# PIONEER CROSSING PHASE 3

## STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME V.M.S. #1440

| WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS H<br>CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PA<br>HEREON TO THE PUBLIC USE FOREVER.   |   |
|---|---|
| SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGIN<br>ACRES OF LAND, MORE OR LESS, BEING OUT OF THAT 60.02 ACRE TRACT OF LAND CO<br>RECORD IN INSTRUMENT NUMBER 202101140000660.  |   |
| THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC, BY MATTHEW J. CALLAHAN, DIVISION PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT PIONEER CROSSING PHASE 3", A SUBDIVISION CONTAINING LOTS NUMBERED 40-73 AND THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF BRI   | T THIS PLAT CORRECTLY REPRESENTS,<br>ND RESERVE "D", AND DOES HEREBY ACCEPT   |
| UTILITY EASEMENTS: WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND MARYSVILLE, COLUMBIA GAS OF OHIO AND THEIR SUCCESSORS AND ASSIGNS (HERE PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLEGRANTOR AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPARMATERLINES, SEWER LINES, UNDERGROUND ELECTRIC, GAS AND COMMUNICATION OF PIPELINES, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTAL AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSFORMERS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE FREMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID ENWITH THE INSTALLATION AND MAINTENANCE, RIGHT TO INSTALL, REPAIR, AUGMENT, ALINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCURACY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES GRANT. | INAFTER REFERRED TO AS GRANTEES) A OTS AND ALL LANDS OWNED BY THE AIR, RECONSTRUCT OR RELOCATE SUCH CABLE, DUCTS, CONDUITS, PIPES, GAS LS, CONCRETE PADS AND OTHER FACILITIES ANSPORTING, AND TRANSMITTING SUCH LOCATIONS AS THE GRANTEES MAY I STRUCTURES, PLANTINGS, ETC. SHALL BE RIGHT, WITHOUT LIABILITY THEREFORE TO ASEMENT PREMISES WHICH MAY INTERFERE AND MAINTAIN SERVICE CABLES, AND PIPE ESS, INGRESS AND EGRESS TO AND FROM |
| DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS IDEASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS IDEASEMENT. WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS IDEASEMENT WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATE JNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVEING RESERVED. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE, WITHOUN CLUDING LAWNS OR ANY OTHER STRUCTURE WITHIN SAID EASEMENT PREMISES WINSTALLATION AND MAINTENANCE OR FACILITIES.   | PLAT, AN EASEMENT IS HEREBY RESERVED M WATER DRAINAGE SWALES AND/OR OTHER THER OBSTRUCTIONS TO THE FLOW OF STORM ED ON THIS PLAT UNLESS APPROVED BY THE R WHICH DRAINAGE EASEMENTS ARE HEREBY JT LIABILITY, TREES AND LANDSCAPING,  |
| UNION RURAL ELECTRIC EASEMENTS (URE): WE THE UNDERSIGNED OWNERS OF THE UNTO UNION RURAL ELECTRIC, FIBER ARMS AND SPECTRUM AND ZAYO FIBER SOLUT (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EAS SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS SHOWN HEREON TO CONSTRUCT OR RELOCATE SUCH UNDERGROUND AND OVERHEAD ELECTRIC AND SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRENECESSARY OR CONVENIENT BY THE GRANTEES FOR DISTRIBUTING, TRANSPORTING COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THAND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, PLANTINGS EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIAL LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES IN STALLATION AND MAINTENANCE OF FACILITIES.  | IONS AND THEIR SUCCESSORS AND ASSIGNS EMENT UNDER, OVER, AND THROUGH ALL JUCT, PLACE, OPERATE, MAINTAIN, REPAIR, COMMUNICATION CABLE, DUCTS, CONDUITS, ETE PADS AND OTHER FACILITIES AS DEEMED G, AND TRANSMITTING ELECTRICITY AND HE GRANTEES MAY DETERMINE UPON, WITHIN, E, ETC. SHALL BE PERMITTED IN THE ABILITY THEREFORE TO REMOVE TREES AND  |
| THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID<br>PULTE HOMES OF OHIO, LLC ARE RESERVED FOR THE PURPOSES STATED IN THE FOR  |   |
| SECTION 800 REQUIREMENTS STATEMENTS. THE FOLLOWING STATEMENTS SHALL BE  |   |
| DEDICATION:   |   |
| KNOWN ALL MEN BY THESE PRESENTS THAT MATTHEW J. CALLAHAN AND PULTE HOM<br>NDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREC<br>ROADS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.   |   |
| THO DAY OF  |   |
| THIS DAY OF,  SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:  PULTE HOMES OF OHIO  | O, LLC  |
| BY: MATTHEW J. CALLAHA<br>DIVISION VICE PRESID  | N<br>ENT LAND ACQUISITION   |
|   |   |
| STATE OF OHIO COUNTY OF:  |   |
| BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MAPPESIDENT LAND ACQUISITION OF SAID PIONEER CROSSING PHASE 3, WHO ACKNOW INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DESTAND PURPOSES EXPRESSED THEREIN.   | LEDGED THE SIGNING OF THE FOREGOING   |
| N WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SE   | EAL THIS  |
| DAY OF,   |   |
| MY COMMISSION EXPIRES   |   |
| DEVELOPER:  PULTE HOMES OF OHIO, LLC  SURVEYOR: CESO, INC.  |   |

