.94'
C75	60.00'	51.65'	49°19'08"	N49° 06' 27"W	50.07'
C76	60.00'	45.88'	43°48'52"	S84° 19' 33"W	44.77'
C77	60.00'	45.88'	43°48'52"	S40° 30' 41"W	44.77'
C78	60.00'	45.88'	43°48'52"	S3° 18' 11"E	44.77'
C79	60.00'	45.88'	43°48'52"	S47° 07' 03"E	44.77'
C80	60.00'	25.13'	23°59'47"	S81° 01' 22"E	24.95'
C81	175.00'	15.93'	5°13'02"	N84° 22' 16"E	15.93'
C82	175.00'	56.87'	18°37'16"	N72° 27' 07"E	56.63'
C83	175.00'	56.87'	18°37'16"	N53° 49' 51"E	56.63'
C84	175.00'	26.67'	8°43'54"	N40° 09' 15"E	26.64'
C85	625.00'	8.59'	0°47'15"	S54° 36' 19"E	8.59'
C86	625.00'	62.50'	5°43'46"	S57° 51' 50"E	62.47'
C87	625.00'	62.50'	5°43'46"	S63° 35' 37"E	62.47'
C88	625.00'	73.08'	6°41'57"	S69° 48' 28"E	73.04'
C89	625.00'	67.31'	6°10'13"	S76° 14' 33"E	67.28'
C90	625.00'	62.50'	5°43'46"	S82° 11' 33"E	62.47'
C91	625.00'	67.31'	6°10'13"	S88° 08' 33"E	67.28'
C92	625.00'	19.56'	1°47'34"	N87° 52' 33"E	19.55'
C93	60.00'	68.64'	65°33'00"	S35° 19' 36"W	64.96'
C94	60.00'	99.31'	94°50'05"	S44° 51' 56"E	88.36'
C95	60.00'	83.70'	79°55'53"	N47° 45' 06"E	77.08'
C96	60.00'	8.76'	8°21'38"	N3° 36' 20"E	8.75'
C97	175.00'	59.14'	19°21'51"	N10° 15' 24"W	58.86'
C98	175.00'	61.25'	20°03'13"	N29° 57' 56"W	60.94'
C99	175.00'	61.25'	20°03'13"	N50° 01' 08"W	60.94'
C100	175.00'	61.25'	20°03'13"	N70° 04' 21"W	60.94'
C101	175.00'	39.71'	13°00'07"	N86° 36' 01"W	39.63'
C102	465.00'	17.59'	2°10'04"	S85° 48' 54"W	17.59'
C103	465.00'	61.68'	7°36'02"	S80° 55' 51"W	61.64'
C104	465.00'	61.68'	7°36'02"	S73° 19' 49"W	61.64'
C105	465.00'	61.68'	7°36'02"	S65° 43' 48"W	61.64'
C106	465.00'	61.68'	7°36'02"	S58° 07' 46"W	61.64'
C107	465.00'	61.68'	7°36'02"	S50° 31' 44"W	61.64'
C108	415.00'	21.42'	2°57'24"	S85° 25' 14"W	21.41'
C109	415.00'	79.45'	10°58'09"	S78° 27' 28"W	79.33'
C110	415.00'	84.56'	11°40'30"	S67° 08' 08"W	84.42'
C111	415.00'	79.46'	10°58'13"	S55° 48' 47"W	79.34'
C112	415.00'	37.54'	5°10'58"	S47° 44' 11"W	37.53'
C113	175.00'	21.70'	7°06'20"	S41° 35' 32"W	21.69'
C114	175.00'	56.88'	18°37'17"	S28° 43' 44"W	56.63'
C115	175.00'	18.45'	6°02'23"	S38° 48' 30"W	18.44'
C116	175.00'	66.50'	21°46'21"	S52° 42' 52"W	66.10'
C117	175.00'	60.20'	19°42'39"	S73° 27' 22"W	59.91'
C118	175.00'	10.96'	3°35'15"	S85° 06' 19"W	10.96'
C119	175.00'	56.87'	18°37'16"	S70° 17' 17"W	56.63'
C120	175.00'	56.87'	18°37'16"	S51° 40' 01"W	56.63'
C121	175.00'	58.31'	19°05'25"	S32° 48' 41"W	58.04'
C122	175.00'	34.73'	11°22'18"	S17° 34' 49"W	34.68'
C123	575.00'	64.76'	6°27'10"	S68° 29' 59"E	64.72'
C124	575.00'	91.07'	9°04'30"	S60° 44' 09"E	90.98'
C125	575.00'	19.94'	1°59'12"	S55° 12' 18"E	19.94'
C126	125.00'	67.66'	31°00'44"	S51° 17' 40"W	66.84'
C127	125.00'	43.85'	20°05'54"	S76° 50' 59"W	43.62'
C128	125.00'	5.39'	2°28'09"	S88° 00' 00"W	5.39'
C129	125.00'	185.96'	85°14'18"	N48° 00' 46"W	169.28'
C130	125.00'	10.51'	4°49'09"	N2° 59' 02"W	10.51'

