HOMESTEAD AT SCOTTS FARM
PHASE 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
VIRGINIA MILITARY SURVEY NO. 6581

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE LANES, AVENUES AND PARKS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY 6581, CONTAINING 20.571 ACRES OF LAND, MORE OR LESS, BEING 6.424 ACRES OUT OF THAT 66.928 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202205100004739, AND 14.147 ACRES OUT OF THAT 63.463 ACRE TRACT OF LAND AS CONVEYED TO PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202205100004741.

THE UNDERSIGNED, PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "HOMESTEAD AT SCOTTS FARM PHASE 2", A SUBDIVISION CONTAINING LOTS NUMBERED 60, 61, 154-163, 211-246, RESERVE "G", AND RESERVE "H" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF GLENFIELD AVENUE, RAVEN ROAD, ROSEMONT ROAD, AND VISTA LANE HEREON AND NOT HERTOFORE DEDICATED.

UTILITY EASEMENTS: WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, COLUMBIA GAS OF OHIO 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.

DRAINAGE EASEMENTS: ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" 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.

UNION RURAL ELECTRIC EASEMENTS (URE): WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO UNION RURAL ELECTRIC, FIBER ARMS AND SPECTRUM AND ZAYO FIBER SOLUTIONS 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 SHOWN HEREON 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 GRANTEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY 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, 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.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

KNOWN ALL MEN BY THESE PRESENTS THAT PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS 20 DAY OF May 2024

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

PULTE HOMES OF OHIO, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

BY: _____
WITNESS

_____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

_____
WITNESS

STATE OF OHIO
COUNTY OF: Franklin

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT LAND ACQUISITION OF SAID HOMESTEAD AT SCOTTS FARM PHASE 2, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF HOMESTEAD AT SCOTTS FARM PHASE 2, FOR ITS USES AND PURPOSES EXPRESSED THEREIN.

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

20 DAY OF May, 24

MY COMMISSION EXPIRES 4-12-25

EVA GROW
Notary Public, State of Ohio
My Commission Expires:
April 12, 2025

REVIEWED THIS 30th DAY OF May, 2024

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS 31st DAY OF May, 2024

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS 24th DAY OF June, 2024

UNION COUNTY ENGINEER

APPROVED THIS 9th DAY OF May, 2024

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS _____ DAY OF _____, 2024 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 26th DAY OF June, 2024

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS 12th DAY OF July, 2024

UNION COUNTY AUDITOR

FILED FOR RECORD THIS 12th DAY OF July, 2024, AT 12:04PM.

RECORDED THIS 12th DAY OF July, 2024 IN PLAT BOOK 6 PAGES 202ABCD SLIDE 102

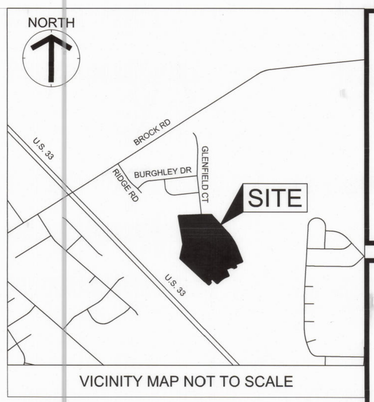
UNION COUNTY RECORDER

NOTE:
VARIANCE GRANTED FOR RIGHT OF WAY WIDTH COUNTY RESOLUTION 22-012
VARIANCE GRANTED FOR BLOCK LENGTH COUNTY RESOLUTION 22-013
VARIANCE GRANTED TO DEDICATE HALF OF RIGHT OF WAY FOR FUTURE MINOR COLLECTOR ROAD COUNTY RESOLUTION 22-014

ACREAGE BREAKDOWN:

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
17-0011029.1000	136-00-00-001.001	6.424 ACRES
17-0011029.3000	136-00-00-001.000	14.147 ACRES

202407120004909 7/12/2024
Pages:4 F:$17.80 12:04 PM
Karen J. Riffle T20240003616
Union County Recorder DOC:PLAT



VICINITY MAP NOT TO SCALE

ZONING
AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) 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
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011), WITH THE CENTERLINE OF BROCK ROAD (C.R. 16) HAVING A RELATIVE BEARING OF NORTH 57°19'58" EAST.

