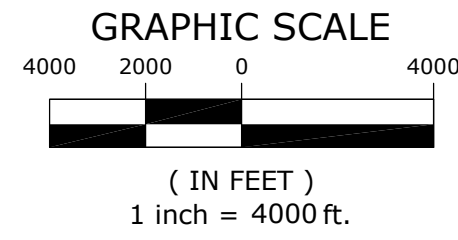
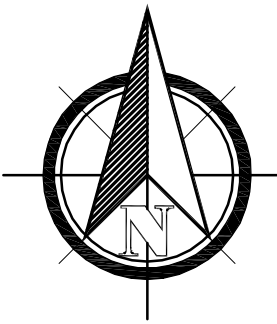
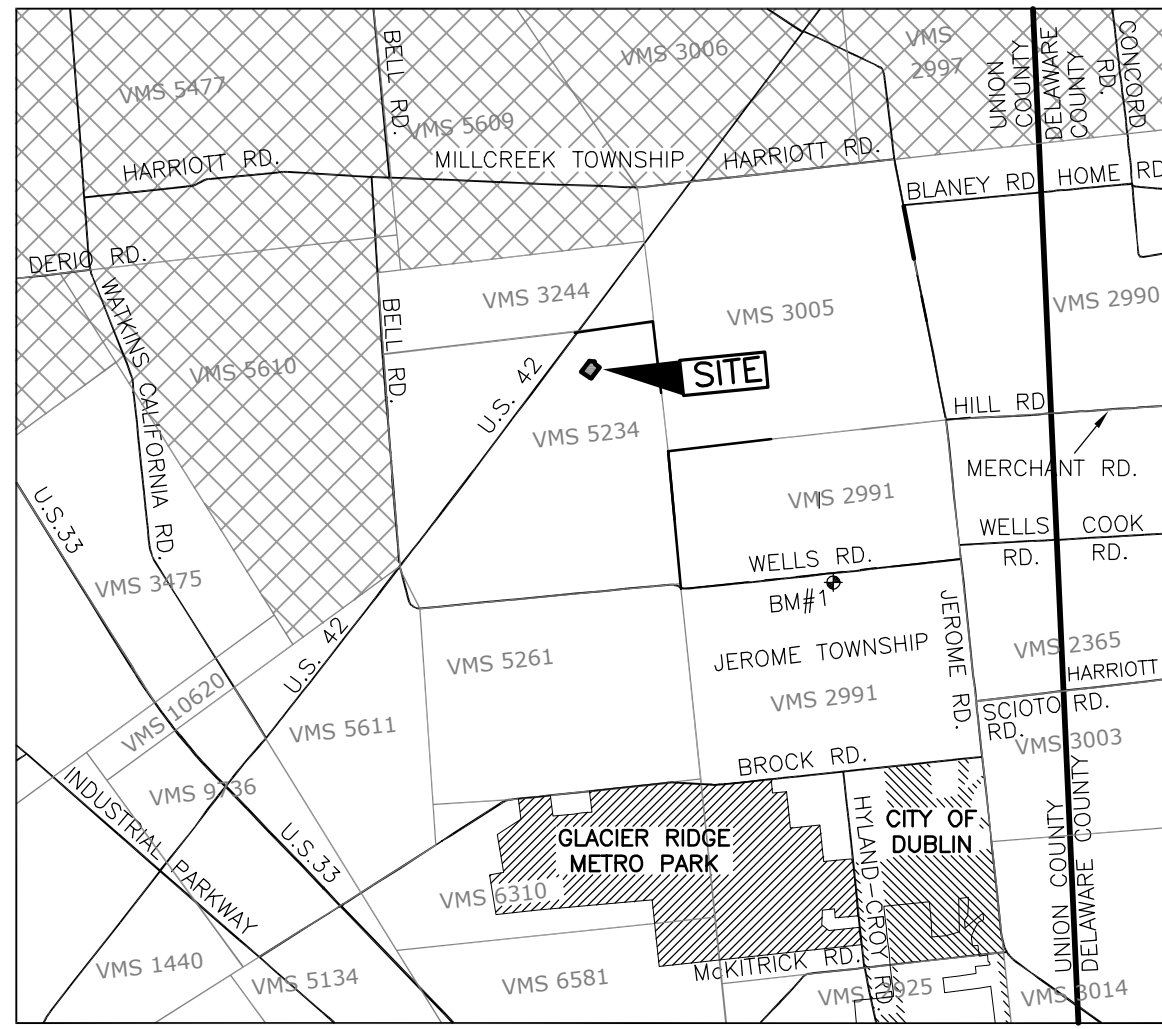