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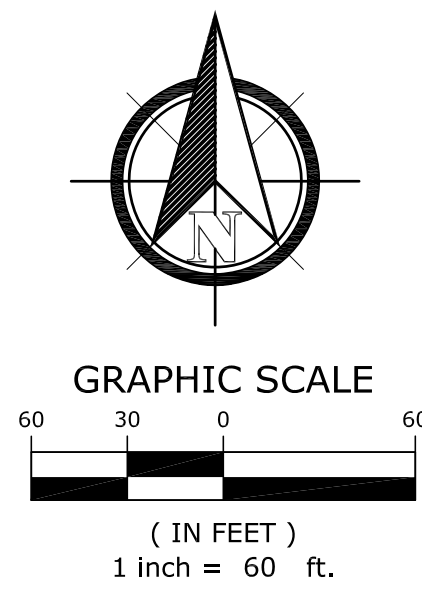
FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	14-001	
DATE:	JUNE 12, 2014	
SCALE:	1"=60'	

GLACIER PARK NEIGHBORHOOD SECTION 3

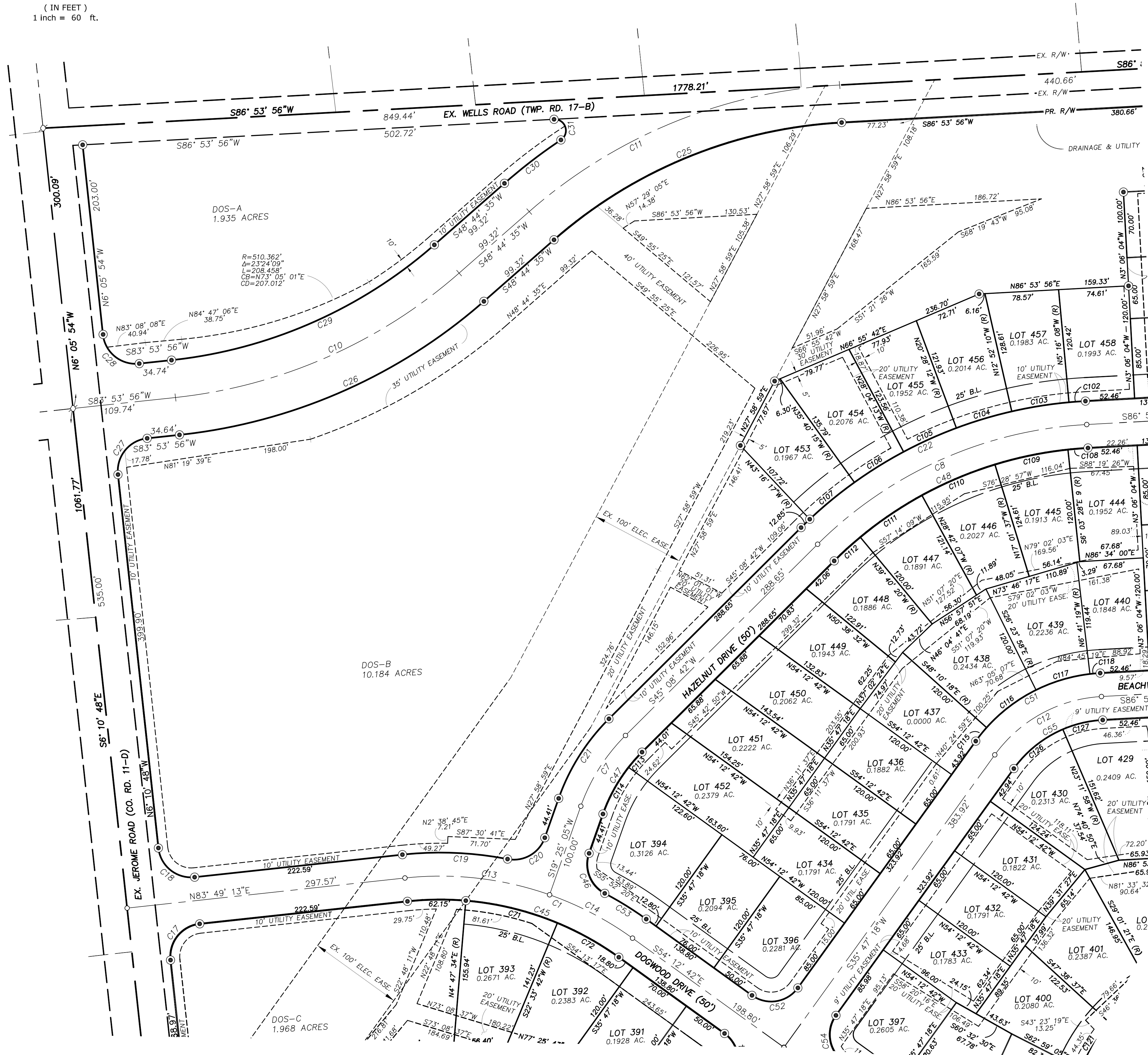
VIRGINIA MILITARY SURVEY 2365

JEROME TOWNSHIP, UNION COUNTY, OHIO

OVERVIEW OF LOTS



- LEGEND:
- IRON PIN SET - 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
 - IRON PIPE FOUND AS NOTED
 - IRON PIN FOUND AS NOTED
 - (R) RADIAL LINE



