

VICINITY MAP
SCALE: 1" = 6,000'

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

- RESIDENTIAL and COMMERCIAL**
1. 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.
2. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. MAINTENANCE OF DRAINAGE DITCHES AND/OR DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNERS. IF ANY OWNER DAMAGES A DITCH OR SWALE, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY. EXISTING DRAIN TILES IN THE SUBDIVISION SHALL BE RE-ROUTED SO THAT DRAINAGE ENTERING TILES WILL CONTINUE TO FLOW FREELY.
4. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THIS SUBDIVISION.
5. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, SEPTIC SEWAGE DISPOSAL, WATER WELL, AND DRIVEWAY PERMITS. ZONING PERMITS ARE 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. SEPTIC SEWAGE DISPOSAL AND WATER WELL PERMITS ARE OBTAINED FROM THE UNION COUNTY HEALTH DEPARTMENT.
6. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, UNION COUNTY, AND OTHER APPLICABLE CODE AUTHORITIES.

RESIDENTIAL ONLY

7. WHEN DRIVEWAYS FOR EACH LOT ARE CONSTRUCTED, A CULVERT PIPE SHALL BE INSTALLED UNDER THE DRIVEWAY, WITH ACCEPTABLE COVER. DRIVEWAY PIPES TYPE, SIZING, AND LOCATION SHALL BE APPROVED AND INSPECTED BY THE UNION COUNTY ENGINEER'S OFFICE.

MISCELLANEOUS RESTRICTIONS/NOTES

8. THIS SUBDIVISION IS LOCATED ADJACENT TO LAND 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 LAND FOR YOUR PURPOSES WITHOUT FIRST GETTING PERMISSION FROM THE LANDOWNER. DO NOT ALLOW YOUR CHILDREN OR YOUR PETS TO PLAY ON AGRICULTURAL LAND. DO NOT DISCARD CLIPPINGS AND TRIMMINGS FROM LAWNS, TREES, 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 ONTO OR THROUGH YOUR PROPERTY FROM UPGROUND PROPERTIES. YOU ALSO HAVE A LEGAL RESPONSIBILITY TO MAINTAIN AND REPAIR ANY EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILE ON YOUR PROPERTY.

MISCELLANEOUS RESTRICTIONS/NOTES

9. FEMA ZONE: AT THE TIME OF PLATTING, PART OF THE SUBDIVISION IS IN ZONE X (areas determined to be out of the 500-year floodplain) AND PART IS IN ZONE AE (1% ANNUAL CHANCE FLOOD HAZARD) AS SAID ZONES ARE DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR UNION COUNTY, OHIO AND UNINCORPORATED AREAS, MAP NUMBER 39159C0388D WITH EFFECTIVE DATE OF 12/16/2008.

10. MINIMUM SETBACKS: ZONING REGULATIONS FOR CURRIER RIDGE SUBDIVISION IN EFFECT AT THE TIME OF PLATTING OF CURRIER RIDGE SUBDIVISION SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:

FRONT	90 FEET
SIDE	20 FEET ONE SIDE, 40 FEET TOTAL
REAR	30 FEET

SAID ZONING REGULATIONS AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME OF PLATTING, OF CERTAIN ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE AND IS FOR INFORMATION PURPOSES ONLY.

11. 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 UNION RURAL ELECTRIC. TELEPHONE SERVICE IS PROVIDED BY CHARTER COMMUNICATIONS.

12. SCHOOL DISTRICT: AT THE TIME OF PLATTING, ALL OF THE SUBDIVISION IS IN THE JONATHAN ALDER SCHOOL DISTRICT.

13. THE EXISTING OHIO EPA ENVIRONMENTAL COVENANT EASEMENT AREA SHALL BE PART OF LOT 10. THE EASEMENT IS SUBJECT TO AN ENVIRONMENTAL COVENANT RECORDED IN INSTRUMENT NUMBER 202208020007383 AT THE UNION COUNTY RECORDER'S OFFICE. THE OWNER(S) OF LOT 10 SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS LISTED UNDER ITEM 5 "ACTIVITY AND USE LIMITATIONS" OF THE COVENANT, AS WELL AS ALL OTHER REQUIREMENTS LISTED IN THE COVENANT.

