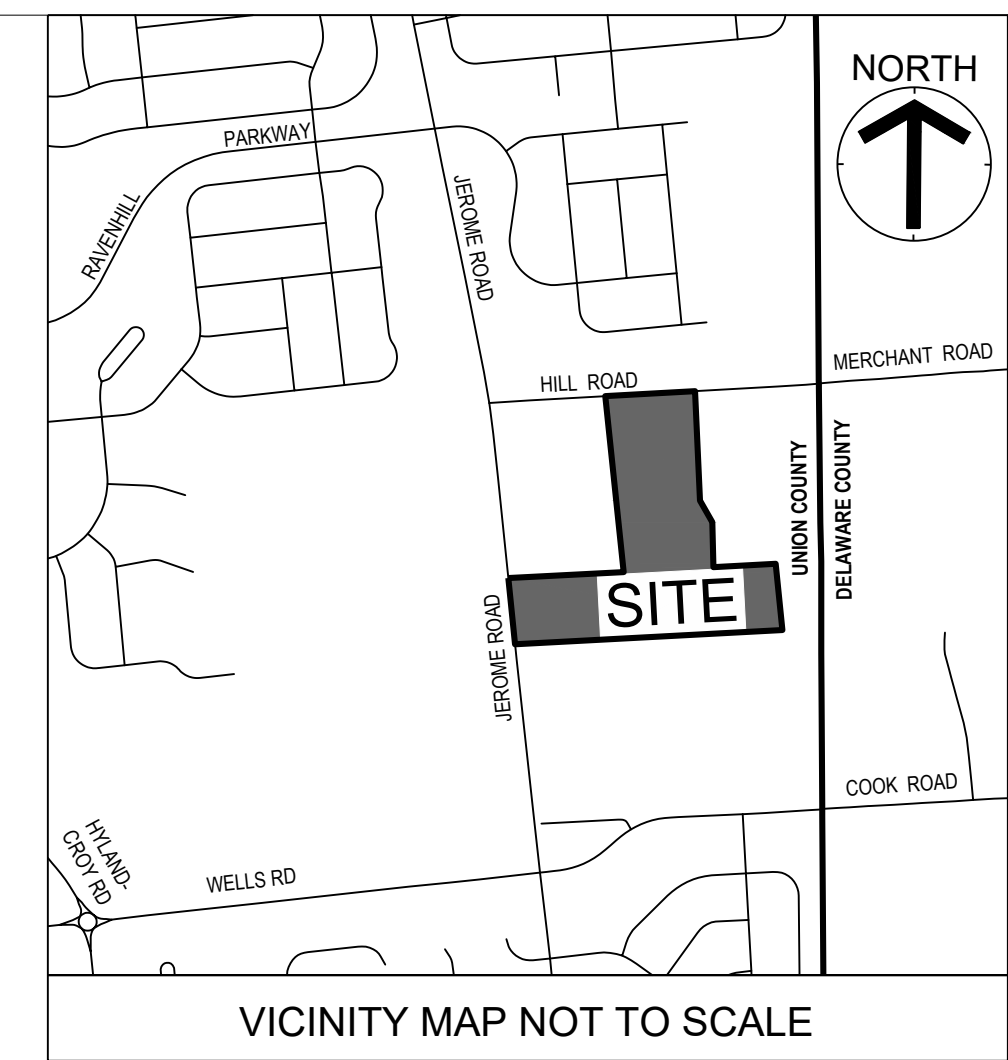


**JEROME VILLAGE  
EVERSOLE RUN NEIGHBORHOOD  
SECTION 7**  
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,  
VIRGINIA MILITARY SURVEY NO. 2365



SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY NUMBER 2365, CONTAINING 29.671 ACRES OF LAND, MORE OR LESS, BEING ALL OF THAT 1.520 ACRE TRACT OF LAND AND ALL OF THAT 13.71 ACRE TRACT OF LAND AS CONVEYED TO JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202408280006313, AND BEING ALL OF THAT 15.960 ACRE TRACT OF LAND AS CONVEYED TO JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN OFFICIAL RECORD 757, PAGE 296.