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	350.00'	256.37'	41°58'05"	N75° 11' 44"W	250.68'
C2	600.00'	406.41'	38°48'32"	S73° 36' 58"E	398.68'
C3	167.50'	110.26'	37°43'00"	N18° 17' 02"E	108.28'
C4	150.00'	181.12'	69°10'58"	S46° 29' 09"W	170.32'
C5	150.00'	134.02'	51°11'28"	N61° 23' 02"E	129.60'
C6	150.00'	66.29'	25°19'11"	S80° 21' 38"E	65.75'
C7	200.00'	89.80'	25°43'37"	S32° 16' 54"W	89.05'
C8	440.00'	320.65'	41°45'14"	S66° 01' 19"W	313.60'
C9	150.00'	242.23'	92°31'35"	N46° 50' 16"W	216.76'
C10	546.00'	335.02'	35°09'21"	N66° 19' 15"E	329.79'
C11	546.00'	363.61'	38°09'21"	S67° 49' 16"W	356.92'
C12	150.00'	133.81'	51°06'38"	S61° 20' 37"W	129.41'
C13	350.00'	156.37'	25°35'53"	N83° 22' 51"W	155.07'
C14	350.00'	100.00'	16°22'13"	N62° 23' 48"W	99.66'
C15	600.00'	250.22'	23°53'38"	S66° 09' 31"E	248.41'
C16	600.00'	156.19'	14°54'53"	S85° 33' 47"E	155.75'
C17	35.00'	54.98'	90°00'01"	S38° 49' 12"W	49.50'
C18	35.00'	54.98'	89°59'59"	S51° 10' 48"E	49.50'
C19	375.00'	112.46'	17°10'59"	N87° 35' 18"W	112.04'
C20	35.00'	49.84'	81°35'06"	N60° 12' 39"E	45.73'
C21	225.00'	101.03'	25°43'37"	S32° 16' 54"W	100.18'
C22	465.00'	338.86'	41°45'14"	S66° 01' 19"W	331.42'
C23	35.00'	54.98'	90°00'00"	N41° 53' 56"E	49.50'
C24	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C25	506.00'	336.97'	38°09'21"	S67° 49' 16"W	330.78'
C26	586.00'	359.56'	35°09'21"	N66° 19' 15"E	353.95'
C27	35.00'	54.98'	90°00'44"	S38° 51' 34"W	49.53'
C28	35.00'	54.98'	90°00'10"	S51° 05' 59"E	49.50'
C29	506.00'	310.47'	35°09'21"	N66° 19' 15"E	305.63'
C30	586.00'	75.89'	7°25'11"	S52° 27' 11"W	75.83'
C31	12.00'	31.26'	149°15'51"	N18° 28' 09"W	23.14'
C32	35.00'	54.98'	90°00'00"	S41° 53' 56"W	49.50'
C33	35.00'	54.98'	90°00'00"	S48° 06' 04"E	49.50'
C34	175.00'	282.61'	92°31'36"	N46° 50' 16"W	252.88'
C35	60.00'	260.41'	248°40'35"	S56° 14' 11"E	99.09'
C36	50.00'	59.93'	68°40'35"	N33° 45' 49"E	56.41'
C37	35.00'	56.47'	92°26'46"	N46° 47' 51"W	50.54'
C38	625.00'	423.34'	38°48'32"	S73° 36' 58"E	415.29'
C39	35.00'	54.98'	90°00'00"	S80° 47' 18"W	49.50'
C40	175.00'	156.35'	51°11'28"	N61° 23' 02"E	151.21'
C41	60.00'	260.31'	248°34'23"	S31° 15' 56"W	99.15'
C42	50.00'	56.32'	64°32'25"	S56° 43' 05"E	53.39'
C43	125.00'	111.68'	51°11'28"	N61° 23' 02"E	108.00'
C44	35.00'	54.98'	90°00'00"	N9° 12' 42"W	49.50'
C45	325.00'	238.06'	41°58'05"	N75° 11' 44"W	232.77'
C46	35.00'	49.84'	81°35'06"	S21° 22' 28"E	45.73'
C47	175.00'	78.58'	25°43'37"	S32° 16' 54"W	77.92'
C48	415.00'	302.43'	41°45'14"	S66° 01' 19"W	295.78'
C49	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C50	35.00'	54.98'	90°00'00"	N41° 53' 56"E	49.50'
C51	175.00'	156.11'	51°06'38"	S61° 20' 37"W	150.98'
C52	35.00'	54.98'	90°00'00"	N80° 47' 18"E	49.50'
C53	375.00'	52.07'	7°57'19"	N58° 11' 21"W	52.03'
C54	35.00'	54.98'	90°00'00"	S9° 12' 42"E	49.50'
C55	125.00'	111.51'	51°06'38"	S61° 20' 37"W	107.85'
C56	35.00'	54.98'	90°00'00"	N48° 06' 04"W	49.50'
C57	35.00'	51.42'	84°10'42"	N38° 59' 17"E	46.92'
C58	175.00'	211.31'	69°10'58"	S46° 29' 09"W	198.70'
C59	35.00'	58.87'	96°22'46"	N60° 05' 03"E	52.17'
C60	575.00'	175.77'	17°30'53"	S62° 58' 08"E	175.09'
C61	35.00'	58.88'	96°22'48"	S36° 17' 42"E	52.18'
C62	125.00'	150.93'	69°10'58"	S46° 29' 09"W	141.93'
C63	35.00'	58.53'	95°49'18"	N51° 00' 43"W	51.95'
C64	35.00'	55.03'	90°04'50"	N41° 56' 21"E	49.53'