LOCATION MAP



# JEROME PROFESSIONAL PARK PHASE 2

## BEING PART OF VMS 5234

### JEROME TOWNSHIP, UNION COUNTY, OHIO

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 5234 and being 4.612 acres of land, 0.371 acre of which is located in the remainder of that 164.395 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 716, Page 335 and 4.241 acres of which is described in a deed to Memorial Ohio Properties II, LLC, of record in Instrument No. 202412110009607, Recorder's Office, Union County, Ohio.

**SHEET INDEX**

Sheet 1 - Title/Signature Sheet  
 Sheet 2 - Index/Overview  
 Sheet 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.

Jerome Professional Park Area Summary	
Right-of-Way (Township)	0.371 AC
Lots	4.241 AC
Open Space (DOS)	0.000 AC
Total	4.612 AC
Jerome Professional Park Lot Summary	
	1

Building Setbacks	
Front	10 FT
Rear	10 FT
Side	10 FT

DOS = Dedicated Open Space

**PARCEL BREAKDOWN**

Parcel Number	Map/GIS Number	Acreages of Parcel within Jerome Professional Park Phase 2
14-0009011.0000	116-00-00-040.000	4.612 AC.

**Zoning Note:**

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.

**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 39159C0385D, 39159C0390D and 39159C0385D, effective dates December 16, 2008. 39159C0385D is a non-printed panel with no flood hazard areas.
- 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 Jerome Professional Park)
- 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 Jerome Professional Park)
- 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.
- Variance from the Union County Subdivision Regulations, Section 408 - Special Types of Streets, to allow a marginal access street with 40' access easement. Resolution #23-477 Dated 11/1/23.
- Variance from the Union County Subdivision Regulations, Section 413 - Through Lots, to allow a lot with frontage on Sycamore Trace and the marginal access street. Resolution #23-478 Dated 11/1/23.

**SURVEYOR CERTIFICATION:**

**American Land Surveyors** do hereby certify the following:

- The accompanying plat represents a subdivision of land in VMS 5234, Jerome Township, Union County, Ohio.
- The tract has an area of 0.371 acre in streets, 4.241 acres in lots, and 0.000 acres in Reserves making a total of 4.612 acres.
- This plat was prepared based on a field survey performed in September, 2025 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. 39159C0390D and 39159C0380D, dated December 16, 2008
- 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 Adcock, S-8461", Right-of-way and centerline monumentation shall be placed at all points of curvature, tangency and points of intersection, and shall be set prior to lot sales.
  - Additional Monuments shall be placed along all lot corners and changes in bearing, as well as all points of curvature and tangency prior to the Lot being sold. Lot monumentation may have a cap and inscription that varies from above.
- The accompanying plat is a correct representation of Jerome Professional Park Phase 2 as surveyed.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_, 2026.

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

**DEVELOPER:**  
 Jerome Village Company, LLC.  
 375 N. Front Street, Suite 200  
 Columbus, Ohio 43215  
 Attention: Steve Lark

**SURVEYOR:**  
 American Land Surveyors  
 8439 Voris Road  
 Logan, Ohio 43138  
 Attention: Jon (Brett) Adcock, P.S.

LUC. R.P.C. FILE # \_\_\_\_\_

Know all men by these presents that Jerome Village Company, 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 \_\_\_\_\_, 2026.