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". 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. 6581, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 3.670 ACRES IN RIGHT-OF-WAYS, 5.768 ACRES IN RESERVES AND 11.133 ACRES IN LOTS MAKING A TOTAL OF 20.571 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 39159C0390D, EFFECTIVE DATE DECEMBER 16, 2008 UNLESS OTHERWISE SHOWN.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF HOMESTEAD AT SCOTTS FARM PHASE 2, AS SURVEYED IN FEBRUARY, 2022.

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.

STATE OF OHIO
MATTHEW J. ACKROYD
S-8897
REGISTERED
PROFESSIONAL SURVEYOR

5/14/24

MATTHEW ACKROYD, P.S. DATE:
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

CESO IRON PIN LEGEND

- ◎ IRON PIN FOUND
- △ MAG NAIL FOUND
- ◉ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- △ MAG NAIL SET
- ● PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

DEVELOPER:
PULTE HOMES OF OHIO, LLC
475 METRO PLACE SOUTH
DUBLIN, OH 43017
PHONE: (614) 376-1018
CONTACT: MATT CALLAHAN

SURVEYOR:
CESO, INC.
2800 CORPORATE
EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 619-0515
CONTACT: MATT ACKROYD

APPLICANT/ENGINEER:
KIMLEY-HORN
7965 N. HIGH STREET
SUITE 200
COLUMBUS, OH 43235
PHONE: (614) 472-8963

CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7060 Fax: 888.208.4826

HOMESTEAD AT SCOTTS FARM
PHASE 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
VIRGINIA MILITARY SURVEY NO. 6581

Revisions / Submissions

ID	Description	Date

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Project Number:	758640
Scale:	N/A
Drawn By:	APC
Checked By:	ALB
Date:	5/7/2024
Issue:	N/A

Drawing Title:
PLAT

1

\\cesoinc.local\root\data\PROJECTS\KIMLEY HORN\758640_Scott Property\758640-02_Homestead_ScottFarm\04-SURVEY\Dwg\758640-SURV-PLAT-PHASE 2.dwg - 5/7/2024 - Alex Benson

CESO IRON PIN LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM CESO CAP)