475 METRO PLACE SOUTH

CONTACT: MATT CALLAHAN

DUBLIN, OH 43017

PHONE: (614) 376-1018

2800 CORPORATE

**EXCHANGE DRIVE** 

DATED: 08/10/2021

COLUMBUS, OH 43231

PHONE: (614) 794-7080

CONTACT: JEFF MILLER

SUITE 400

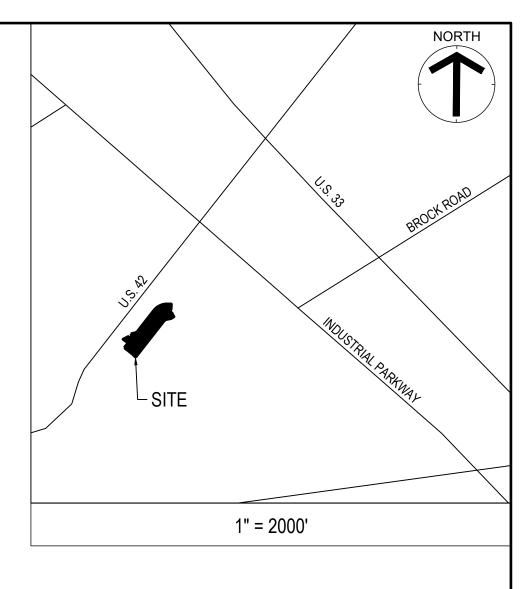
REVIEWED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021 CHAIRMAN, JEROME TOWNSHIP TRUSTEES APPROVED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021 UNION COUNTY HEALTH DEPARTMENT APPROVED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021 UNION COUNTY ENGINEER LUC REGIONAL PLANNING COMMISSION APPROVED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021 RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS DAY OF \_\_\_\_\_, 2021 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. UNION COUNTY COMMISSIONER APPROVED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021 UNION COUNTY COMMISSIONER UNION COUNTY COMMISSIONER TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2021 FILED FOR RECORD THIS \_\_\_\_\_DAY OF \_\_\_\_\_, \_\_(YEAR), AT\_\_\_\_\_M. RECORDED THIS \_\_\_\_\_\_DAY OF \_\_\_\_\_\_, \_\_\_(YEAR) IN PLAT CABINET \_\_\_\_\_SLIDE \_\_\_\_\_ COUNTY RECORDER

#### ACREAGE BREAKDOWN

 PARCEL NUMBERS:
 MAP NUMBERS:
 ACREAGE:

 15-0007057.0000
 135-00-60-028.000
 9.168 ACRES

NOTE:
VARIANCE GRANTED FOR RIGHT-OF-WAY WIDTH
RESOLUTION 20-327
VARIANCE GRANTED FOR BLOCK LENGTH
RESOLUTION 20-328



#### ZONING

"PIONEER CROSSING PHASE 3" IS ZONED AS PD (PLANNED DEVELOPMENT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

#### BASIS OF BEARING

THE BASIS OF BEARING IS BASED ON A BEARING OF NORTH 38°01'00" EAST ALONG THE CENTERLINE OF A PORTION OF U.S. 42 AS DETERMINED BY GPS OBSERVATION, BASED ON NAD 83 (2011), OHIO STATE PLANE NORTH ZONE AND POST PROCESSED USING AN OPUS SOLUTION.

#### SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

#### <u>IRON PINS</u>

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

#### PERMANENT MARKERS

ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

#### **CERTIFICATION**

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 1440, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.582 ACRES IN RIGHT-OF-WAYS, 7.133 ACRES IN LOTS, AND 0.453 ACRES IN RESERVES MAKING A TOTAL OF 9.168 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES. THE SUBDIVISION IS WITHIN FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FIRM RATE MAP 39159C0338, EFFECTIVE DATE DECEMBER 16, 2008 UNLESS OTHERWISE SHOWN.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF PIONEER CROSSING PHASE 3, AS SURVEYED ON OCTOBER 2, 2020.