C65	575.00'	85.66'	8°32'08"	S88° 45' 10"E	85.58'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C66	35.00'	54.93'	89°55'10"	S48° 03' 39"E	49.46'
C67	35.00'	54.98'	90°00'00"	S41° 53' 56"W	49.50'
C68	125.00'	201.86'	92°31'36"	N46° 50' 16"W	180.63'
C69	35.00'	53.48'	87°33'15"	N43° 12' 09"E	48.43'
C70	125.00'	8.80'	4°01'56"	N88° 59' 44"E	8.80'
C71	325.00'	100.79'	17°46'08"	N76° 19' 22"W	100.39'
C72	325.00'	75.03'	13°13'36"	N60° 49' 30"W	74.86'
C73	50.00'	32.15'	36°50'11"	S70° 34' 12"E	31.60'
C74	50.00'	24.18'	27°42'14"	S38° 17' 59"E	23.94'
C75	60.00'	51.65'	49°19'08"	N49° 06' 27"W	50.07'
C76	60.00'	45.88'	43°48'52"	S84° 19' 33"W	44.77'
C77	60.00'	45.88'	43°48'52"	S40° 30' 41"W	44.77'
C78	60.00'	45.88'	43°48'52"	S3° 18' 11"E	44.77'
C79	60.00'	45.88'	43°48'52"	S47° 07' 03"E	44.77'
C80	60.00'	25.13'	23°59'47"	S81° 01' 22"E	24.95'
C81	175.00'	15.93'	5°13'02"	N84° 22' 16"E	15.93'
C82	175.00'	56.87'	18°37'16"	N72° 27' 07"E	56.63'
C83	175.00'	56.87'	18°37'16"	N53° 49' 51"E	56.63'
C84	175.00'	26.67'	8°43'54"	N40° 09' 15"E	26.64'
C85	625.00'	8.59'	0°47'15"	S54° 36' 19"E	8.59'
C86	625.00'	62.50'	5°43'46"	S57° 51' 50"E	62.47'
C87	625.00'	62.50'	5°43'46"	S63° 35' 37"E	62.47'
C88	625.00'	73.08'	6°41'57"	S69° 48' 28"E	73.04'
C89	625.00'	67.31'	6°10'13"	S76° 14' 33"E	67.28'
C90	625.00'	62.50'	5°43'46"	S82° 11' 33"E	62.47'
C91	625.00'	67.31'	6°10'13"	S88° 08' 33"E	67.28'
C92	625.00'	19.56'	1°47'34"	N87° 52' 33"E	19.55'
C93	60.00'	68.64'	65°33'00"	S35° 19' 36"W	64.96'
C94	60.00'	99.31'	94°50'05"	S44° 51' 56"E	88.36'
C95	60.00'	83.70'	79°55'53"	N47° 45' 06"E	77.08'
C96	60.00'	8.76'	8°21'38"	N3° 36' 20"E	8.75'
C97	175.00'	59.14'	19°21'51"	N10° 15' 24"W	58.86'
C98	175.00'	61.25'	20°03'13"	N29° 57' 56"W	60.94'
C99	175.00'	61.25'	20°03'13"	N50° 01' 08"W	60.94'
C100	175.00'	61.25'	20°03'13"	N70° 04' 21"W	60.94'
C101	175.00'	39.71'	13°00'07"	N86° 36' 01"W	39.63'
C102	465.00'	17.59'	2°10'04"	S85° 48' 54"W	17.59'
C103	465.00'	61.68'	7°36'02"	S80° 55' 51"W	61.64'
C104	465.00'	61.68'	7°36'02"	S73° 19' 49"W	61.64'
C105	465.00'	61.68'	7°36'02"	S65° 43' 48"W	61.64'
C106	465.00'	61.68'	7°36'02"	S58° 07' 46"W	61.64'
C107	465.00'	61.68'	7°36'02"	S50° 31' 44"W	61.64'
C108	415.00'	21.42'	2°57'24"	S85° 25' 14"W	21.41'
C109	415.00'	79.45'	10°58'09"	S78° 27' 28"W	79.33'
C110	415.00'	84.56'	11°40'30"	S67° 08' 08"W	84.42'
C111	415.00'	79.46'	10°58'13"	S55° 48' 47"W	79.34'
C112	415.00'	37.54'	5°10'58"	S47° 44' 11"W	37.53'
C113	175.00'	21.70'	7°06'20"	S41° 35' 32"W	21.69'
C114	175.00'	56.88'	18°37'17"	S28° 43' 44"W	56.63'
C115	175.00'	18.45'	6°02'23"	S38° 48' 30"W	18.44'
C116	175.00'	66.50'	21°46'21"	S52° 42' 52"W	66.10'
C117	175.00'	60.20'	19°42'39"	S73° 27' 22"W	59.91'
C118	175.00'	10.96'	3°35'15"	S85° 06' 19"W	10.96'
C119	175.00'	56.87'	18°37'16"	S70° 17' 17"W	56.63'
C120	175.00'	56.87'	18°37'16"	S51° 40' 01"W	56.63'
C121	175.00'	58.31'	19°05'25"	S32° 48' 41"W	58.04'
C122	175.00'	34.73'	11°22'18"	S17° 34' 49"W	34.68'
C123	575.00'	64.76'	6°27'10"	S68° 29' 59"E	64.72'
C124	575.00'	91.07'	9°04'30"	S60° 44' 09"E	90.98'
C125	575.00'	19.94'	1°59'12"	S55° 12' 18"E	19.94'
C126	125.00'	67.66'	31°00'44"	S51° 17' 40"W	66.84'
C127	125.00'	43.85'	20°55'54"	S76° 50' 59"W	43.62'
C128	125.00'	5.39'	2°28'09"	S88° 08' 00"W	5.39'
C129	125.00'	185.96'	85°14'18"	N48° 00' 46"W	169.28'
C130	125.00'	10.51'	4°49'09"	N2° 59' 02"W	10.51'