THE UNDERSIGNED, JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, BY ITS MANAGER NATIONWIDE REALTY INVESTORS, LTD. CHRISTOPHER FILBY, VICE PRESIDENT, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 7", A SUBDIVISION CONTAINING LOTS NUMBERED 2575-2604 INCLUSIVE, DEDICATED OPEN SPACE (DOS) "A", "B", "C" AND "D" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF HILL ROAD, JEROME ROAD, LAUREL CROSSING, AND SCARLET OAKS DRIVE.

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

**DRAINAGE EASEMENTS** ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.), WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.), ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE, WITHOUT LIABILITY, TREES AND LANDSCAPING, INCLUDING LAWNS OR ANY OTHER STRUCTURE WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OR FACILITIES.

**OHIO EDISON (OE):** WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO OHIO EDISON, SPECTRUM AND FRONTIER AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS SHOWN HEREON (OE ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND AND OVERHEAD ELECTRIC AND COMMUNICATION CABLE, DUCTS, CONDUITS, SURFACE OR BELOW GROUND MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, FENCING, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF FACILITIES.

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER FILBY VICE PRESIDENT, NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS, ROADS, PARKS, EASEMENTS, ETC. AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

SIGNED AND ACKNOWLEDGED  
IN THE PRESENCE OF:

JEROME VILLAGE COMPANY, LLC  
AN OHIO LIMITED LIABILITY COMPANY  
BY: NATIONWIDE REALTY INVESTORS, LTD. ITS MANAGER

BY: \_\_\_\_\_  
WITNESS  
CHRISTOPHER FILBY  
VICE PRESIDENT

WITNESS  
\_\_\_\_\_

STATE OF OHIO  
COUNTY OF FRANKLIN

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRISTOPHER FILBY VICE PRESIDENT, NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF JEROME VILLAGE COMPANY, LLC AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

MY COMMISSION EXPIRES \_\_\_\_\_

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
UNION COUNTY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
UNION COUNTY COMMISSIONER

\_\_\_\_\_  
UNION COUNTY COMMISSIONER

\_\_\_\_\_  
UNION COUNTY COMMISSIONER

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026

\_\_\_\_\_  
UNION COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_\_ M.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 IN PLAT BOOK \_\_\_\_\_ PAGES \_\_\_\_\_ SLIDE \_\_\_\_\_

\_\_\_\_\_  
COUNTY RECORDER

**ZONING**

"JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 7" IS ZONED PD PLANNED DEVELOPMENT DISTRICT AND SHOULD BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE REGULATION TEXT, AND WITH THE GENERAL PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION.

**BASIS OF BEARING**

THE BEARINGS HEREIN ARE BASED ON GPS OBSERVATIONS USING THE OHIO RTN NETWORK (OHIO NORTH ZONE) TO DETERMINE A GRID BEARING IN NAD83 (2011) EPOCH 2010.

**SOURCE OF DATA**

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

**IRON PINS**

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

**PERMANENT MARKERS**

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

**CERTIFICATION**

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 2365, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 4.129 ACRES IN RIGHT-OF-WAY, 18.164 ACRES IN LOTS AND 7.378 ACRES IN RESERVES MAKING A TOTAL OF 29.671 ACRES.

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

AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 7, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0395E WITH EFFECTIVE DATE OF SEPTEMBER 21, 2023.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 7, AS SURVEYED ON MAY 19, 2025. MONUMENTS WILL BE PLACED AS INDICATED AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS. ALL SAID MONUMENTS SET WILL BE PER THE LEGEND SHOWN BELOW.

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

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
17-0013007.0000	127-00-00-012-000	12.910 ACRES
17-0013008.0000	127-00-00-013-000	1.520 ACRES
17-0013012.0000	127-00-00-017-000	15.961 ACRES

DEVELOPER:  
JEROME VILLAGE COMPANY LLC  
375 N. FRONT STREET, SUITE 2000  
COLUMBUS, OH 43215  
PHONE: (614) 221-5312  
CONTACT: STEVE LARK  
EMAIL: LARKS@NATIONWIDE.COM

SURVEYOR:  
CESO, INC.  
2800 CORPORATE EXCHANGE DRIVE, SUITE 400  
COLUMBUS, OH 43231  
PHONE: (614) 794-7080  
CONTACT: JOSHUA R. COTTINGIM

