Outlook

RE: Copy of Distribution Letter + Plat for Lark Ravine Final Plat

From Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Date Thu 11/5/2026 10:18 AM
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 (12 MB)
MapRmReview_LarkRavine_pg1.pdf; MapRmReview_LarkRavine_pg2.pdf;

Good Morning,
Here is the Map Room Review of Lark Ravine:
Page 1 - top left corner of the page there is a deed reference to update with a new Instrument No. 202607170006163

Page 2 - Bottom left corner is a noted additional Auditor's Parcel number the subdivision is coming out of.
Parcel No. 17-0026018.1010 and Map number 136-00-00-097.002. We will need the approximate acreage listed coming from each parcel.
Also on the right side of the page, the acreage of Lott 22 shown should be 0.376 acres instead of 0.371 acres

Everything else looks fine.

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 Lark Ravine 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 **Lark Ravine – 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

LARK RAVINE

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military District Survey Number 7181, containing 18.018 acres of land, more or less, said 18.018 acres being comprised of all of the remainder of that 16.057 acre tract conveyed to **ROMANELLI AND HUGHES BUILDING COMPANY** by deed of record in Instrument Number 202511130010076, and all of that 1.005 acre tract conveyed to **ROMANELLI AND HUGHES BUILDING COMPANY** by deed of record in Instrument Number ~~202511130010076~~ 202607170006163, Recorder's Office, Union County, Ohio.

Know all men by these presents that, **ROMANELLI AND HUGHES BUILDING COMPANY**, an Ohio corporation, by **VINCENT ROMANELLI,** President, owner of the land indicated on the accompanying plat, have authorized the platting thereof, does hereby certify that this plat correctly represents its **"LARK RAVINE"**, a subdivision containing Lots 1 to 22, both inclusive, and areas designated as Reserve "A", Reserve "B", Reserve "C", Reserve "D" and Reserve "E", does hereby dedicate Finch Hollow, Larkspur Lane, Mitchell Dewitt Road, and the easements shown hereon to the public use forever.

We the undersigned owners of the within platted land, do hereby grant easements designated on this plat as "Drainage Easement" and "Utility Easement" unto the City of Marysville, Union Rural Electric, Frontier Communications, Spectrum, Columbia Gas and their successors and assigns (hereinafter referred to the grantee), a permanent right of way and easement upon the lands 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 or any other structure within said easement premises which may interfere with the installation and maintenance of, right to install, repair, augment and maintain service cables and pipelines 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 away and easement grant. Within areas designated "Drainage Easement" on this plat, an additional easement is hereby granted for the purpose of constructing, using and maintaining storm water drainage swales and/or above ground storm water drainage facilities.

In Witness Whereof, **VINCENT ROMANELLI,** President of **ROMANELLI AND HUGHES BUILDING COMPANY**, has hereunto set his hand this _____ day of , 20___.

Signed and Acknowledged In the presence of

_____

_____

ROMANELLI AND HUGHES BUILDING COMPANY

By _____
VINCENT ROMANELLI, President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **VINCENT ROMANELLI,** President of **ROMANELLI AND HUGHES BUILDING COMPANY**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **ROMANELLI AND HUGHES BUILDING COMPANY**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20___.

My commission expires _____

_____
Notary Public, State of Ohio

Reviewed this ___ day of _____, 20__

_____
Chairman, Jerome Township Trustees

Approved this ___ day of_____, 20__

_____
Union County Engineer

Approved this ___ day of _____, 20__

_____
Union County Health Department

Approved this ___ day of _____, 20__

_____
Logan-Union-Champaign 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 transpired and the street improvements are accepted for public maintenance by Union County.