Jerome Village Company, LLC:  
 By: Nationwide Realty Investors, Ltd., its manager

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 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 \_\_\_\_\_, 2026.

Signature: \_\_\_\_\_ My commission expires: \_\_\_\_\_  
 Notary Public

Reviewed this \_\_\_\_ day of \_\_\_\_\_, 2026: \_\_\_\_\_  
 Chairman, Jerome Township Trustees

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026: \_\_\_\_\_  
 Union County Engineer

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026: \_\_\_\_\_  
 County Health Department

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 \_\_\_\_\_, 20\_\_\_\_ 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 \_\_\_\_ am/pm.

Recorded this \_\_\_\_ day of \_\_\_\_\_, 2026 at \_\_\_\_ am/pm in

Plat Book \_\_\_\_\_, Page \_\_\_\_\_, Slide \_\_\_\_\_  
 Union County Recorder



8439 Voris Road  
 Logan, Ohio 43138  
 Contact: Brett Adcock  
 (740) 654-0600 - Lancaster  
 (614) 837-0800 - Columbus  
 www.americanlandsurveyors.com

**ALS AMERICAN LAND SURVEYORS**

*Focused on Excellence*

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	25-001	
DATE:	MAY 11, 2026	
SCALE:	N/A	

JEROME PROFESSIONAL PARK PHASE 2 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 72, 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.
- N/A
- Grading of the storm water retention areas shall not be changed.
- N/A
- 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.
- N/A
- 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 Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.
- The lot owner and his successors and assigns agree to assume any and all sanitary sewer 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 Sycamore Trace. The owners of the fee simple titles to all of the lots in Jerome Professional Park Phase 2 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, Ravenhill 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, Ravenhill, Ewing, Joshua, or Home Road.
- No on-street parking within Sycamore Trace.
- 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 Ravenhill Parkway. Connections shall be directly adjacent to the open space along Ravenhill Parkway 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 (U)**

We the undersigned owners of the within platted land, do hereby grant unto the Jerome Village Community Authority, 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 Sycamore Trace and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, 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. 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 (D)**

We the undersigned owners of the platted land, do here by grant unto Union County and their successors and assigns (hereinafter referred to as grantees) A permanent easement within areas designated as Drainage Easement, Utility Easement and Utility Easement +to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required 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 or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

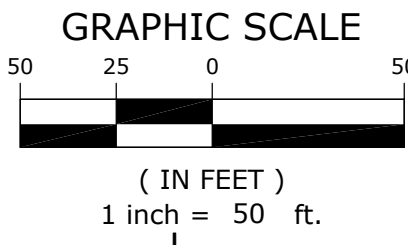
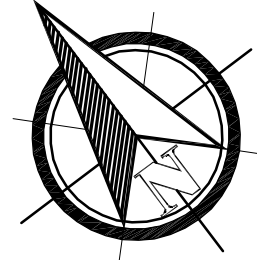
# JEROME PROFESSIONAL PARK PHASE 2