**CESO IRON PIN LEGEND**

- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
- MAG NAIL FOUND
- ⊙ MONUMENT FOUND AS DESCRIBED

**JEROME VILLAGE  
EVERSOLE RUN NEIGHBORHOOD  
SECTION 7**  
State of Ohio, County of Union, Township of Jerome,  
Virginia Military Survey 2365

ID	Revisions / Submissions
Description	Date

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

Drawing Title:  
**Plat**  
**1**

NOTE "A": AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE APPLICABLE PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION, AND THE TOWNSHIP IS THE ZONING AUTHORITY. AT THE REQUEST OF THE ZONING AUTHORITY AND IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS, THIS PLAT SHOWS SOME OF THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THIS PLAT. SAID ZONING REGULATIONS ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH. THE APPLICABLE ZONING REGULATIONS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED WITH THE ZONING AUTHORITY PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS.

SINGLE FAMILY (LOTS 2779-2808)	
MIN. LOT AREA:	17,000 SF
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	10'

NOTE "B": ACREAGE BREAKDOWN	
TOTAL ACREAGE:	29.671 ACRES
ACREAGE IN LOTS 2779-2808:	18.164 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	4.129 ACRES
ACREAGE IN DEDICATED OPEN SPACE:	7.378 ACRES

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 7, IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0395E WITH EFFECTIVE DATE OF SEPTEMBER 21, 2023.

NOTE "D": THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 7, ROAD RIGHT OF WAYS.

NOTE "E": DEDICATED OPEN SPACES A, B, AND C AS DEDICATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORM WATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED BY THE JEROME VILLAGE COMMUNITY AUTHORITY AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. DEDICATED OPEN SPACE D AS DEDICATED AND DELINEATED HEREON IS RESERVED FOR UTILITY SERVICE AND IS TO BE OWNED AND MAINTAINED BY THE JEROME VILLAGE COMMUNITY AUTHORITY.

**STANDARD DEED RESTRICTIONS FOR UNION COUNTY:**

- THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
- NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
- MAINTENANCE OF DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. OWNERS SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY.
- NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER AND SEWER TAP, AND DRIVEWAY PERMITS. ZONING PERMITS ARE TO BE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR, BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
- THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE AND DITCH MAINTENANCE CHARGES FOR JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 7.