Approved this ___ day of _____, 20__ Union County Commissioners

_____

_____

_____

Transferred this _____ day of _____, 20__

_____
Auditor, Union County, Ohio

Filed for record this ____ day of,_____, 20__ at _____M. ____

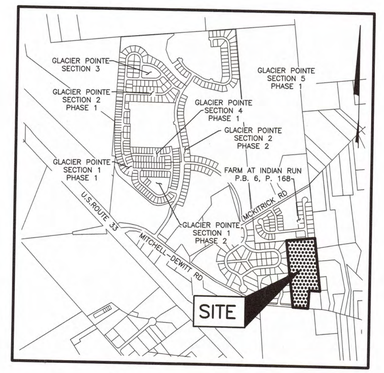
_____
Recorder, Union County, Ohio

Record this _____ day of _____, 20__ in

Plat Book _____ Pages _____

Slide _____

Romanelli and Hughes Building Company
148 W. Schrock Road
Westerville, Ohio 43081



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown on this plat are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The centerline of Mitchell DeWitt Road, having a bearing of North 86° 51' 33" West and monumented as shown hereon, is designated as the "basis of bearings" for this plat.

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: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. Said Permanent Markers were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first.

SURVEYED & PLATTED BY

EMH&T
Engineers, Surveyors, Planners, Scientists
5500 New Albany Road, Columbus, OH 43054
emht.com

The accompanying plat represents a subdivision of land in the Virginia Military District Survey Number 7181, Union County, Jerome Township, Ohio. The tract has an area of 3.100 acres in streets, 9.287 acres in lots, and 5.631 acres in reserves, making a total of 18.018 Acres.

All measurements are in feet and decimals of a foot. Monuments have been placed as indicated. All measurements on curves are chord and arc distances.

I hereby certify that the accompanying plat is a correct representation of Lark Ravine as surveyed in February, 2026.

○ = Iron Pin (See Survey Data)
● = MAG Nail to be set
◎ = Permanent Marker (See Survey Data)
▲ = Railroad Spike Found

By _____ _____
Heather L. King Date
Professional Surveyor No. 8307

J:\20250565\DWG\SHEETS\PLAT\20250565-VS-PLAT.DWG plotted by MASTON, JOHN on 10/14/2026 10:57:25 AM last saved by JMASTON on 10/8/2026 12:14:41 PM
Xrefs: 20250565-PS-BND-01.DWG & 20250565-PS-DSN-01.DWG & 20250565-PS-DSN-01-HTP.DWG & 20250565-CS-HEPP-N.DWG & 2026-08-12-EASEMENT.DWG & 20250565-PS-TOPO-01.DWG & 20250565-PS-TOPO-01-HTP.DWG & 20250565-CS-HEPP-N.DWG & 2026-08-12-EASEMENT.DWG & 20250565-PS-TOPO-01.DWG & 20250565-PS-TOPO-01-HTP.DWG & 20250565-CS-HEPP-N.DWG & 2026-08-12-EASEMENT.DWG & MARKUPDATE.DWG

LARK RAVINE

JOHN M. DEANE AND PATRICIA A.W. DEANE O.R. 341 P. 721

CHARLES D. GARDNER AND ROBIN R. GARDNER D.B. 338 P. 434

STEPHEN J. MANGUM AND AUBREY D. MANGUM I.N. 202009300010392

ALLEN C. CROCK AND LORI L. CROCK PARCEL 2 I.N. 202110210013985

ALLEN C. CROCK AND LORI L. CROCK PARCEL 1 I.N. 202110210013985

PETER A. GAYDOS I.N. 202608060006853

FOX FIELD PATH

FARM AT INDIAN RUN P.B. 6, P. 168

DOS-A

WATERFORD ESTATES 3 P.B. 5, P. 386

2 COMMON AREA AMENDMENT OF WATERFORD ESTATES P.B. 6, P. 53

THE WOODS AT LABRADOR P.B. 5, P. 245

MITCHELL DEWITT ROAD (C.R. #9)

FINCH HOLLOW

LARKSPUR LANE

5/8" Rebar found "JON ADCOCK PS 8461"

S06°20'18"E 1131.70'

N86°51'33"W 224.93'

S03°08'27"W 380.07'

N86°51'33"W 318.91'