UTILITY EASEMENTS

WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, UNION RURAL ELECTRIC, FRONTIER COMMUNICATIONS, TIME WARNER CABLE, COLUMBIA GAS, AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH WATERLINES, SEWER LINES, UNDERGROUND ELECTRIC, GAS AND COMMUNICATION CABLE, DUCTS, CONDUITS, PIPES, GAS PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE, RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES, AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

ADDITIONAL DEED RESTRICTIONS

DEVELOPER WILL PROVIDE AREA TO DUMP EXCESS DIRT.

SEE DECLARATION, CREATING AND ESTABLISHING A PLAN FOR OWNERSHIP OF CURRIER RIDGE, O.R. ___ PG. ___ FOR ADDITIONAL DEED RESTRICTIONS.

STORM SEWER & DRAINAGE EASEMENTS

STORM SEWER EASEMENTS AND DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "STORM SEWER EASEMENT" OR "DRAINAGE EASEMENT" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING DRAINAGE FACILITIES SUCH AS STORM SEWERS, CATCH BASINS, DRAINAGE SWALES OR DITCHES AND OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

ELECTRIC EASEMENT

ELECTRIC EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" TO PERMIT INGRESS AND EGRESS AND FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF ELECTRIC SERVICE CABLES, TRANSFORMERS, PEDESTALS, OR OTHER APPURTENANT HARDWARE, BOTH ABOVE AND BELOW GROUND. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES, LANDSCAPING, AND LAWNS WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, REPAIR AND MAINTENANCE OF SAID ELECTRIC HARDWARE WITHIN THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS EASEMENT. ACCESS SHALL BE LIMITED TO UNION RURAL ELECTRIC AND THEIR DESIGNATED AGENTS FOR THE PURPOSES EXPRESSED ABOVE. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED.

SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN THE VIRGINIA MILITARY SURVEY No. 5126, JEROME TOWNSHIP, UNION COUNTY, OHIO.

THE TRACT HAS AN AREA OF 0.747 ACRE IN EXISTING RIGHT-OF-WAY, 0.643 ACRE IN PROPOSED RIGHT-OF-WAY, 20.214 ACRES IN LOTS, AND 11.574 ACRES IN OHIO EPA ENVIRONMENTAL COVENANT RESERVE, MAKING A TOTAL OF 33.178 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES.

THE SUBDIVISION IS LOCATED WITHIN FLOOD ZONES X AND AE PER FIRM RATE MAP 39159C0388D, EFFECTIVE DATE DECEMBER 16, 2008 UNLESS OTHERWISE SHOWN.

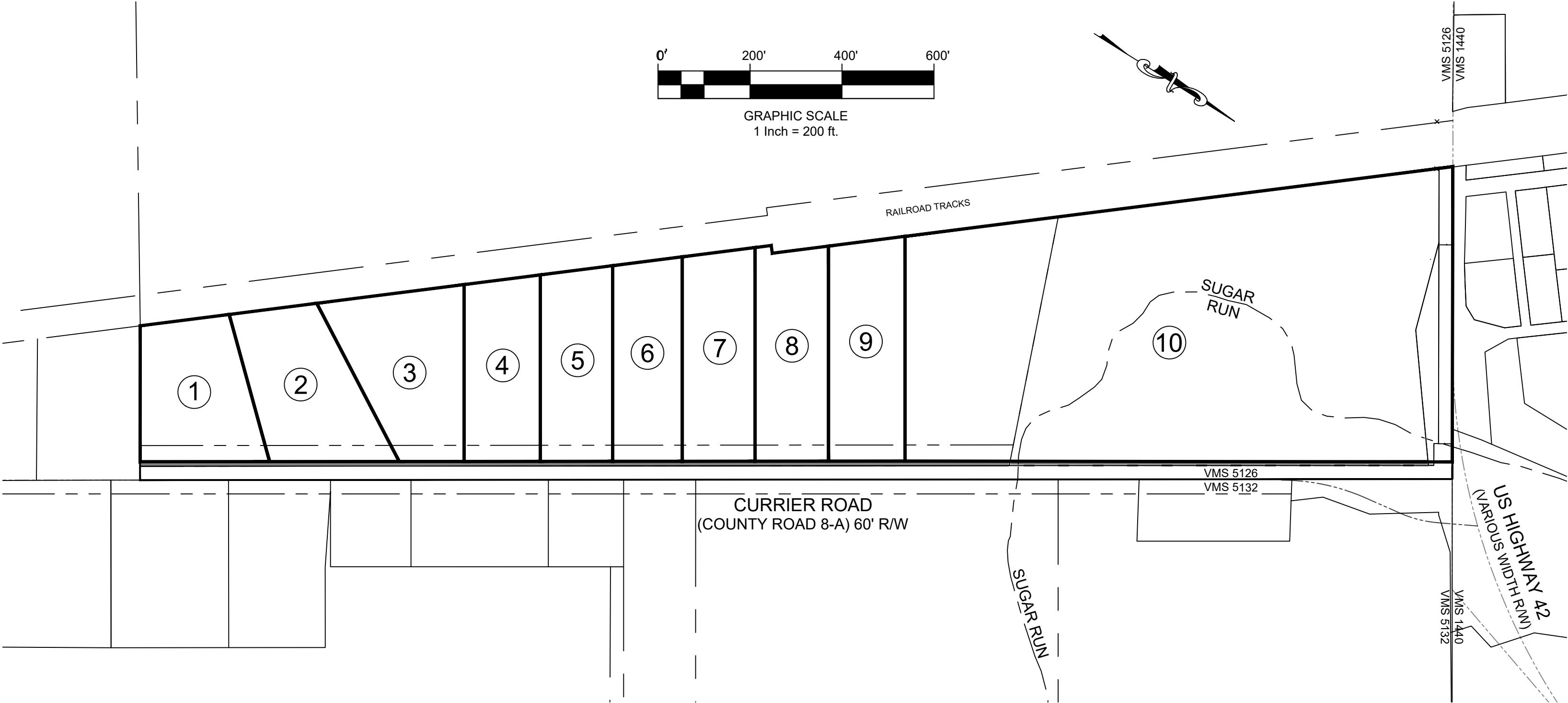
I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF CURRIER RIDGE AS SURVEYED 6/7/2021.