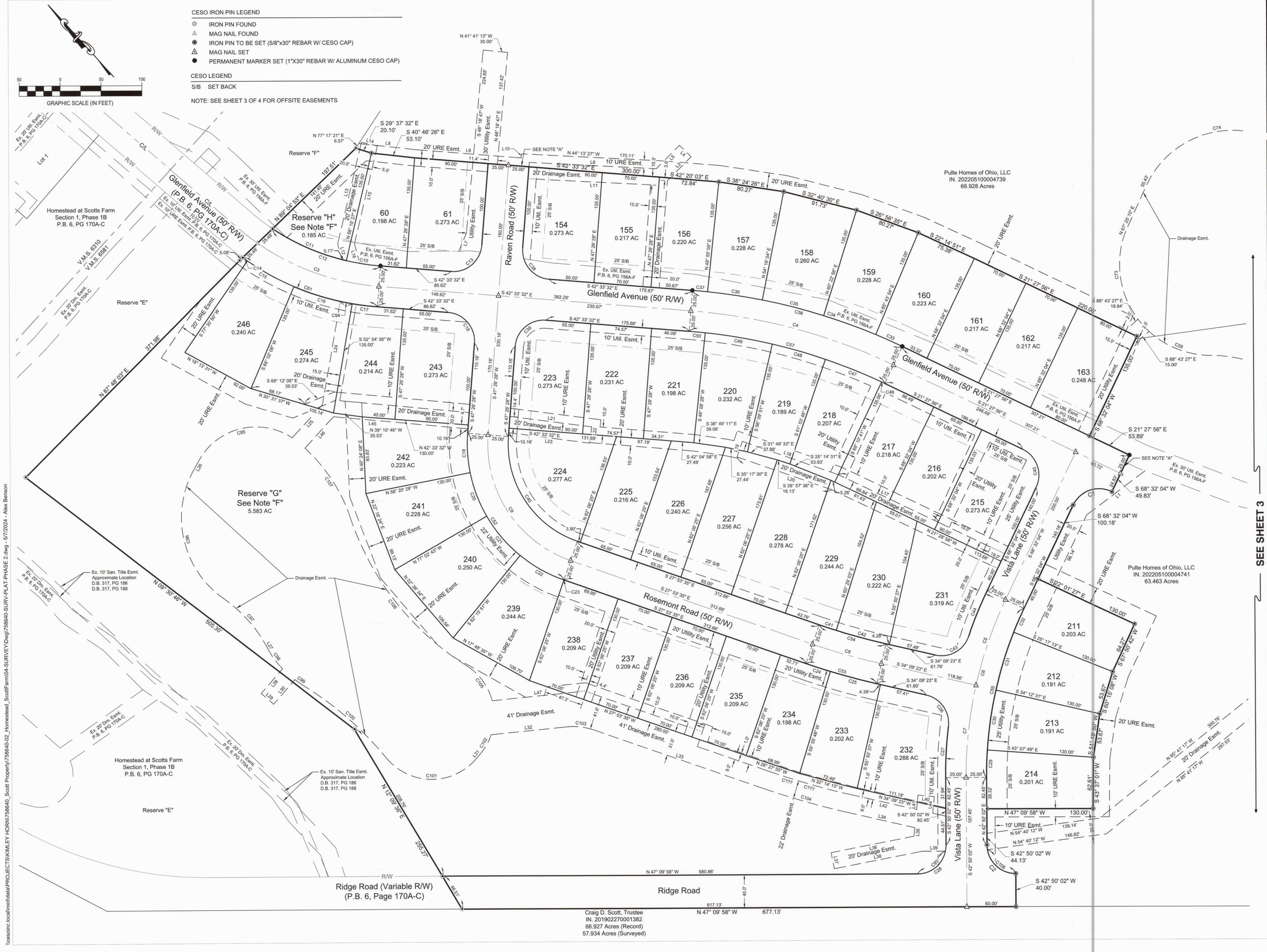
CESO LEGEND

S/B SET BACK

NOTE: SEE SHEET 3 OF 4 FOR OFFSITE EASEMENTS

50 0 50 100

GRAPHIC SCALE (IN FEET)



CESO
WWW.CESOINC.COM
2800 Corporate Exchange Dr., Suite 400
Columbus, OH 43231
Phone: 614.794.7060 Fax: 888.208.4826

HOMESTEAD AT SCOTTS FARM PHASE 2

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
VIRGINIA MILITARY SURVEY NO. 6581

Revisions / Submissions

ID	Description	Date

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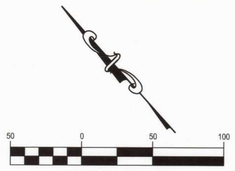
Project Number:	758640
Scale:	1"=50'
Drawn By:	APC
Checked By:	ALB
Date:	5/7/2024
Issue:	N/A

Drawing Title:

PLAT

2

\\ceso inc.local\root\data\PROJECTS\KIMLEY HORN\758640_Scott Property\758640-02_Homestead_ScottFarm\04-SURVEY\Dwg\758640-SURV-PLAT-PHASE 2.dwg - 5/7/2024 - Alex Benson



NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

NOTE "B": 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. THE ZONING SETBACK REGULATIONS IN EFFECT AT THE TIME OF PLATTING ARE AS FOLLOWS:

SINGLE FAMILY (LOTS 60, 61, 154-163, AND 211-246)

MIN. LOT AREA:	8,125 SF (0.186 AC)
MIN LOT WIDTH:	65'
FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	25'
SIDE YARD SETBACK:	5'

NOTE "C": ACREAGE BREAKDOWN

TOTAL ACREAGE:	20.571
ACREAGE IN LOTS 60, 61, 154-163 AND 211-246:	11.133
ACREAGE IN RESERVES:	5.768
TOTAL ACREAGE IN RIGHTS-OF-WAY:	3.670

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS HOMESTEAD AT SCOTTS FARM PHASE 2, 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 39159C0390D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "E": THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN HOMESTEAD AT SCOTTS FARM PHASE 2, ROAD RIGHT OF WAYS.

NOTE "F": RESERVES "G" AND RESERVE "H" AS DESIGNATED AND DELINEATED HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMESTEAD AT SCOTTS FARM HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND STORMWATER CONTROL MAINTENANCE.