S03°08'27"W 100.00'

N06°33'38"W 735.15'

N83°59'50"E 600.71'

N06°14'31"W 685.39'

RESERVE "A" 0.642 Ac. See Note "D"

RESERVE "B" 0.843 Ac. See Note "D"

RESERVE "C" 1.006 Ac. See Note "D"

RESERVE "D" 0.401 Ac. See Note "D"

RESERVE "E" 2.740 Ac. See Note "D"

1 0.356 Ac.
2 0.357 Ac.
3 0.340 Ac.
4 0.421 Ac.
5 0.659 Ac.
6 0.486 Ac.
7 0.407 Ac.
8 0.395 Ac.
9 0.349 Ac.
10 0.613 Ac.
11 0.576 Ac.
12 0.352 Ac.
13 0.459 Ac.
14 0.405 Ac.
15 0.473 Ac.
16 0.344 Ac.
17 0.330 Ac.
18 0.329 Ac.
19 0.439 Ac.
20 0.399 Ac.
21 0.421 Ac.
22 ~~0.371 Ac.~~ 0.376 Ac.

Existing 20' Easement I.N. 202610130008986

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Subdivision Boundary Line
- Lot Line
- R/W Line
- R/W Centerline
- Easement Line

SCALE: 1" = 50'

50 40 30 20 10 0 25 50 100

GRAPHIC SCALE (in feet)

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.

NOTE "B" - ACREAGE BREAKDOWN: Lark Ravine is out of the following Union County Parcel Numbers:

Parcel Number	Map Number	
17-0026018.0000	136-00-00-097.000	~~18.018~~ Ac.
17-0026018.1010	136-00-00-097.002	Ac.

NOTE "C" - ACREAGE BREAKDOWN:

Total acreage	18.018 Ac.
Acreage in Reserves	5.631 Ac.
Acreage in lots	9.287 Ac.
Acreage in public rights-of-way	3.100 Ac.

NOTE "D" - RESERVES: Reserves, as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Lark Ravine subdivision for the purpose of open space.

NOTE "E": All of the land hereby being platted as Lark Ravine is within Zone X, (areas determined to be outside of the 0.2% chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for the County of Union, Ohio (Unincorporated Areas), Community-Panel Number 39159C0390D, with effective date of December 16, 2008.

NOTE "F": A Variance from Sections 401; 403; 408.3; 572; and 573 to allow removal of the connection to the Farm at Indian Run at Fox Field Path and to allow Fox Field Path to terminate in a permanent dead end Street was approved with Resolution 25-199 on May 7, 2025.

NOTE "G: At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Lark Ravine or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