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
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(740) 570-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com



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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	14-001	
DATE:	JUNE 12, 2014	
SCALE:	1"=60'	



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

May 10, 2013

Gary Nuss
Jerome Village Company, LLC
375 N. Front Street, Suite 200
Columbus, Ohio 43215

RE: **Jerome Village GPN – 3 Preliminary Plat – Jerome Township, Union County**

Dear Gary:

The Executive Committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on May 9, 2013 and reviewed the Preliminary Plat for Jerome Village Glacier Park Neighborhood (GPN) 3 in Jerome Township, Union County. The LUC Executive Committee **approved** the Jerome Village GPN – 3 Preliminary Plat with the condition that comments from LUC and all reviewing agencies be incorporated into Construction Drawings and the Final Plat Submittal. The developer should ensure that prior to Final Plat submittal, all requirements and items outlined the Union County Subdivision Regulations, as well as this review, are incorporated into the Final Plat. You will find the LUC Staff Report and reviewing agency comments attached.

Please note, the GPN - 3 Preliminary Plat expires in May of 2015 if you have not yet gone through the Final Platting process for this pod. Therefore, it will be necessary for you to apply in April of 2015 to be placed on the May 2015 LUC Meeting Agendas.

Please call me if you have any additional questions or concerns. Thank you for your time.

Respectfully,

A handwritten signature in blue ink that reads 'Jenny R. Snapp'.

Jenny R. Snapp
Director

cc: File
Thom Ries, Terrain Evolution
Robert Caldwell, Fiscal Officer - Jerome Township Trustees
Jerome Township Zoning Commission
Kathleen Crowley – Jerome Township Zoning & Planning
Bill Narducci - Union County Engineer's Office
Jeremy Hoyt - City of Marysville Engineering



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
May 9, 2013

JEROME VILLAGE GPN - 3 (GLACIER PARK NEIGHBORHOOD SECTION 3) PRELIMINARY PLAT

APPLICANT: Jerome Village Company LLC
ATTN: Gary Nuss
375 North Front Street, Suite 200
Columbus, OH 43215
Phone 614-857-2334
nussg@nationwide.com

Other Contacts:
Terrain Evolution
ATTN: Thom Ries & Justin Wollenberg
720 East Broad Street, Suite 203
Columbus, OH 43215
Phone 614-385-1085
tries@terrainevolution.com & jwollenberg@terrainevolution.com

REQUEST: Approval of the Jerome Village Glacier Park Neighborhood Section 3 Preliminary Plat in Jerome Township, Union County

LOCATION: Located at Wells & Jerome Roads in Jerome Township, Union County.

STAFF ANALYSIS: This Preliminary Plat is for the Jerome Village Glacier Park Neighborhood Section 3 (GPN 3). Jerome Village GPN 3 is proposed to have a total of 64.123 Acres with 140 single family residential lots. This section will contain 25.691 Acres of open space. The proposed method of supplying water is through the City of Marysville Public Water System and sanitary sewer service is through Jerome Village Collection and Marysville Treatment.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- **Union County Engineer's Office**
 - Per the attached review letter dated May 1, 2013, the Union County Engineer's Office recommends that the Preliminary Plat be approved with the condition that all comments outlined in the attached review are incorporated into the Construction Drawings and Final Plat. Specific comments for incorporation are below:
 - A number of technical items are outlined in the attached review for incorporation.
 - All comments regarding the Master Deed Declarations and Restrictions were commented on in previous Jerome Village pod submittals. The Master Deed Declaration and Restrictions will be required to match the previously approved pod language unless otherwise requested.
 - Given that there is open space located in Delaware County, with stormwater discharge from the site, plan review also needs to be coordinated with the Delaware County Engineer's Office, Delaware County Regional Planning Commission, and Concord Township.
 - Additional verification will be required from Ohio EPA prior to construction plan review regarding the presence, or lack thereof, of an isolated wetland on-site.
- **Union County Commissioners Office**
 - No comments from the Union County Commissioners as of May 3, 2013.
- **Union County Soil & Water Conservation District**
 - Comments incorporated with Union County Engineer comments above.
- **Union County Health Department**
 - Per the attached email dated April 30, the Health Department has the following comments:
 - The Health Department recommends that all efforts be made to provide a point of connection (easements and/or service lines) to both water and sewer to any adjacent home, business, or other facility being serviced by private systems.
 - Further, any home or business that is currently being serviced by a private sewage treatment

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

system and ends up being within 200 feet of a sanitary sewer easement should be brought to the Health Department's attention.