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

Pulte Homes of Ohio, LLC
IN. 202205100004739
66.928 Acres

Pulte Homes of Ohio, LLC
IN. 202205100004741
63.463 Acres

Craig D. Scott, Trustee
IN. 201902270001382
66.927 Acres (Record)
57.934 Acres (Surveyed)

Drainage Esmt.

3/4" IPF "Dodson"

Ex. 30' Util. Esmt. P.B. 6, PG 156A-F

Ex. 30' Util. Esmt. P.B. 6, PG 156A-F

20' Drainage Esmt.

Lot 95
Lot 94
Lot 93
Lot 92
Lot 91
Lot 90
Lot 89
Lot 88
Lot 87
Lot 86
Lot 85
Lot 84
Lot 83
Lot 157
Lot 156

Glacier Pointe Section 2, Phase 2 P.B. 6, Page 106A-C

Glacier Pointe Section 2, Phase 1 P.B. 6, Page 97A-D

Coe Drive (50' R/W) (P.B. 6, PG 97A-D)

Ladd Lane (50' R/W) (P.B. 6, PG 97A-D)

SAOS-E

R/W

C/L

C59 C60 C61 C62 C63 C64 C65 C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C87 C88 C89 C90 C91 C92 C93 C94 C95 C96 C97 C98 C99 C100 C101

S 61° 44' 29" E 115.70'
S 04° 38' 57" E 24.47'
S 15° 26' 55" E 24.62'
S 80° 48' 20" E 116.37'
S 03° 48' 21" W 172.15'
S 03° 48' 21" W 185.48'
S 14° 17' 42" E 101.70'
S 14° 17' 42" E 101.90'
S 03° 12' 52" W 71.42'
S 03° 12' 52" W 68.58'
S 01° 47' 39" W 142.05'
S 01° 47' 39" W 141.95'
S 03° 48' 44" W 184.41'
S 03° 48' 44" W 179.86'
S 04° 13' 36" W 134.04'
S 86° 50' 52" W 25.88'
N 45° 09' 49" W 19.19'
N 38° 54' 16" W 70.36'
N 14° 22' 46" W 180.39'
N 14° 22' 46" W 158.44'
N 56° 24' 29" E 5.13'
N 45° 55' 10" W 337.89'
S 20° 54' 01" E 40.45'
S 69° 05' 59" W 20.00'
N 20° 54' 01" W 41.90'
N 87° 37' 16" W 54.29'
N 66° 55' 04" W 3.44'
N 81° 46' 34" W 19.11'

SEE SHEET 2

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.
3. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER & 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.
4. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE, AND DITCH MAINTENANCE CHARGES FOR HOMESTEAD AT SCOTTS FARM PHASE 2.

CESO IRON PIN LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- MAG NAIL SET
- PERMANENT MARKER SET (1"X30" REBAR W/ ALUMINUM

HOMESTEAD AT SCOTTS FARM PHASE 2

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
VIRGINIA MILITARY SURVEY NO. 6581

Revisions / Submissions

ID	Description	Date

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Project Number:	758640
Scale:	1"=50'
Drawn By:	APC
Checked By:	ALB
Date:	5/7/2024
Issue:	N/A

Drawing Title:
PLAT

3

\\cesoinc.local\root\data\PROJECTS\KMLEY HORN\758640_Scott Property\758640-02_Homestead_ScottFarm\04-SURVEY\Dwg\758640-SURV-PLAT-PHASE 2.dwg - 5/7/2024 - Alex Benson

LINE TABLE		
Line #	Direction	Length
L1	S83° 58' 25"E	89.55'
L3	N87° 49' 09"E	41.13'
L4	N02° 10' 51"W	20.00'
L5	S87° 49' 09"W	40.36'
L6	N44° 13' 27"W	155.33'
L7	S65° 44' 49"W	23.84'
L8	S40° 46' 26"E	69.52'
L9	S42° 33' 32"E	129.56'
L10	N47° 26' 28"E	5.06'
L11	N44° 13' 27"W	150.06'
L12	N28° 28' 09"E	19.80'
L13	N56° 15' 27"E	127.51'
L14	S33° 44' 33"E	20.00'
L15	S56° 15' 27"W	122.57'
L16	S28° 28' 09"W	24.89'
L17	N21° 28' 58"W	135.40'
L18	N27° 48' 01"W	123.57'
L19	S62° 11' 59"W	20.00'
L20	S27° 48' 01"E	122.46'
L21	S39° 45' 09"E	100.60'
L22	S50° 14' 51"W	20.00'
L23	N39° 45' 09"W	99.62'
L24	S52° 54' 38"W	127.40'