Deed Restrictions of record in Instrument Number _____

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	27°39'09"	150.00'	72.39'	S 16°58'01" W	71.69'
C2	37°21'13"	150.00'	97.79'	S 12°06'59" W	96.07'
C3	90°00'00"	150.00'	235.62'	S 38°26'22" W	212.13'
C4	90°00'00"	150.00'	235.62'	N 38°26'22" E	212.13'
C5	90°00'00"	150.00'	235.62'	N 51°33'38" W	212.13'
C6	90°00'00"	35.00'	54.98'	N 48°08'27" E	49.50'
C7	27°39'09"	180.00'	86.87'	N 16°58'01" E	86.03'
C8	19°06'21"	120.00'	40.02'	S 21°14'25" W	39.83'
C9	18°14'52"	120.00'	38.22'	S 02°33'48" W	38.06'
C10	20°23'54"	180.00'	64.08'	S 03°38'19" W	63.75'
C11	27°58'09"	180.00'	87.87'	S 27°49'21" W	87.00'
C12	28°44'05"	180.00'	90.27'	S 56°10'28" W	89.33'
C13	12°53'52"	180.00'	40.52'	S 76°59'26" W	40.43'
C14	90°00'00"	35.00'	54.98'	N 38°26'22" E	49.50'
C15	90°00'00"	120.00'	188.50'	N 51°33'38" W	169.71'
C16	41°24'35"	60.00'	43.36'	N 62°44'05" E	42.43'
C17	131°24'35"	60.00'	137.61'	S 72°15'55" E	109.37'
C18	131°24'35"	60.00'	137.61'	S 59°08'40" W	109.37'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C19	41°24'35"	60.00'	43.36'	N 75°51'20" W	42.43'
C20	30°17'34"	180.00'	95.17'	N 81°24'51" W	94.06'
C21	27°24'50"	180.00'	86.12'	N 52°33'38" W	85.30'
C22	27°24'50"	180.00'	86.12'	N 25°08'48" W	85.30'
C23	4°52'45"	180.00'	15.33'	N 09°00'00" W	15.32'
C24	27°41'09"	180.00'	86.98'	N 07°16'56" E	86.13'
C25	20°55'48"	180.00'	65.75'	N 31°35'25" E	65.39'
C26	27°24'50"	180.00'	86.12'	N 55°45'44" E	85.30'
C27	13°58'14"	180.00'	43.89'	N 76°27'15" E	43.78'
C28	90°00'00"	35.00'	54.98'	S 38°26'22" W	49.50'
C29	90°00'00"	120.00'	188.50'	N 38°26'22" E	169.71'
C30	90°00'00"	35.00'	54.98'	S 51°33'38" E	49.50'
C31	90°00'00"	120.00'	188.50'	S 38°26'22" W	169.71'
C32	90°00'00"	35.00'	54.98'	N 51°33'38" W	49.50'
C33	17°14'11"	180.00'	54.15'	N 22°10'30" E	53.95'
C34	20°07'03"	180.00'	63.20'	N 03°29'54" E	62.88'
C35	27°39'09"	120.00'	57.92'	S 16°58'01" W	57.35'
C36	90°00'00"	35.00'	54.98'	S 41°51'33" E	49.50'

Legend

- B.S. = Building Setback
- D.E. = Drainage Easement
- U.E. = Utility Easement
- (R) = Radial to Street Centerline
- (NR) = Non-Radial to Street Centerline

UNION COUNTY STANDARD DEED RESTRICTIONS
(as applicable)

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. Maintenance of drainage swales shall be the responsibility of the Owners' Association. If any owner damages a swale, that owner shall be responsible for the repair. Repairs shall be made immediately. Existing drain tiles within the subdivision shall be retained in good working order or shall be re-routed so that drainage entering the tiles will continue to flow freely.
3. No construction may begin or building started without the individual lot owner obtaining zoning, building, water well, sewage disposal and driveway permits. Zoning permits are obtained from the township zoning inspector. Building permits and driveway permits are obtained from the Union County Building Regulation Department. Sewage disposal and water well permits are obtained from the Union County Board of Health.
4. Downspout drains shall not be connected directly to the roadway underdrains.
5. For any building proposed to be built within the 100 year flood zone, the standards of the Union County Flood Damage Prevention Resolution must be met. No construction may begin or building started within a designated Flood Hazard Area prior to the issuance of a Flood Hazard Permit by the Union County Building Regulation Department.
6. Grading of the storm water detention area shall not be changed.
7. All construction shall meet the requirements of the township, Union County and other applicable code authorities.

J:\20250565\DWG\SHEETS\PLAT\20250565-VS-PLAT.DWG plotted by JMASTON on 10/8/2026 12:14:41 PM
Xrefs: 24018 MITCHELL DEWITT RD CV.DWG & 20240569-VS-ENGR-01.DWG & 20250563-VS-COVR-01-ALT.DWG & 20250565-CS-RETR-NJ.DWG & 20250565-VS-COVR-01.DWG & 20250565-VS-ENGR-01.DWG & 20250565-VS-PLAT.DWG plotted by JMASTON, JOHN on 10/14/2025 10:57:26 AM last saved by JMASTON on 10/8/2026 12:14:41 PM XrefIn: JRKUPDATE.DWG