Outlook

RE: Copy of Distribution Letter + Plat for ERN-10 Final Plat

From Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Date Thu 11/5/2026 1:46 PM
To Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>

2 attachments (10 MB)
MpRmRvwERN10-2page1.pdf; MpRmRvwERN10-2page2.pdf;

Good afternoon,
The Map Room Review is complete for the plat of ERN Section 10 Phase 2.

Page 1: Everything looks good.

Page 2: All the references circled can be filled in with Plat Book 6, page 274ABC.
There were a few calculation points in the centerline of Cedarbrook Drive that show up on the plat that they probably would like to turn off.

Thanks,

Chris Clapsaddle
Mapping Manager
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3121
cclapsaddle@unioncountyohio.gov

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, October 27, 2026 9:09 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for ERN-10 Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for + provided a link to a **digital copy** of the Plat for **Eversole Run Neighborhood, Section 10 (ERN-10), Phase 2 – Final Plat**.

With this email, I've included a link (below) where you can download a copy of the proposed plat and a copy of any LUC decision letters associated with the Plat. If you scroll-through each LUC decision letter, you will find comments required/submitted by your agency during prior review(s). (This may help expedite your review.)

2026 Subdivision Reviews - November

Note: This is one of three subdivisions being shared this month. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10 PHASE 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY NO. 2991

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY NUMBER 2991, CONTAINING 0.638 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT 29.567 ACRE TRACT OF LAND AS CONVEYED TO JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202510200009163.

THE UNDERSIGNED OWNER DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10, PHASE 2", A SUBDIVISION CONTAINING LOTS NUMBERED 2892-2893 INCLUSIVE AND HEREBY ACCEPTS THIS PLAT OF THE SAME.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER FILBY, VICE PRESIDENT OF NATIONWIDE REALTY INVESTORS, LTD., MANAGER OF JEROME VILLAGE COMPANY, LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE STREETS, ROADS, PARKS, EASEMENTS, ETC AS SHOWN HEREON THAT HAVE NOT BEEN PREVIOUSLY DEDICATED 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 OF 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, FOR THE USES AND PURPOSES HEREIN EXPRESSED.

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

THIS _____ DAY OF _____, 2026

MY COMMISSION EXPIRES _____ _____
NOTARY PUBLIC

REVIEWED THIS _____ DAY OF _____,20_____
_____
CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS _____ DAY OF _____,20_____
_____
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____,20_____
_____
UNION COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____,20_____
_____
LUC REGIONAL PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____,20_____
_____
UNION COUNTY COMMISSIONER

_____
UNION COUNTY COMMISSIONER

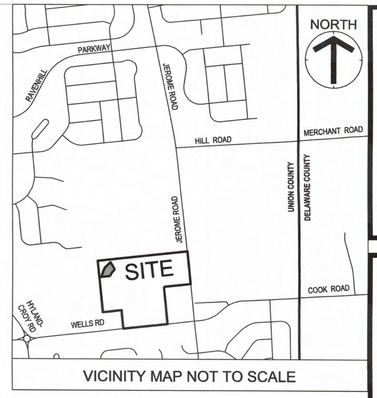
_____
UNION COUNTY COMMISSIONER

TRANSFERRED THIS _____ DAY OF _____,20_____
_____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____DAY OF _____20____, AT_____M.

RECORDED THIS _____DAY OF_____20_____ IN PLAT BOOK_____PAGES_____SLIDE_____

_____
COUNTY RECORDER



VICINITY MAP NOT TO SCALE

ZONING
"JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10 PHASE 2" 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. 2991, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 0.000 ACRES IN RIGHT-OF-WAY, 0.638 ACRES IN LOTS, AND 0.000 ACRES IN DEDICATED OPEN SPACE MAKING A TOTAL OF 0.638 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 10 PHASE 2", 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 10 PHASE 2 , AS SURVEYED ON MARCH 9, 2026.
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.

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

CESO IRON PIN LEGEND

- ◎ MONUMENT FOUND (AS DESCRIBED)
- ⌭ MAG NAIL FOUND
- ◉ 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)
- ⌭ RAILROAD SPIKE FOUND

ACREAGE BREAKDOWN

PARCEL NUMBER:	MAP NUMBER:	ACREAGE:
17-0012002.0000	126-00-00-009-000	0.638 ACRES

DEVELOPER:
JEROME VILLAGE COMPANY LLC
375 N. FRONT STREET, SUITE 200
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: JOSH COTTINGIM

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10 PHASE 2
State of Ohio, County of Union, Township of Jerome
Virginia Military Survey No. 2991

ID	Revisions / Submissions	
	Description	Date

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Project Number:	766305-03
Drawn By:	NMB
Checked By:	ALB/JRC
Date:	10/19/2026
Issue:	N/A

Drawing Title:
Plat

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 2892-2893)

MIN. LOT AREA:	10,400 SF
MIN. LOT WIDTH:	80'
MIN. FRONT YARD SETBACK:	20'
MIN. REAR YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	6'

NOTE "B": ACREAGE BREAKDOWN

TOTAL ACREAGE:	0.638 ACRES
ACREAGE IN LOTS 2892-2893:	0.638 ACRES
TOTAL ACREAGE IN RIGHT-OF-WAY:	0.000 ACRES
ACREAGE IN DEDICATED OPEN SPACE:	0.000 ACRES

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10 PHASE 2, 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 10 PHASE 2, ROAD RIGHT OF WAYS.

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 LOCAL, STATE, OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. 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.
4. 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.
5. 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 10 PHASE 2.

MISCELLANEOUS RESTRICTIONS/NOTES:

1. DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO ROADWAY UNDERDRAINS.
2. 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, 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 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.
3. PARKING: UNION COUNTY MAY RESTRICT OR ELIMINATE ON-STREET PARKING ALONG THE SIDE OF THE PAVEMENT WITHIN CEDARBROOK WAY, ELMRIDGE COURT, JEROME ROAD, MAPLEWOOD DRIVE, THORNFIELD DRIVE AND WELLS ROAD. THE OWNERS OF THE FEE SIMPLE TITLES TO ALL OF THE LOTS IN EVERSOLE RUN NEIGHBORHOOD SECTION 10 PHASE 2 SUBDIVISION, THEIR HEIRS, SUCCESSORS AND ASSIGNS, HEREBY WAIVE ANY AND ALL OBJECTIONS TO SAID PARKING RESTRICTION OR ELIMINATION.
4. 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 (URE), 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	43° 06' 31"	175.00'	131.67'	S36° 22' 23"W, 128.58'
C2	20° 11' 25"	175.00'	61.67'	S24° 54' 50"W, 61.35'
C3	22° 55' 06"	175.00'	70.00'	S46° 28' 05"W, 69.53'

CESO IRON PIN LEGEND

- ◎ MONUMENT FOUND (AS DESCRIBED)
- ⌭ MAG NAIL FOUND
- ◉ IRON PIN SET (5/8"x30" REBAR W/ CESO INC CAP)
- △ MAG NAIL SET
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- ⌭ RAILROAD SPIKE FOUND

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7080 Fax: 866.208.4826

JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10 PHASE 2

State of Ohio, County of Union, Township of Jerome
Virginia Military Survey No. 2991

ID	Revisions / Submissions	
	Description	Date

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Project Number:	766305-03
Drawn By:	NMB
Checked By:	ALB/JRC
Date:	10/19/2026
Issue:	N/A

Drawing Title:
Plat