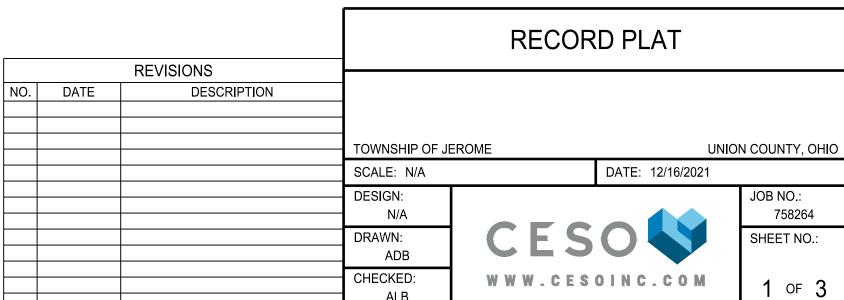
MONUMENTS WILL BE PLACED AS INDICATED AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS. ALL SAID MONUMENTS SET WILL BE PER THE LEGEND SHOWN BELOW.

JEFFREY A. MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

#### <u>LEGEND</u>

- PERMANENT MARKER SET 1" x 30" SOLID REBAR WITH YELLOW CAP STAMPED "CESO"
- IRON PIN SET 5/8" x 30" REBAR YELLOW CAP STAMPED "CESO"
- MAG SPIKE SET

  ✓
- O 5/8" IRON PIN FOUND WITH "CESO" CAP UNLESS NOTED OTHERWISE
- △ SURVEY STONE FOUND



W:\PROJECTS\KIMLEY HORN\758264-01 PIONEER CROSSING\04-SURVEY\DWG\758264-SURV-PLAT PHASE 3.DWG - 12/16/2021 3:29 PM

### PIONEER CROSSING PHASE 3

S26° 37' 29"E, 63.27'

N70° 22' 37"E, 9.96'

S86° 43' 58"W, 9.96'

16° 21' 21"

C21

C24

C25

175.00'

150.00'

35.00'

33.69'

C4

C13

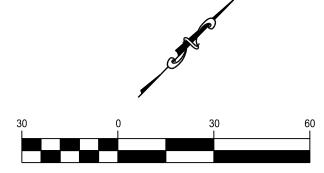
325.00'

35.00'

35.00'

9.99'

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME V.M.S. #1440



758264

2 of 3

SHEET NO.:

WWW.CESOINC.COM

MOTE "B":

AT THE TIME OF PLATTING PIONEER CROSSING PHASE 3 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 CONSTRUCTED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH. THE APPLICABLE ZONING REGULATIONS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED WITH THE ZONING AUTHORITY PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS. THE ZONING SETBACK REGULATIONS IN EFFECT AT THE TIME OF PLATTING ARE AS FOLLOWS:

NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS

SINGLE FAMILY (LOTS 1-39)

EXTENDED BY PLAT, DEED, OR EASEMENT

MIN. LOT AREA: 8,125 SF
MIN LOT WIDTH: 65'
FRONT YARD SETBACK: 25'

REAR YARD SETBACK: 25' - 80' BUILDING SETBACK TO U.S. 42 RIGHT OF WAY

SIDE YARD SETBACK:

CORNER LOTS SHALL HAVE TWO SIDE YARD SETBACKS AND NO REAR YARD SETBACKS.

**NOTE "C":** ACREAGE BREAKDOWN

TOTAL ACREAGE: 9.168
ACREAGE IN LOTS 40-73 INCLUSIVE: 7.133
ACREAGE IN RESERVE "D": 0.453
TOTAL ACREAGE IN RIGHT-OF-WAYS: 1.582

MOTE "D":

AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS PIONEER CROSSING PHASE 3, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0338D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "E":

THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY. THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENTS LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE ZONING CODE SHALL CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN AS ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUCTED 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.