LINE TABLE		
Line #	Direction	Length
L25	S85° 24' 52"W	55.17'
L26	S71° 50' 48"W	13.07'
L27	S14° 06' 12"W	1.12'
L28	S84° 09' 24"W	39.72'
L29	S05° 50' 36"E	20.00'
L30	N84° 09' 24"E	39.55'
L31	N83° 12' 25"E	7.07'
L32	S52° 55' 20"E	92.58'
L33	S27° 53' 35"E	218.27'
L34	S34° 09' 23"E	83.66'
L35	S48° 48' 58"W	10.56'
L36	N58° 03' 50"W	103.27'
L37	S31° 56' 10"W	20.00'
L38	S58° 03' 50"E	109.74'
L39	S47° 09' 58"E	28.25'
L40	S41° 11' 02"E	20.00'
L41	N48° 48' 58"E	17.84'
L42	S34° 09' 23"E	80.95'
L44	S48° 48' 58"W	20.30'
L45	N41° 44' 53"W	165.15'
L46	S85° 24' 52"W	51.93'
L47	S52° 55' 20"E	113.52'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	91° 11' 09"	35.00'	55.70'	N65° 52' 22"W, 50.01'
C2	90° 00' 00"	35.00'	54.98'	S2° 09' 58"E, 49.50'
C3	30° 26' 35"	300.00'	159.40'	S27° 20' 15"E, 157.53'
C4	21° 05' 36"	700.00'	257.70'	S32° 00' 44"E, 256.25'
C5	12° 42' 28"	500.00'	110.90'	N62° 10' 50"E, 110.67'
C6	25° 42' 02"	500.00'	224.28'	S55° 41' 03"W, 222.40'
C7	12° 59' 34"	500.00'	113.38'	N49° 19' 49"E, 113.14'
C8	6° 15' 48"	800.00'	87.45'	S31° 01' 29"E, 87.41'
C9	75° 20' 03"	150.00'	197.22'	S9° 46' 26"W, 183.32'
C10	8° 49' 00"	275.00'	42.32'	S38° 09' 02"E, 42.27'
C11	20° 35' 36"	275.00'	98.84'	S23° 26' 44"E, 98.31'
C12	29° 24' 36"	275.00'	141.16'	S27° 51' 14"E, 139.61'
C13	90° 00' 00"	35.00'	54.98'	N87° 33' 32"W, 49.50'
C14	1° 14' 29"	325.00'	7.04'	S11° 51' 56"E, 7.04'
C15	11° 28' 42"	325.00'	65.11'	S18° 13' 31"E, 65.00'
C16	13° 07' 29"	325.00'	74.45'	S30° 31' 37"E, 74.29'
C17	5° 28' 10"	325.00'	31.02'	N39° 49' 27"W, 31.01'
C18	90° 00' 00"	35.00'	54.98'	S2° 26' 28"W, 49.50'
C19	15° 46' 56"	175.00'	48.20'	S39° 33' 00"W, 48.05'
C20	18° 42' 15"	175.00'	57.13'	S22° 18' 24"W, 56.87'
C21	20° 41' 26"	175.00'	63.20'	S2° 36' 34"W, 62.85'
C22	20° 08' 27"	175.00'	61.52'	S17° 48' 22"E, 61.20'
C23	0° 00' 59"	175.00'	0.05'	S27° 53' 35"E, 0.05'
C24	2° 10' 37"	825.00'	31.34'	S28° 58' 53"E, 31.34'
C25	4° 05' 11"	825.00'	58.84'	S32° 06' 47"E, 58.83'
C26	83° 50' 02"	35.00'	51.21'	S7° 45' 39"W, 46.76'
C27	6° 50' 38"	525.00'	62.71'	S46° 15' 21"W, 62.67'
C28	90° 00' 00"	35.00'	54.98'	S87° 50' 02"W, 49.50'
C29	4° 02' 09"	475.00'	33.46'	N44° 51' 07"E, 33.45'
C30	8° 55' 18"	475.00'	73.96'	N51° 19' 50"E, 73.89'
C31	8° 55' 18"	475.00'	73.96'	N60° 15' 08"E, 73.89'
C32	3° 49' 16"	475.00'	31.68'	S66° 37' 26"W, 31.67'
C33	2° 48' 10"	725.00'	35.46'	N22° 52' 01"W, 35.46'