MONUMENTS HAVE BEEN PLACED AS INDICATED. MONUMENTS SHOWN THUS "o" WILL BE SET AT ALL LOT CORNERS AND ALL POINTS OF CURVATURE AND TANGENCY ALONG THE STREET RIGHT-OF-WAY LINE AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS.

STEVEN L. LAMPHEAR, P.S. DATE
PROFESSIONAL SURVEYOR #7876

COMMON ACCESS DRIVE VARIANCES

VARIANCES TO SECTIONS 340, 406, & 408 OF THE UNION COUNTY SUBDIVISION REGULATIONS FOR PRIVATE STREETS, MINIMUM RIGHT OF WAY WIDTH AND PERMANENT DEAD-END STREETS WERE GRANTED BY UNION COUNTY COMMISSIONERS RESOLUTION NUMBER 24-430 DATED 9/11/2024.



AREA MAP

SCALE: 1" = 200'

PLAT PREPARED 4/24/2025

BASIS OF BEARINGS

ALL BEARINGS ARE BASED UPON OHIO STATE PLANE, NORTH ZONE, ESTABLISHED BY GPS/ODOT VRS METHODS, NAD 88/2011 2010 EPOCH, AS DETERMINED BY NGS WITH ELEVATIONS DETERMINED BY THE 2012A GEOID.

FLOOD NOTE

BASED ON FIRM 39159C0388D, EFFECTIVE 12/16/08, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" & "AE"

OWNER

CURRIER RIDGE, LLC
6295 COSGRAY ROAD
DUBLIN, OHIO 43016
PHONE: 614-889-5510

ORIGINAL SURVEY

DATE OF SURVEY: 6-7-2021

SURVEYOR & ENGINEER

Diamond V, LLC
Surveyors & Engineers
PO Box 3234
DUBLIN, OH 43016
Phone: 614-620-0331
www.diamondvllc.com

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CURRIER RIDGE, LLC, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE THE STREET RIGHT-OF-WAY AND EASEMENTS TO THE PUBLIC USE FOREVER.

WITNESS:

ALLEN S. SHEPHERD III, MANAGER
CURRIER RIDGE, LLC

STATE OF OHIO
COUNTY OF UNION

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED ALLEN S. SHEPHERD, III, MANAGER OF CURRIER RIDGE, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY OF _____, 2025.

BY _____
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

AUDITOR'S PARCEL ACREAGE

THIS PLAT CONSISTS OF 33.178 ACRES FROM AUDITOR'S PARCEL NO. 150020001.0000 (TALLY-HO FARMS LLC, MAP NUMBER 134-00-00-163.000, PRIOR INSTRUMENT REFERENCE OR 534, PAGE 776).