A SUBDIVISION OF 4.612 ACRES

SITUATED IN

VIRGINIA MILITARY SURVEY No. 5234

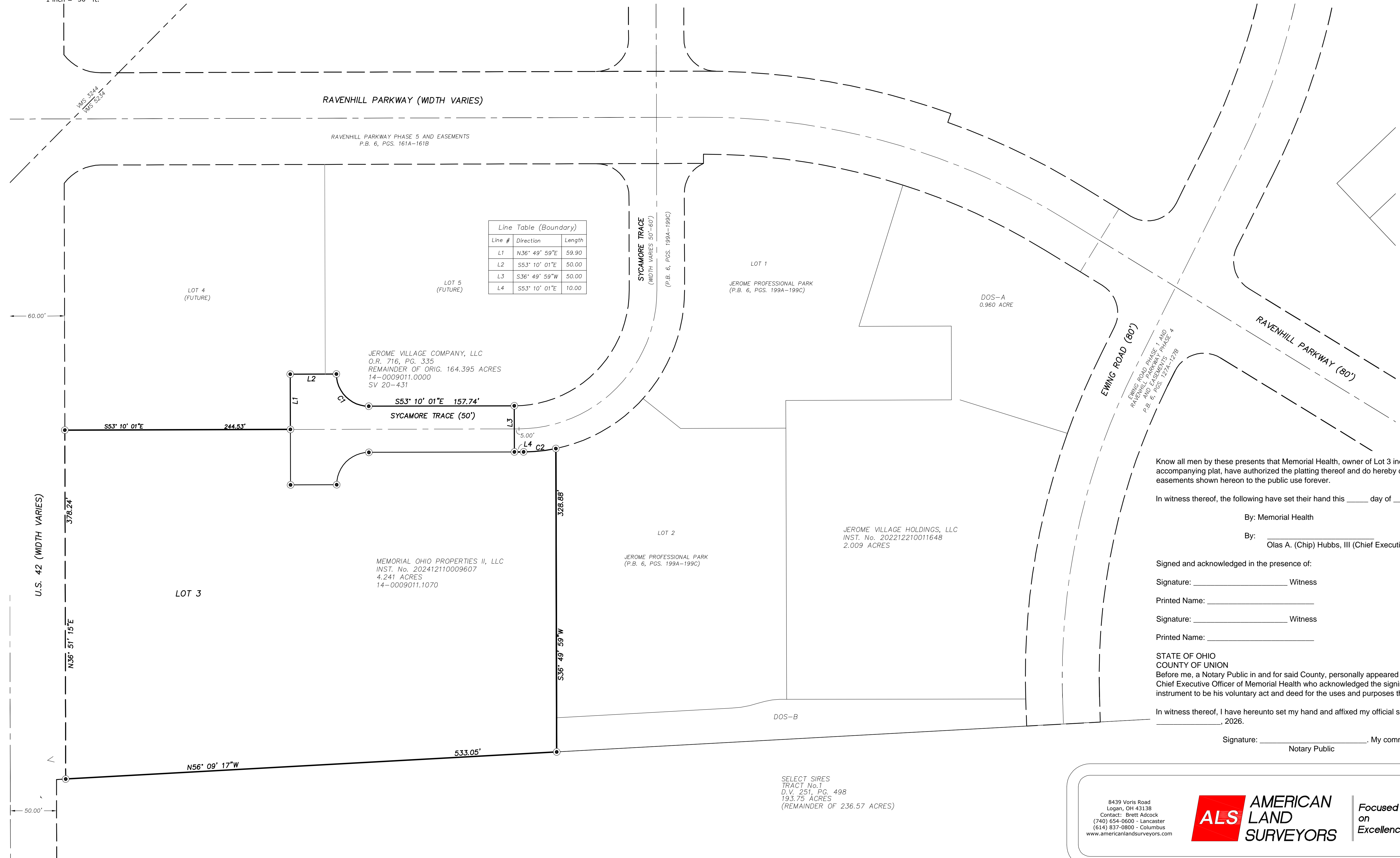
JEROME TOWNSHIP, UNION COUNTY, OHIO



Curve Table (R/W)					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	35.00'	90° 00' 00"	54.98'	S8° 10' 01"E	49.50'
C2	175.00'	11° 30' 32"	35.15'	S58° 55' 17"E	35.09'
C7	35.00'	90° 00' 00"	54.98'	N81° 49' 59"E	49.50'

LEGEND

- IRON PIN SET
- 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"



Line Table (Boundary)		
Line #	Direction	Length
L1	N36° 49' 59"E	59.90
L2	S53° 10' 01"E	50.00
L3	S36° 49' 59"W	50.00
L4	S53° 10' 01"E	10.00

Know all men by these presents that Memorial Health, owner of Lot 3 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 \_\_\_\_\_, 2026.