MOTE "F": "BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.":

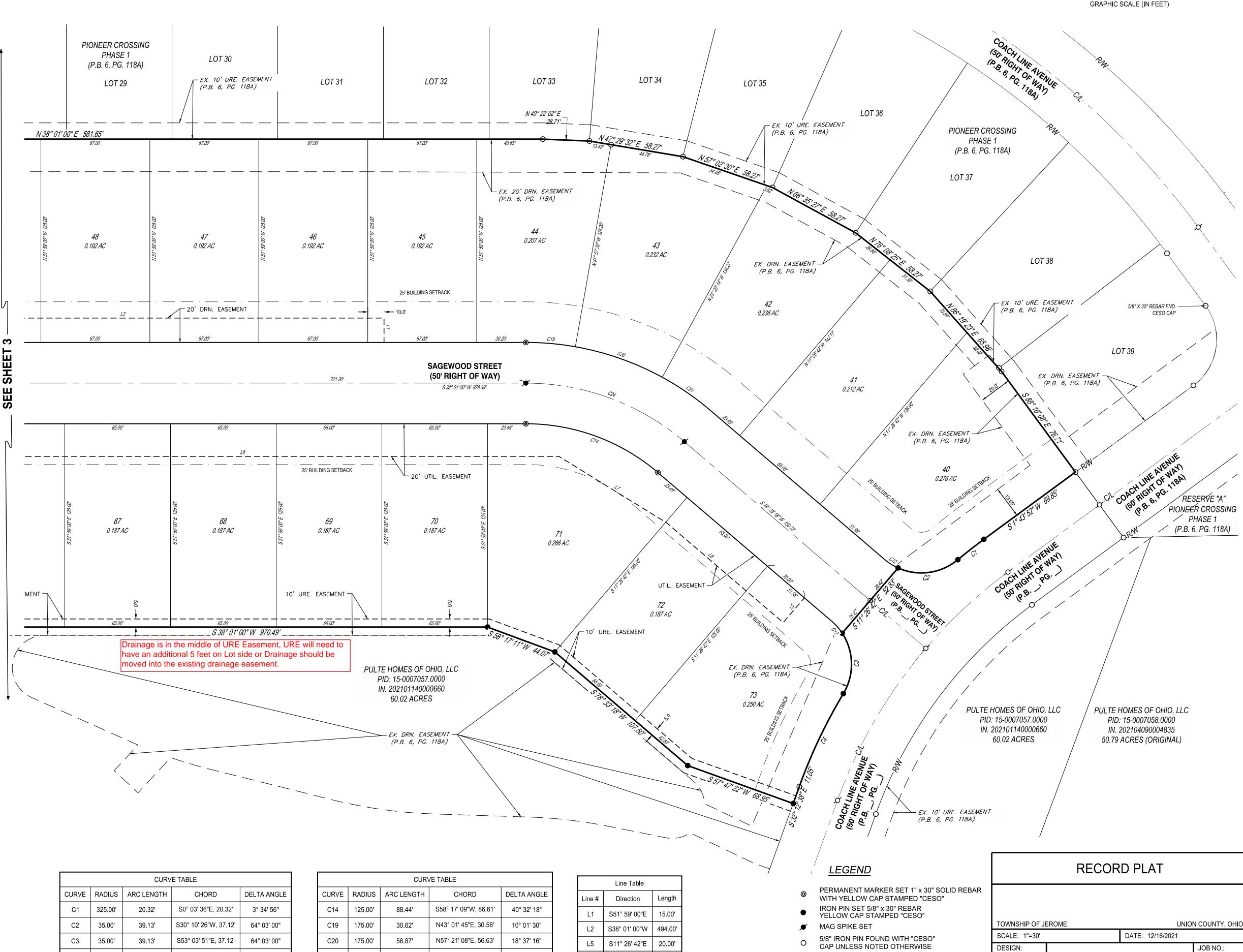
MOTE "G": THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN PIONEER CROSSING PHASE 3, ROAD RIGHT OF WAYS.

NOTE "H": RESERVE "D" IS TO BE OWNED AND MAINTAINED BY THE PIONEER CROSSING HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND STORM WATER MANAGEMENT FACILITIES.

#### STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

- 1. THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE STATE OR FEDERAL REGULATIONS.
- 2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.

  FENCING,
- 3. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, SEWER TAP PERMITS, AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATIONS DEPARTMENT.
- 4. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER AND WATER SERVICE CHARGES TO DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR PIONEER CROSSING PHASE 3.



L6 | S78° 33' 18"W | 94.22'

L8 | S38° 01' 00"W | 754.46'

S69° 40' 51"W 78.05'

△ SURVEY STONE FOUND

N/A

ADB

CHECKED:

DRAWN:

N72° 36' 32"E, 36.26'

S58° 17' 09"W, 103.93'

S65° 35' 30"W, 32.40'

40° 32' 18"