- **City of Marysville**
 - Per the attached letter dated May 1, 2013, the City of Marysville's has a number of technical comments that should be incorporated.
- **Jerome Township**
 - No comments as of May 3, 2013.
- **ODOT District 6**
 - As of May 3, 2013, no comments from ODOT District 6.
- **Union Rural Electric/URE**
 - Per the email dated May 1, Union Rural Electric is working with Ohio Energy regarding PUCO electric territory boundaries. Both parties are in the process of amending boundaries to provide the best service to homeowners and non-duplication of facilities.
- **LUC Regional Planning Commission**
 - Confirmation of approval of conformance to Township zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning shall be submitted.
 - In accordance with the Union County Engineer's comments, a ditch petition will be required to be prepared and executed between the Developer and County prior to submittal of the final plat.
 - All bonds and/or letters of credit shall be submitted and approved prior to submittal of the final plat.
 - Because of open space and ultimate stormwater discharge located in Delaware County, the developer should ensure that all necessary process are followed with the Delaware County Regional Planning Commission, Delaware County Engineer's Office, and Concord Township.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Jerome Village Glacier Park Neighborhood Section 3 Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The Zoning & Subdivision Committee recommended **APPROVAL** of the Jerome Village Glacier Park Neighborhood Section 3 Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

May 1, 2013

Jenny Snapp, Director
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Review
Jerome Village Subdivision
GPN-3

Jenny,

We have completed our review for the above final plat, dated April 2013. We recommend it be approved with modifications listed below. Items listed below should be addressed in the final construction drawings. Please note that all comments regarding Master Deed Declarations and Restrictions were commented on in a previous Jerome Village pod submittal. The Master Deed Declaration and Restrictions will be required to match these previously approved pods' language unless otherwise requested.

1. Due to open space being located in Delaware County, along with the ultimate stormwater discharge from the site, coordinate supplemental plan review with the Delaware County Engineer's Office, as well as Delaware County Regional Planning Commission and Concord Township.
2. Existing structures on site will require a demolition permit from our office.
3. Additional verification from the OEPA regarding the presence/lack of an isolated wetland on-site will be required prior to construction plan review.
4. A variance from the requirement for 80' separation from driveways to existing or proposed roadways has previously been approved within the subdivisions, but is not shown on the plan. This variance will be needed based on the lot sizes.
5. Based on a previous concern expressed at LUC, the variance from the requirement for a 60' right of way in lieu of a 50' right of way has been approved for the entire development, and should be worded as such on the title sheet.
6. The centerline variance referenced is not needed, as all centerline radii meet Union County standards.
7. Based on our sketch plan meeting, it was determined that Ohio Edison would be the electric service provider for this site. They should be listed along with the other utility providers.
8. Revise the pavement composition for Jerome Road to include the following buildup:
 - a. 1-1/2" Surface Course
 - b. 1-3/4" Intermediate Course
 - c. 11-1/2" ODOT Item #301
 - d. 6" ODOT Item #304
9. For the Jerome Road widening section a minimum 4' berm will be required.

10. Currently, the offsite roadway geometrics do not meet minimum ODOT standard based on design speeds. Our office is reviewing correspondence submitted early on in the master development generation justifying using these lower design speeds. Note that based on this review, the geometrics of the widening of Jerome Road and the re-alignment of Wells Road may change.
11. An access plan to provide the existing parcels access to relocated Wells Road will need to be devised and presented to our office, along with the property owners. This access plan will be required to be included in the construction drawings for the re-alignment of Wells Road.
12. No open cut installation will be allowed for any utility construction. All crossings shown under existing roadways will be required to be jack and bored or directional drilled.
13. Verify storm pipe angles into structures. There appear to be numerous areas where potential issues may arise due to sharp pipe angles into curb and gutter structures.
14. Where possible, move storm structures and easements completely within open space areas to prevent a future maintenance conflict with homeowners.
15. Verify all vertical curve K factor calculations. It appears that several are incorrect or typos.
16. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
17. All drainage easements will be reviewed in more detail during the final design process, but should be a minimum of 20' in width.
18. A more detailed drainage analysis will be conducted during final plan review.
19. Include signage plan for roadway network.
20. Detail all flood routing swales, including 100 year flows, water surface elevation, and ditch dimensions. All flood routing swales shall be covered by an easement, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
21. Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations.
22. Show water and storm profiles.
23. Sight distance requirements for right and left turns onto Jerome Road and Wells Road are reversed, although appear to meet acceptable limits based on design speed.
24. A Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
25. Provide detailed construction drawings to private utility providers.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,



Bill Narducci, P.E.
Project Engineer
Union County Engineer



Engineering, Planning and Zoning
City Hall, 125 East 6th Street
Marysville, Ohio 43040-1641
(937) 642-6015
FAX (937) 642-6045
www.marysvilleohio.org

May 1, 2013

Ms. Jenny Snapp
Logan-Union-Champaign Regional Planning Commission
P.O. Box 219
East Liberty, Ohio 43319

**Subject: Jerome Village – Glacier Park Neighborhood, Section 3
Preliminary Plat Comments**

The City of Marysville has the following comments pertaining to the sanitary sewer and water system design shown within the Preliminary Plat submittal for the Jerome Village – Glacier Park Neighborhood, Section 3 development.

General Comments:

1. For future maintenance purposes, all horizontal cul-de-sac waterline alignments shall be located directly under the cul-de-sac.
2. This waterline is currently "single-fed". Please add an additional waterline connection to the proposed Jerome Road waterline to create the waterline loop.

