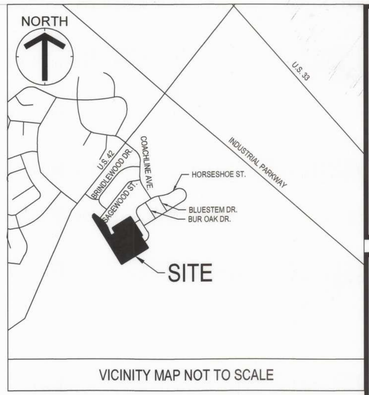
PIONEER CROSSING
PHASE 5
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
V.M.S. #1440

202501130000233
Pages:3 F:$129.60
Karen J. Riffle
1/13/2025
10:51 AM
T20250000206
Union County Recorder DOC:PLAT



VICINITY MAP NOT TO SCALE

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

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY 1440, CONTAINING 12.841 ACRES OF LAND, MORE OR LESS, BEING OUT OF THAT ORIGINAL 60.02 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF OHIO, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202101140000660.

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, "PIONEER CROSSING PHASE 5", A SUBDIVISION CONTAINING LOTS NUMBERED 157-187, RESERVE "G", RESERVE "H", RESERVE "I", AND RESERVE "J" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF ASTER AVENUE, GOLDENROD ROAD, NEW CALIFORNIA DRIVE, SAGEWOOD STREET, TRAIL DUST STREET AND WAGON TRAIL LANE.

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 (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 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" (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.

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 (URE 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 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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MATTHEW J. CALLAHAN AND 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, LANES, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS 10 DAY OF June, 2024

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

BY: _____
WITNESS

_____
WITNESS

PULTE HOMES OF OHIO, LLC,
A MICHIGAN LIMITED LIABILITY COMPANY

_____
MATTHEW J. CALLAHAN
DIVISION VICE PRESIDENT LAND ACQUISITION

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 PIONEER CROSSING PHASE 5, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF PIONEER CROSSING PHASE 5, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

10 DAY OF JUNE, 2024

MY COMMISSION EXPIRES 4-12-25

_____
NOTARIAL SEAL
STATE OF OHIO

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

REVIEWED THIS 14th DAY OF June, 2024

_____
CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS 17 DAY OF June, 2024

_____
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS 5th DAY OF July, 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 10th DAY OF July, 2024

_____
UNION COUNTY COMMISSIONER

_____
UNION COUNTY COMMISSIONER

_____
UNION COUNTY COMMISSIONER

TRANSFERRED THIS 13th DAY OF Jan., ~~2024~~ 2025

_____
UNION COUNTY AUDITOR By: Transferring Deputy Auditor

FILED FOR RECORD THIS 13 DAY OF Jan, 2025 AT 10:51 AM.

RECORDED THIS 13 DAY OF Jan, 2025 IN PLAT BOOK 6 PAGE 224 & 225 SLIDE 113

_____
UNION COUNTY RECORDER

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
15-0007057.0000	135-00-00-028.000	12.841 ACRES

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
EMAIL: matt.ackroyd@cesoinc.com
CONTACT: MATTHEW ACKROYD

ZONING

"PIONEER CROSSING PHASE 5" 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.

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

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.

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. 1440, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 4.596 ACRES IN RIGHT-OF-WAYS, 6.201 ACRES IN LOTS, AND 2.044 ACRES IN RESERVES MAKING A TOTAL OF 12.841 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 39159C0388D, EFFECTIVE DATE DECEMBER 16, 2008 UNLESS OTHERWISE SHOWN.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF PIONEER CROSSING PHASE 5, AS SURVEYED IN OCTOBER, 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.

CESO IRON PIN LEGEND

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

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

6/5/24

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

PIONEER CROSSING PHASE 5
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, V.M.S. 1440