By: Memorial Health

By: \_\_\_\_\_  
Olas A. (Chip) Hubbs, III (Chief Executive Officer)

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 Olas A. (Chip) Hubbs, III, Chief Executive Officer of Memorial Health who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

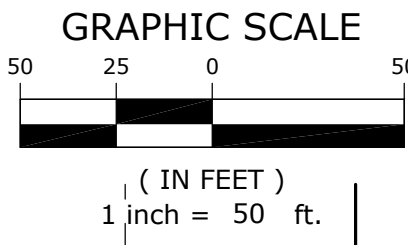
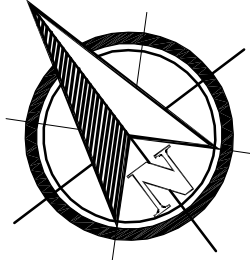
In witness thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_ day of \_\_\_\_\_, 2026.

Signature: \_\_\_\_\_ My commission expires: \_\_\_\_\_  
Notary Public

SELECT SITES  
TRACT No.1  
D.V. 251, PG. 498  
193.75 ACRES  
(REMAINDER OF 236.57 ACRES)

8439 Voris Road  
Logan, OH 43138  
Contact: Brett Adcock  
(740) 654-0600 - Lancaster  
(614) 837-0800 - Columbus  
www.americanlandsurveyors.com

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	24-001	
DATE:	MAY 11, 2026	
SCALE:	1"=50'	



Curve Table (R/W)				
Curve #	Radius	Delta	Length	Chord Direction
C1	35.00'	90° 00' 00"	54.98'	S8° 10' 01"E
C2	175.00'	11° 30' 32"	35.15'	S58° 55' 17"E
C7	35.00'	90° 00' 00"	54.98'	N81° 49' 59"E

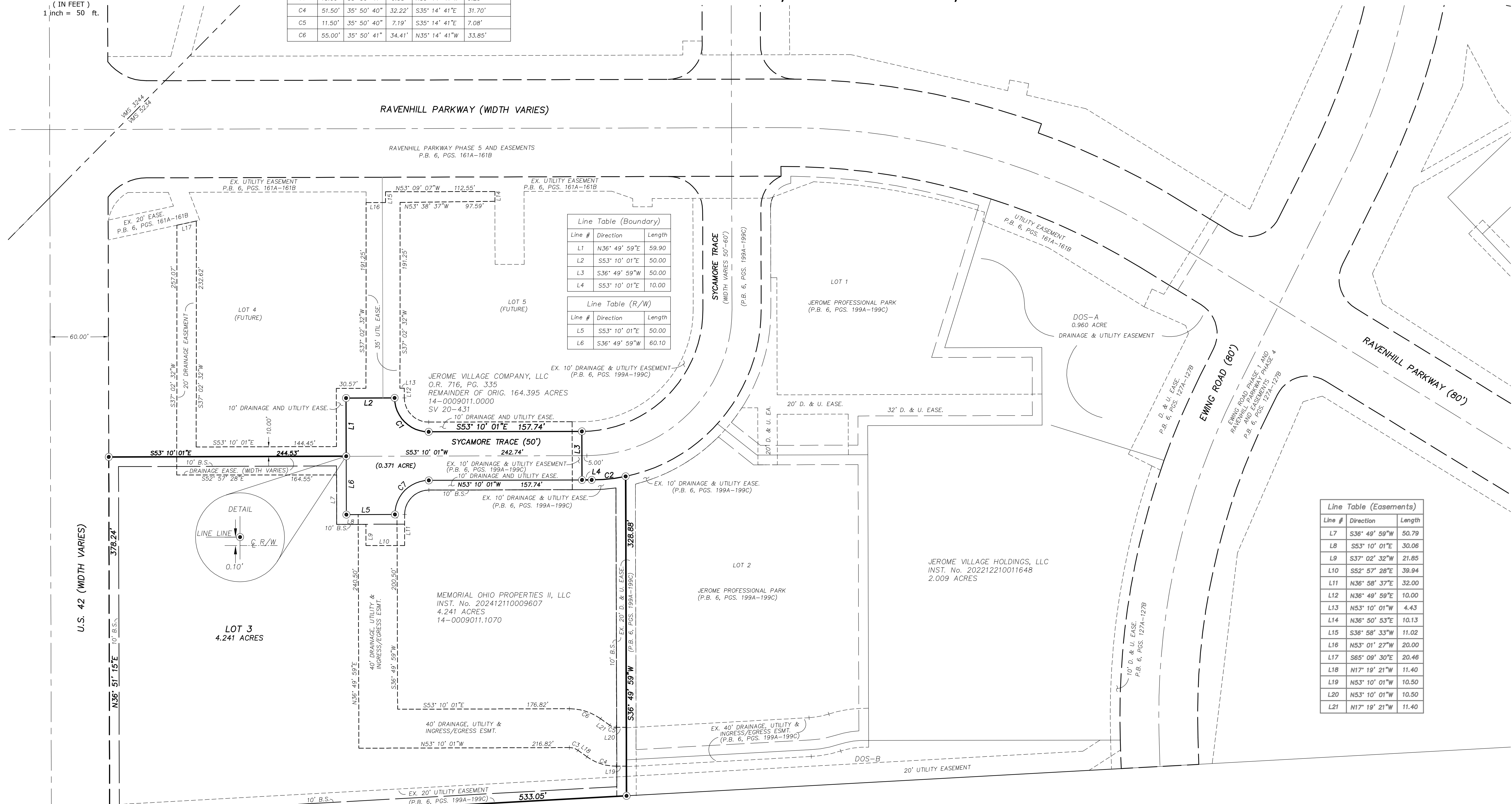
Curve Table (Easements)				
Curve #	Radius	Delta	Length	Chord Direction
C3	15.00'	35° 50' 41"	9.38'	N35° 14' 41"W
C4	51.50'	35° 50' 40"	32.22'	S35° 14' 41"E
C5	11.50'	35° 50' 40"	7.19'	S35° 14' 41"E
C6	55.00'	35° 50' 41"	34.41'	N35° 14' 41"W