C34	5° 20' 58"	725.00'	67.69'	N26° 56' 35"W, 67.67'
C35	6° 06' 52"	725.00'	77.37'	N32° 40' 30"W, 77.33'
C36	5° 20' 58"	725.00'	67.69'	N38° 24' 26"W, 67.67'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C37	1° 28' 38"	725.00'	18.69'	N41° 49' 14"W, 18.69'
C38	90° 00' 00"	35.00'	54.98'	N2° 26' 28"E, 49.50'
C39	90° 00' 00"	35.00'	54.98'	S87° 33' 32"E, 49.50'
C40	75° 20' 03"	125.00'	164.35'	N9° 46' 26"E, 152.77'
C41	1° 37' 22"	775.00'	21.95'	N28° 42' 16"W, 21.95'
C42	4° 38' 25"	775.00'	62.77'	N31° 50' 10"W, 62.75'
C43	83° 51' 53"	35.00'	51.23'	N76° 05' 19"W, 46.78'
C44	6° 33' 19"	525.00'	60.07'	S65° 15' 24"W, 60.03'
C45	90° 00' 00"	35.00'	54.98'	S23° 32' 04"W, 49.50'
C46	0° 21' 23"	675.00'	4.20'	S21° 38' 38"E, 4.20'
C47	6° 16' 55"	675.00'	74.01'	S24° 57' 47"E, 73.97'
C48	5° 43' 55"	675.00'	67.53'	S30° 58' 12"E, 67.50'
C49	7° 03' 22"	675.00'	83.13'	S37° 21' 51"E, 83.08'
C50	1° 40' 00"	675.00'	19.64'	S41° 43' 32"E, 19.64'
C51	31° 18' 51"	325.00'	177.62'	S26° 54' 07"E, 175.42'
C52	75° 19' 04"	175.00'	230.04'	N9° 46' 56"E, 213.84'
C53	6° 15' 48"	825.00'	90.18'	S31° 01' 29"E, 90.14'
C54	6° 15' 48"	775.00'	84.72'	N31° 01' 29"W, 84.68'
C55	25° 42' 02"	475.00'	213.07'	S55° 41' 03"W, 211.28'
C56	21° 05' 36"	725.00'	266.91'	S32° 00' 44"E, 265.40'
C57	21° 05' 36"	675.00'	248.50'	S32° 00' 44"E, 247.10'
C58	42° 32' 09"	111.00'	82.41'	S25° 41' 00"E, 80.53'
C59	33° 26' 43"	169.00'	98.65'	S30° 13' 43"E, 97.26'
C60	46° 28' 16"	131.00'	106.25'	S36° 44' 29"E, 103.36'
C61	25° 43' 34"	169.00'	75.88'	S47° 06' 50"E, 75.25'
C62	41° 44' 59"	131.00'	95.46'	S55° 07' 33"E, 93.36'
C63	30° 32' 41"	169.00'	90.10'	S60° 43' 42"E, 89.03'
C64	24° 58' 47"	131.00'	57.11'	S57° 56' 45"E, 56.66'
C65	3° 16' 01"	381.00'	21.72'	S72° 04' 09"E, 21.72'
C66	15° 55' 35"	175.00'	48.64'	N85° 11' 21"W, 48.49'
C67	47° 59' 19"	50.00'	41.88'	N69° 09' 29"W, 40.66'
C68	22° 06' 53"	85.00'	32.81'	N56° 13' 16"W, 32.60'
C69	28° 22' 26"	100.00'	49.52'	N53° 05' 29"W, 49.02'
C70	40° 37' 25"	100.00'	70.90'	N59° 12' 58"W, 69.43'
C71	5° 47' 59"	2756.00'	278.97'	N43° 18' 10"W, 278.85'
C72	13° 40' 13"	942.00'	224.75'	N44° 49' 21"W, 224.22'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C73	61° 29' 48"	111.00'	119.14'	N36° 40' 16"E, 113.50'
C74	112° 31' 41"	116.00'	227.82'	S56° 18' 59"E, 192.93'
C75	52° 56' 39"	144.00'	133.06'	S26° 31' 28"E, 128.38'