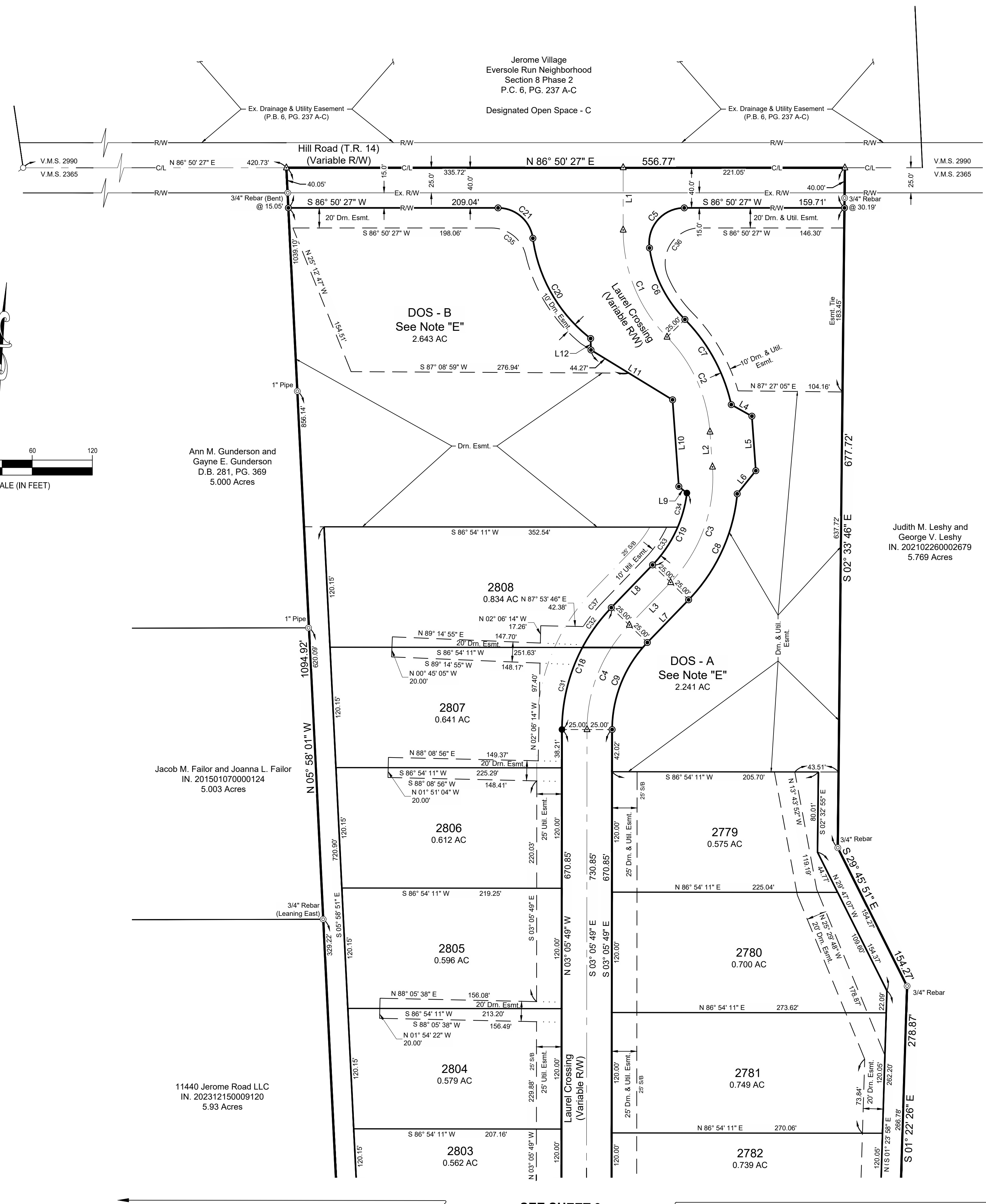
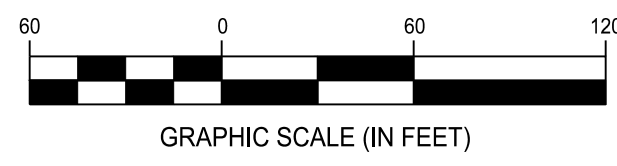
**MISCELLANEOUS RESTRICTIONS/NOTES:**

- DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO ROADWAY UNDERDRAINS.
- 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 LAWN, 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 LAUREL CROSSING & SCARLET OAKS DRIVE. THE OWNERS OF THE FEE SIMPLE TITLES TO ALL OF THE LOTS IN EVERSOLE RUN NEIGHBORHOOD SECTION 9 SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID PARKING RESTRICTION OR ELIMINATION.
- UTILITY PROVIDERS: BUYERS OF THE LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF PLATTING, UTILITY SERVICE TO THIS SUBDIVISION FOR ELECTRIC POWER IS PROVIDED BY OHIO EDISON, TELEPHONE SERVICE IS PROVIDED BY FRONTIER COMMUNICATIONS OR CHARTER, AND NATURAL GAS IS PROVIDED BY COLUMBIA GAS.