Preliminary Plat (Sheet 3):

1. Provide the title of all proposed easements on this sheet.

Detailed Composite Utility Plan (Sheet 5):

1. For clarity, please label the proposed pump station within the plan view.
2. Along Wells Road (at Butternut Drive), provide a dimension between the waterline and sanitary gravity sewer.
3. Please add a tee at the Butternut Drive / Hazelnut Drive intersection for possible future connection. This tee shall be plugged to the west with additional valves on either side of this tee.

Detailed Composite Utility Plan (Sheet 6):

1. Provide additional valves on either side of the tee at Butternut Drive / Dogwood Drive intersection.
2. Provide additional valves on either side of the tee at Butternut Drive / Cherry Drive intersection.
3. Confirm the location of the waterline along Butternut Drive (just north of Cherry Drive).

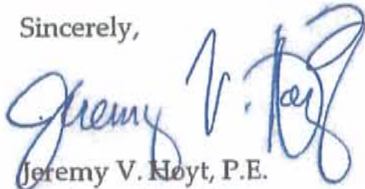
Jerome Village - Glacier Park Neighborhood, Section 3
City of Marysville – Preliminary Plat Comments
May 1, 2013

Detailed Composite Utility Plan (Sheet 7):

1. Provide additional valves (a total of two) on either side of the tee at Beachwood Way / Dogwood Drive intersection.

Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,



Jeremy V. Hoyt, P.E.
Assistant City Engineer

cc. Rick Varner (City of Marysville)
Scott Sheppeard (City of Marysville)
John Mitchell (City of Marysville)
Valerie Klingman, P.E., P.S. (City of Marysville)

Jenny Snapp

From: Jim Cogar [jim.cogar@uchd.net]
Sent: Tuesday, April 30, 2013 12:53 PM
To: jennysnapp@lucplanning.com
Subject: Jerome Village Glacier Park Neighborhood/GPN-3 Preliminary Plat

Hi Jenny,

My comments are as follows:

Jerome Village GPN – 3 Preliminary Plat.

- Considering that public services (sanitary **sewer** & drinking water) are being provided to the residents within this subdivision, the Union County Health Department does not have any comments at this time.
- As always, all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and **sewer** to any adjacent home, business or any other facility that is serviced by a private water system and sewage treatment system.
- Any home or business that is currently being serviced by a private sewage treatment system and ends up being situated within 200' of a sanitary **sewer** easement should be brought to the attention of the Union County Health Department.

Thank you,

Jim Cogar R.S.

Deputy Director of Environmental Health

Union County Health Department

940 London Ave. Suite 1100

Marysville, Ohio 43040

Office: (937) 642-2053

Direct: (937) 645-2041

Fax: (937) 645-3047

jim.cogar@uchd.net.

www.facebook.com/unioncohealthdept

www.uchd.net

Jenny Snapp

From: Kevin Gregory [k.gregory@ure.com]
Sent: Thursday, May 02, 2013 10:55 AM
To: Jenny R. Snapp
Subject: RE: GPN -2 Amended

Jenny –

Nothing specific to comment on other than the same situation does exist where you can have URE and Ohio Edison possibly serving parts of the same neighborhoods.

Thanks!

Kevin

Kevin Gregory
Key Accounts Exec
Union Rural Electric Cooperative
15461 US Rt. 36
Marysville, OH 43040
kgregory@ure.com
937-645-9251

From: Jenny R. Snapp [<mailto:jennysnapp@lucplanning.com>]
Sent: Wednesday, May 01, 2013 7:43 PM
To: Kevin Gregory
Subject: RE: GPN -2 Amended

Thanks, Kevin! Any comments on GPN - 3?

From: Kevin Gregory [<mailto:k.gregory@ure.com>]
Sent: Wednesday, May 01, 2013 2:37 PM
To: Jenny R. Snapp
Subject: GPN -2 Amended

Jenny-

I don't know if Ron Rockenbaugh responded yet with any detailed comments on this but URE is working with Ohio Energy regarding PUCO electric territorial boundaries. I wanted you to be aware that both parties are in the process of amending the boundaries to provide the best service to the homeowners. Without amendments like this you can sometimes have two electric companies serving on the same side of the streets which is an unnecessary duplication of facilities.

Best Regards,

Kevin

Kevin Gregory
Key Accounts Exec
Union Rural Electric Cooperative
15461 US Rt. 36
Marysville, OH 43040

From: Bill Narducci [<mailto:bnarducci@co.union.oh.us>]

Sent: Thursday, July 03, 2014 3:36 PM

To: Jenny R. Snapp

Cc: 'Brad Bodenmiller'; Justin Wollenberg

Subject: GPN-3 Plat Comments

Jenny/Brad,

I have a few comments after reviewing the plat, similar in nature to the City's comments in that they are very minor and can be taken care of prior to the meeting. Because these comments are not yet addressed, and the recommendation for final plats is non-conditional, I don't feel comfortable writing a letter of recommendation in approval or denial of the plat. Upon these being addressed, I recommend approval of the plat. Please see below for my comments. I have copied Justin from Terrain on this as well.