10 LOTS	18.4208 ACRES
OEPA ENVIRONMENTAL COVENANT RESERVE (LOT 10):	11.3523 ACRES
EXISTING RIGHT-OF-WAY	2.7617 ACRES
PROPOSED RIGHT-OF-WAY	0.6427 ACRES
TOTAL	33.178 ACRES

APPROVALS

REVIEWED THIS ___ DAY OF _____, 2025:
CHAIRMAN,
JEROME TOWNSHIP TRUSTEES

APPROVED THIS ___ DAY OF _____, 2025:
UNION COUNTY ENGINEER

APPROVED THIS ___ DAY OF _____, 2025:
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS ___ DAY OF _____, 2025:
LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS ___ DAY OF _____, 2025 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 _____, 2025:
UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

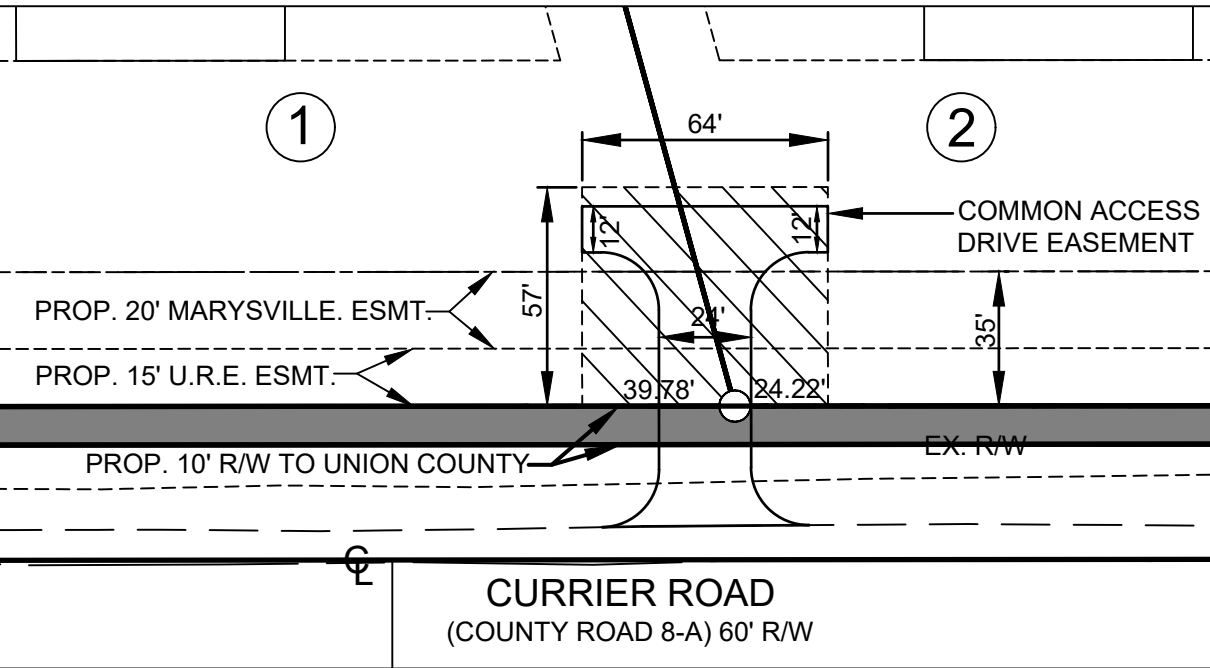
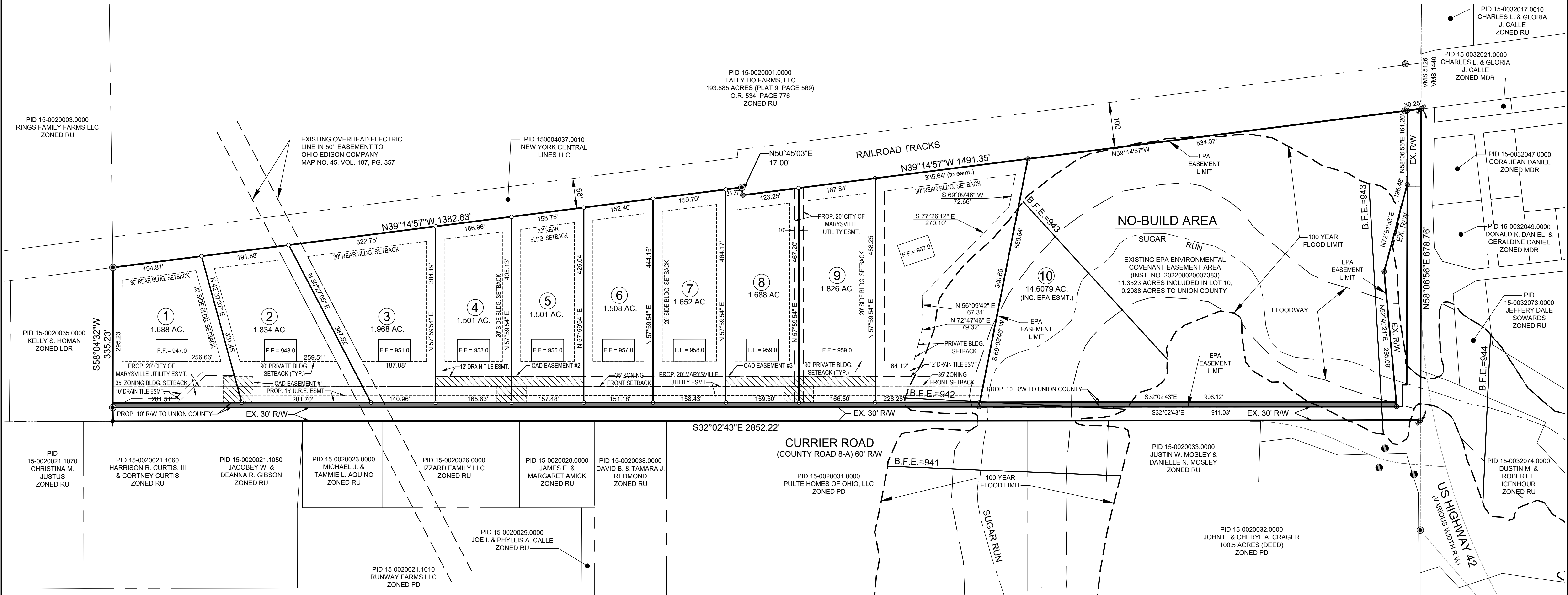
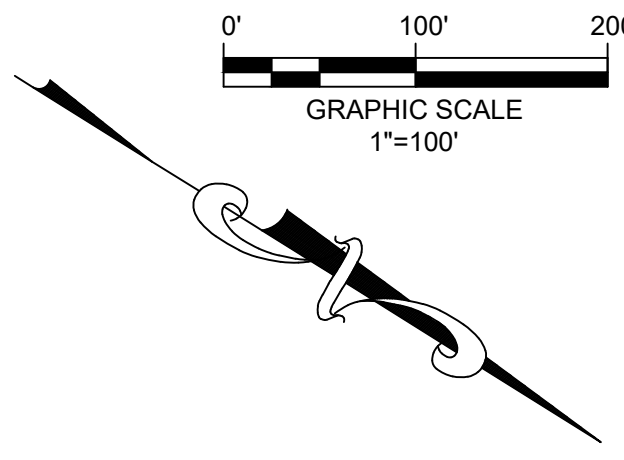
TRANSFERRED THIS ___ DAY OF _____, 2025:
UNION COUNTY AUDITOR