# JEROME PROFESSIONAL PARK PHASE 2

A SUBDIVISION OF 4.612 ACRES  
SITUATED IN  
VIRGINIA MILITARY SURVEY No. 5234  
JEROME TOWNSHIP, UNION COUNTY, OHIO

### LEGEND

- IRON PIN SET
- 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"

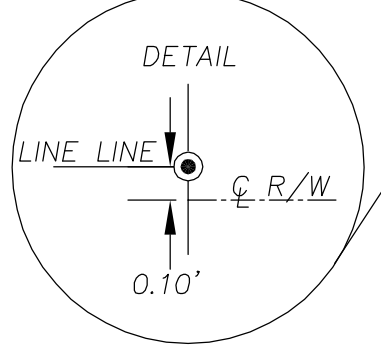


Line Table (Boundary)		
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L2	S53° 10' 01"E	50.00
L3	S36° 49' 59"W	50.00
L4	S53° 10' 01"E	10.00

Line Table (R/W)		
Line #	Direction	Length
L5	S53° 10' 01"E	50.00
L6	S36° 49' 59"W	60.10

Line Table (Easements)		
Line #	Direction	Length
L7	S36° 49' 59"W	50.79
L8	S53° 10' 01"E	30.06
L9	S37° 02' 32"W	21.85
L10	S52° 57' 28"E	39.94
L11	N36° 58' 37"E	32.00
L12	N36° 49' 59"E	10.00
L13	N53° 10' 01"W	4.43
L14	N36° 50' 53"E	10.13
L15	S36° 58' 33"W	11.02
L16	N53° 01' 27"W	20.00
L17	S65° 09' 30"E	20.46
L18	N17° 19' 21"W	11.40
L19	N53° 10' 01"W	10.50
L20	N53° 10' 01"W	10.50
L21	N17° 19' 21"W	11.40



SELECT SITES  
TRACT No. 1  
D.V. 251, PG. 498  
193.75 ACRES  
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**ALS** AMERICAN LAND SURVEYORS

Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	24-001	
DATE:	MAY 11, 2026	
SCALE:	1"=50'	