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	44° 35' 16"	152.00'	118.29'	S25° 27' 27"E, 115.32'
C2	40° 27' 45"	150.00'	105.93'	S27° 31' 12"E, 103.74'
C3	48° 09' 54"	150.00'	126.10'	S16° 47' 38"W, 122.42'
C4	43° 58' 23"	150.00'	115.12'	S18° 53' 23"W, 112.32'
C5	98° 06' 39"	35.00'	59.93'	S37° 47' 07"W, 52.87'
C6	36° 28' 52"	127.00'	80.86'	S29° 30' 39"E, 79.50'
C7	32° 04' 33"	175.00'	97.97'	S31° 42' 48"E, 96.70'
C8	38° 46' 34"	175.00'	118.44'	S21° 29' 17"W, 116.19'
C9	43° 58' 23"	125.00'	95.93'	S18° 53' 23"W, 93.60'
C10	90° 00' 00"	35.00'	54.98'	S48° 05' 49"E, 49.50'
C11	47° 00' 51"	50.00'	41.03'	N63° 23' 46"E, 39.89'
C12	274° 01' 42"	60.00'	286.96'	S3° 05' 49"E, 81.82'
C13	47° 00' 51"	50.00'	41.03'	N69° 35' 24"W, 39.89'
C14	47° 00' 51"	50.00'	41.03'	S63° 23' 46"W, 39.89'
C15	274° 01' 42"	60.00'	286.96'	N3° 05' 49"W, 81.82'
C16	47° 00' 51"	50.00'	41.03'	S69° 35' 24"E, 39.89'
C17	90° 00' 00"	35.00'	54.98'	N41° 54' 11"E, 49.50'
C18	43° 58' 23"	175.00'	134.31'	N18° 53' 23"E, 131.04'
C19	37° 03' 24"	125.00'	80.85'	N22° 20' 52"E, 79.44'
C20	44° 34' 23"	152.00'	118.25'	N33° 07' 43"W, 115.29'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C21	82° 19' 01"	35.00'	50.28'	N52° 00' 02"W, 46.07'
C22	78° 58' 53"	60.00'	82.71'	N79° 22' 47"E, 76.31'
C23	58° 01' 58"	60.00'	60.77'	S32° 06' 48"E, 58.21'
C24	58° 01' 58"	60.00'	60.77'	S25° 55' 10"W, 58.21'
C25	78° 58' 53"	60.00'	82.71'	N85° 34' 25"W, 76.31'
C26	44° 12' 43"	60.00'	46.30'	S61° 59' 42"W, 45.16'
C27	68° 13' 53"	60.00'	71.45'	N61° 47' 00"W, 67.30'
C28	67° 24' 24"	60.00'	70.59'	N6° 02' 09"E, 66.59'
C29	92° 51' 09"	60.00'	97.23'	N86° 09' 55"E, 86.94'
C30	1° 19' 32"	60.00'	1.39'	S46° 44' 44"E, 1.39'
C31	27° 51' 54"	175.00'	85.11'	N10° 50' 08"E, 84.27'
C32	16° 06' 30"	175.00'	49.20'	N32° 49' 20"E, 49.04'
C33	20° 50' 15"	125.00'	45.46'	N30° 27' 27"E, 45.21'
C34	16° 13' 09"	125.00'	35.38'	N11° 55' 45"E, 35.27'
C35	76° 47' 44"	35.00'	46.91'	N54° 45' 41"W, 43.48'
C36	109° 07' 10"	35.00'	66.66'	S27° 46' 03"W, 57.03'
C37	10° 15' 54"	185.00'	33.14'	N35° 44' 37"E, 33.10'

LINE TABLE		
Line #	Direction	Length
L1	S03° 09' 49"E	62.23'
L2	S07° 17' 19"E	35.03'
L3	S40° 52' 34"W	59.21'
L4	S63° 57' 34"E	23.54'
L5	S07° 17' 19"E	54.47'
L6	S35° 35' 13"W	29.61'
L7	S40° 52' 34"W	59.21'
L8	N40° 52' 34"E	59.21'
L9	N54° 24' 47"W	10.30'
L10	N07° 17' 19"W	86.64'
L11	N61° 44' 36"W	95.33'
L12	N04° 56' 41"W	11.43'
L13	N86° 54' 11"E	19.85'
L14	S86° 54' 11"W	31.36'
L15	N01° 22' 26"W	12.09'
L16	N86° 54' 11"E	20.16'
L17	S05° 58' 01"E	15.77'



SEE SHEET 3

- CESO IRON PIN LEGEND**
- IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
  - ▲ MAG NAIL SET
  - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO INC CAP)
  - MAG NAIL FOUND
  - MONUMENT FOUND AS DESCRIBED



**JEROME VILLAGE  
EVERSOLE RUN NEIGHBORHOOD  
SECTION 7**

State of Ohio, County of Union, Township of Jerome,  
Virginia Military Survey 2365

ID	Revisions / Submissions
Description	Date

© 2026 CESO, INC.  
Project Number: 766305  
Drawn By: CLD  
Checked By: APC  
Date: 6/17/2026  
Issue: N/A

Drawing Title: **Plat**

**2**