FILED FOR RECORD THIS ___ DAY OF _____, 2025, AT ___ AM/PM.

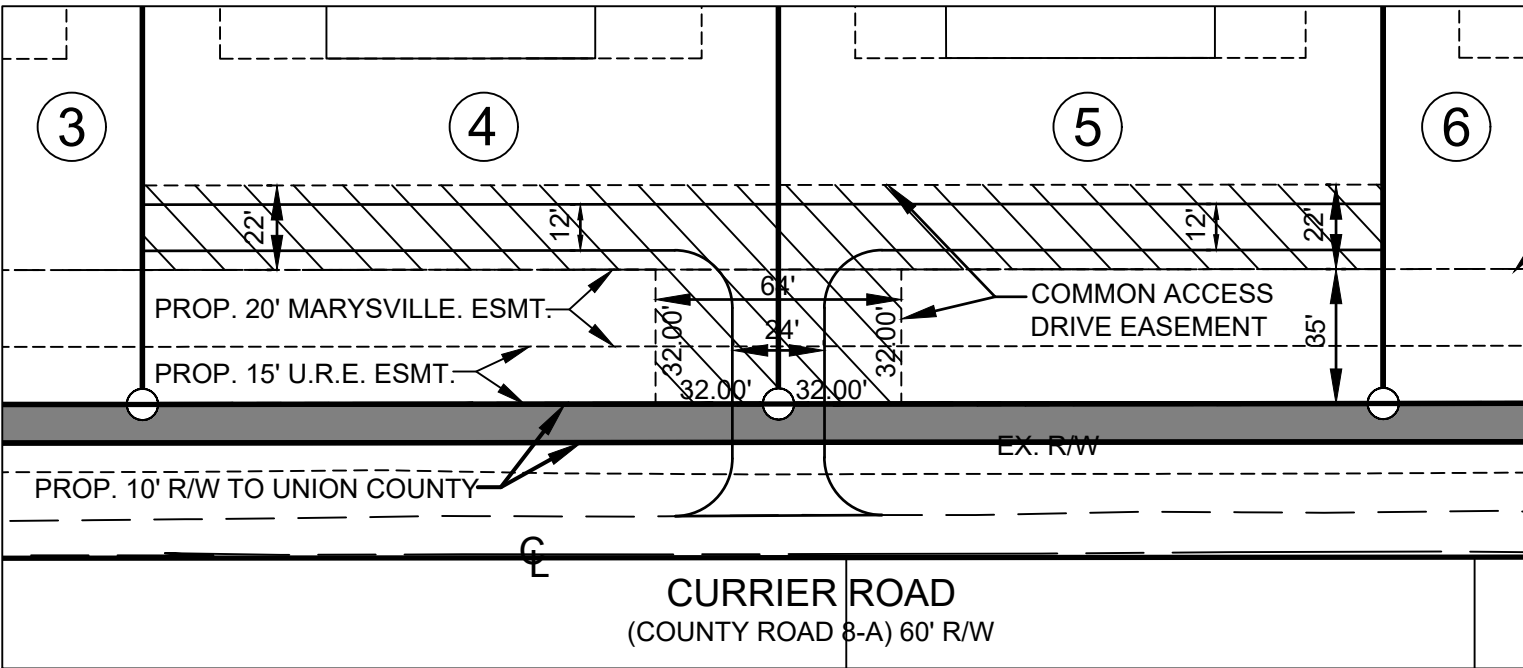
RECORDED THIS ___ DAY OF _____, 2025, AT ___ AM/PM IN

PLAT BOOK _____, PAGE _____.
UNION COUNTY RECORDER

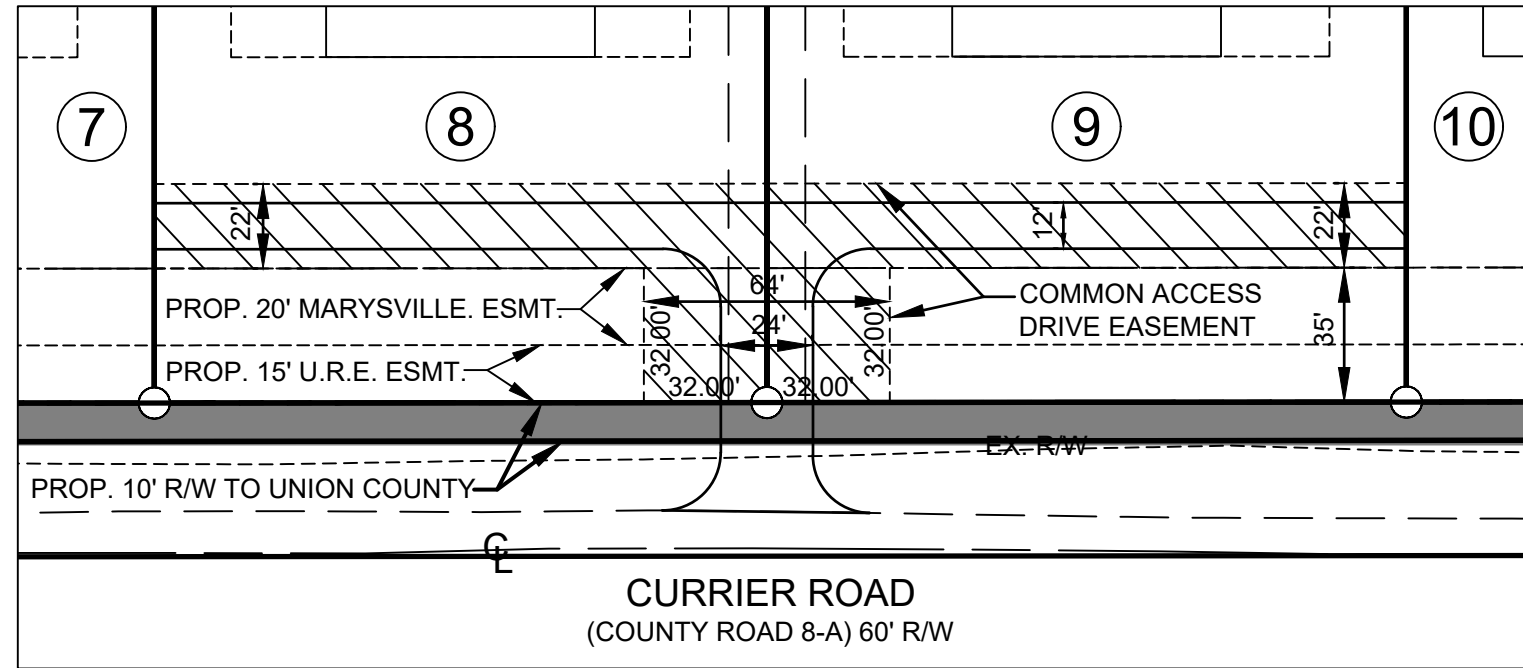
CURRIER RIDGE
VIRGINIA MILITARY SURVEY 5126
2025