C76	31° 30' 00"	131.00'	72.02'	S37° 14' 48"E, 71.12'
C77	40° 14' 41"	69.00'	48.47'	S41° 37' 08"E, 47.48'
C78	50° 32' 10"	81.00'	71.44'	S36° 28' 24"E, 69.15'
C79	31° 58' 04"	119.00'	66.39'	S27° 11' 20"E, 65.54'
C80	105° 42' 43"	51.00'	94.10'	S9° 40' 59"W, 81.31'
C81	5° 33' 14"	81.00'	7.85'	S65° 18' 58"W, 7.85'
C82	63° 45' 09"	175.00'	194.72'	N73° 13' 08"E, 184.83'
C83	142° 53' 00"	60.00'	149.63'	S67° 12' 56"E, 113.76'
C84	63° 16' 56"	100.00'	110.45'	S35° 52' 02"W, 104.92'
C85	13° 21' 43"	100.00'	23.32'	S85° 41' 53"W, 23.27'
C86	20° 42' 12"	300.00'	108.40'	N77° 16' 10"W, 107.81'
C87	14° 51' 30"	100.00'	25.93'	N74° 20' 49"W, 25.86'
C88	42° 08' 47"	130.00'	95.63'	N70° 19' 49"W, 93.49'
C89	102° 19' 39"	50.00'	89.30'	N5° 14' 40"E, 77.89'
C90	26° 07' 12"	50.00'	22.79'	N69° 28' 05"E, 22.60'
C91	5° 38' 28"	2776.00'	273.32'	N43° 15' 51"W, 273.21'
C92	13° 01' 26"	962.00'	218.67'	N45° 01' 41"W, 218.20'
C93	77° 45' 13"	35.00'	47.50'	N86° 02' 35"W, 43.94'
C94	2° 38' 43"	325.00'	15.01'	S35° 46' 00"E, 15.00'
C95	94° 49' 25"	80.00'	132.40'	N60° 44' 30"W, 117.80'
C96	83° 48' 37"	120.00'	175.53'	S29° 56' 29"W, 160.30'
C97	26° 28' 45"	173.00'	79.95'	S1° 16' 33"W, 79.24'
C98	17° 58' 55"	102.00'	32.01'	S6° 59' 13"W, 31.88'
C99	5° 57' 26"	127.00'	13.20'	S12° 27' 55"E, 13.20'
C100	19° 16' 26"	398.00'	133.88'	S5° 48' 25"E, 133.25'
C101	100° 37' 23"	72.00'	126.45'	S46° 28' 53"E, 110.81'
C102	21° 28' 48"	72.00'	26.99'	N72° 28' 01"E, 26.83'
C103	25° 03' 39"	79.00'	34.55'	S40° 24' 27"E, 34.28'
C104	6° 15' 48"	986.00'	107.78'	S31° 01' 29"E, 107.73'
C105	42° 47' 22"	72.00'	53.77'	N6° 55' 05"E, 52.53'
C106	39° 42' 48"	339.00'	234.97'	N4° 56' 47"E, 230.30'
C107	28° 55' 37"	202.00'	101.98'	N9° 50' 59"E, 100.90'
C108	80° 21' 15"	35.00'	49.09'	S6° 59' 21"E, 45.16'

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HOMESTEAD AT SCOTTS FARM
PHASE 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
VIRGINIA MILITARY SURVEY NO. 6581

Revisions / Submissions

ID	Description	Date

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Project Number:	758640
Scale:	1"=50'
Drawn By:	APC
Checked By:	ALB
Date:	5/7/2024
Issue:	N/A

Drawing Title:
PLAT

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\\cesoinc.local\root\data\PROJECTS\KIMLEY HORN\758640_Scott Property\758640-02_Homestead_ScottFarm\04-SURVEY\Dwg\758640-SURV-PLAT-PHASE 2.dwg - 5/7/2024 - Alex Benson