1. Miscellaneous Restrictions/Notes #28 on sheet 1, the word "platting" is misspelled.
2. The note regarding utility easements on sheet 1 (bottom left) seems extremely specific in terms of easement widths and definitions. It also doesn't mention anything about drainage easements to Union County. Revision of this note should be considered.
3. Add the icon for pins set along the centerline of the roadway to the legend.
4. Add a drainage easement that encompasses the northern ditch from pond P-151.
5. The volume and page of the ~8 acre parcel in Delaware County should be noted on the plat, with reference to Delaware County Recorders Office. Currently it is blank.
6. Revise the 10' easement on the south side of Dogwood Drive to be a minimum of 20' for potential sanitary service extension.
7. Update the correct easement widths along Jerome Road for the waterline, as mentioned by COM.

Also, once the drainage easements are recorded in Delaware County parcel in Delaware County's Recorder's Office, we will require them to be recorded in our office as well. The same document can be used for this procedure. Please let me know if you have any questions.

Bill Narducci, P.E.

Project Engineer

Union County Engineer

233 West 6th St.

Marysville, Ohio 43040

Direct: 937.645.3165

Office: 937.645.3018

Fax: 937.645.3161

<http://www.co.union.oh.us/engineer>

From: Jeremy Hoyt [<mailto:jhoyt@marysvilleohio.org>]
Sent: Thursday, July 03, 2014 9:28 AM
To: Jenny R. Snapp
Cc: Bill Narducci; Brad Bodenmiller; Heather Martin
Subject: Re: JV GPN 3

Jenny,

The City of Marysville comments regarding the Jerome Village GPN-3 Subdivision Plat are:

- **Sheet 1** - The Utility Easement language should specifically mention "water lines" when describing the type of utilities that are permitted to be maintained within these areas.
- **Sheet 3** - Per previous discussions with the developer, a twenty (20) foot utility easement (waterline) shall be provided across the developer's entire Wells Road frontage.
- **Sheet 3** - The nine (9) foot easement along Butternut Drive is in conflict with the easement language shown on Sheet 1 (i.e. a minimum of ten (10) feet in width adjacent to all public roadways).
- **Sheet 5 & Sheet 6** - Per the approved construction plans, the utility easement along the entirety of Jerome Road shall be twenty-one (21) feet wide.

Please let me know if you have any further questions or concerns regarding these comments.

Thanks,
Jeremy

From: Jim Cogar [<mailto:jim.cogar@uchd.net>]
Sent: Wednesday, July 02, 2014 11:05 AM
To: jennysnapp@lucplanning.com
Subject: Jerome Village GPN - 3 Final Plat

Hi Jenny,

Considering that public services (sanitary **sewer** & drinking water) are being provided to the residents within this subdivision, the Union County Health Department has just a few items to point out.

My comments are as follows:

- As always, all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and **sewer** to any adjacent home, business or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).
- Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200' of a sanitary **sewer** easement, shall be brought to the attention of the Union County Health Department.
- If at anytime during the development of the subdivision a PWS (well, cistern, etc...) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and or abandonment of PWS and STS.

Please feel free to call or email me with any questions you may have.

Thank you,
Jim Cogar R.S.
Deputy Director of Environmental Health
Union County Health Department
940 London Ave. Suite 1100
Marysville, Ohio 43040
Office: (937) 642-2053
Direct: (937) 645-2041
Fax: (937) 645-3047
jim.cogar@uchd.net
www.facebook.com/unioncohealthdept
www.uchd.net

From: Jerome Township Zoning Inspector [<mailto:jeromeinspect@aol.com>]

Sent: Wednesday, July 02, 2014 11:13 AM

To: jennysnapp@lucplanning.com

Subject: Glacier Park Neighborhood Section 3 Plat

Jenny,

I just wanted to quickly follow up with you on the GPN 3 plat. I have reviewed the plans that you forwarded and have found no concerns as it relates to the plat as proposed.

If you have any questions please feel free to call me.

Thanks!

Kind Regards,

Gary Smith, RLA|CLARB

Zoning Officer

Jerome Township, Ohio

9777 Industrial Parkway

Plain City, Ohio

43064

Ph: 614.873.4480

www.jerome-oh.gov



Zoning & Subdivision Committee
Thursday, July 10, 2014

The Zoning and Subdivision Committee met in regular session on Thursday, July 10, 2014, at 11:52 am at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Pam Babjack, Brad Bodenmiller, Scott Coleman, Steve Stolte for Charles Hall, Paul Hammersmith, Heather Martin, Steve McCall, Jenny Snapp, Bill Narducci for Jeff Stauch, Skyler Wood and Andy Yoder. Absent Members were Greg DeLong and Joel Kranenburg.

Guests included: Justin Wollenberg, Terrain Evolution, Inc; Gary Nuss, Nationwide; Doug Miller, Logan County Co-op.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the June 12, 2014, meeting were approved as written with Andy Yoder making the first motion to approve as written, and Steve McCall made the second motion to approve as written. All in favor.

1. Review of Jerome Village GPN-3 Final Plat (Jerome Township, Union County) – Staff Report by Jenny Snapp
 - o Bill – I reviewed the items yesterday and everything has been taken care of. There are a few **outstanding closure issues we're working but it won't** affect final outcome.
 - o Bill Narducci made the first motion to recommend approval of the Jerome Village GPN-3 Final Plat with staff and reviewing agency comments and Steve McCall made the second motion to recommend approval of the Jerome Village GPN-3 Final Plat with staff and reviewing agency comments. All in favor.

The Zoning and Subdivision Committee adjourned at 11:57 am with Steve McCall making the first motion to adjourn, and Paul Hammersmith making the second motion to adjourn. All in favor.