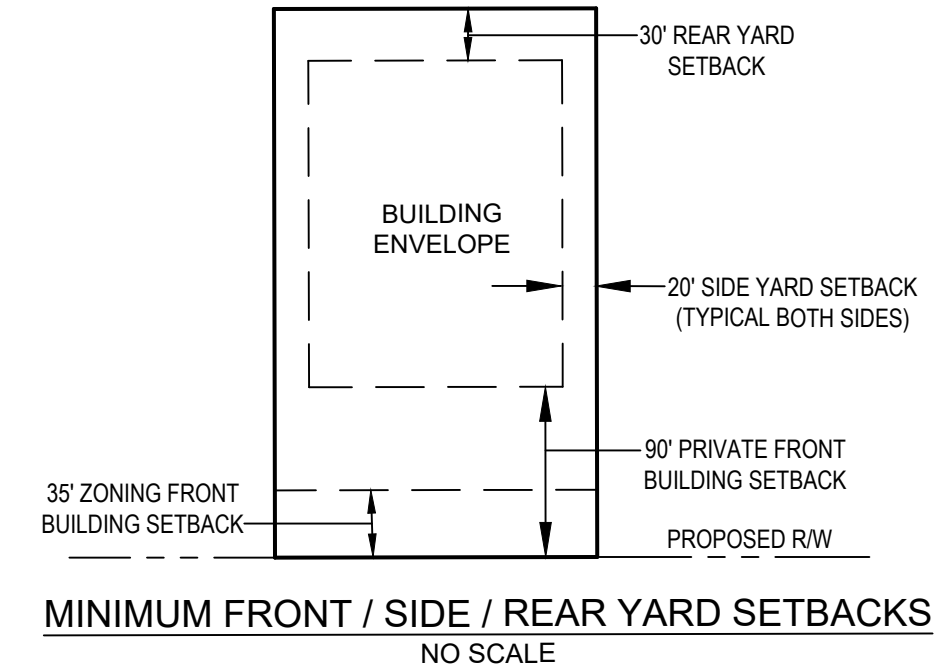
COMMON ACCESS DRIVE #1
SCALE: 1" = 50'



COMMON ACCESS DRIVE #2
SCALE: 1" = 50'



COMMON ACCESS DRIVE #3
SCALE: 1" = 50'



FLOOD NOTE
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ACREAGES

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PLAT PREPARED 4/24/2025

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LEGEND

- MAG NAIL FOUND
- MAG NAIL SET
- IRON PIPE FOUND
- REBAR FOUND
- REBAR SET (5/8" REBAR, 30" IN LENGTH, WITH PLASTIC CAP STAMPED "S-7876")
- WOOD POST FOUND
- RAILROAD SPIKE FOUND
- IRON PIPE SET (AFTER CONSTRUCTION)

2

2