Revisions / Submissions

ID	Description	Date

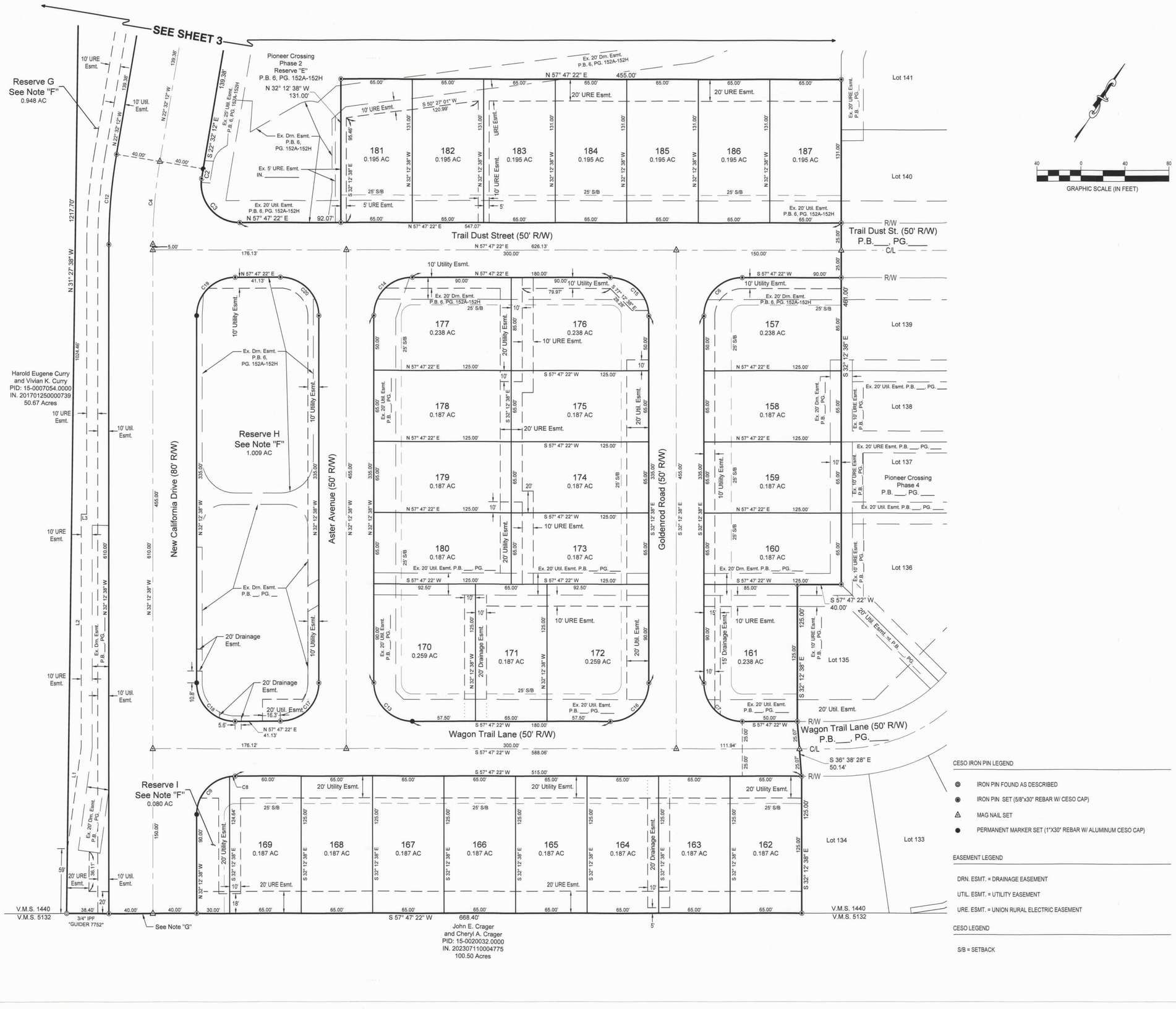
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Project Number:	758264
Scale:	N/A
Drawn By:	APC
Checked By:	ALB
Date:	5/8/2024
Issue:	N/A

Drawing Title:
PLAT

1

W:\PROJECTS\KIMLEY HORN\758264-01 Pioneer Crossing\04-SURVEY\Dwg\758264-SURV-PLAT PHASE 5.dwg - 5/8/2024 - Alex Benson



CESO
WWW.CESOINC.COM
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Columbus, OH 43231
Phone: 614.794.7080 Fax: 888.208.4826

PIONEER CROSSING PHASE 5

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

Revisions / Submissions

ID	Description	Date

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Project Number:	758264
Scale:	1"=40'
Drawn By:	APC
Checked By:	ALB
Date:	5/8/2024
Issue:	N/A

Drawing Title:

PLAT

2

CESO IRON PIN LEGEND

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

EASEMENT LEGEND

DRN. ESMT. = DRAINAGE EASEMENT

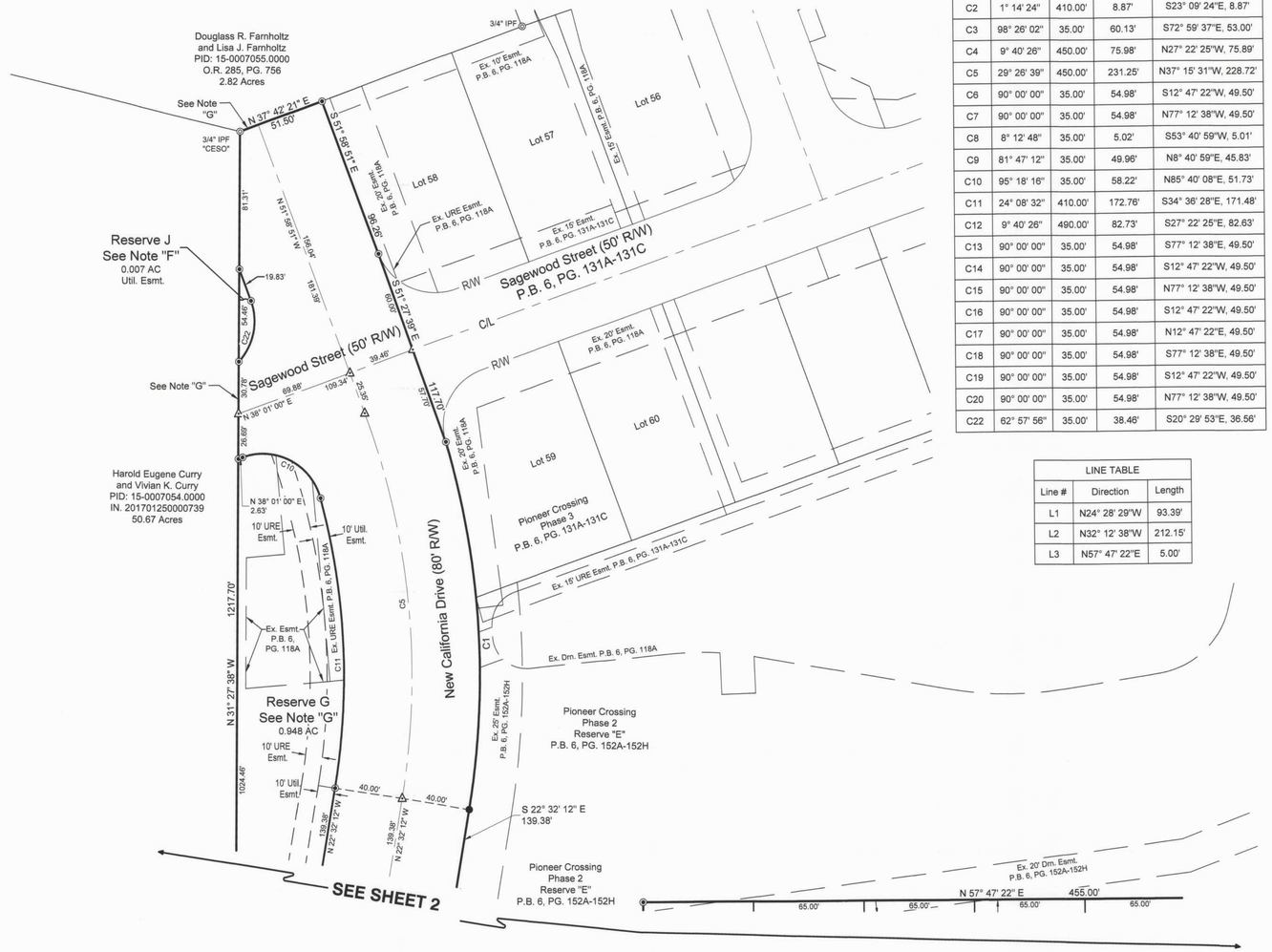
UTIL. ESMT. = UTILITY EASEMENT

URE. ESMT. = UNION RURAL ELECTRIC EASEMENT

CESO LEGEND

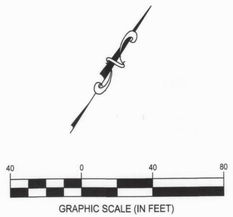
S/B = SETBACK

W:\PROJECTS\KIMLEY HORN\758264-01 Pioneer Crossing\04-SURVEY\Dwg\758264-SURV-PLAT PHASE 5.dwg - 5/8/2024 - Alex Benson



CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	25° 39' 37"	490.00'	219.45'	S35° 22' 01"E, 217.62'
C2	1° 14' 24"	410.00'	8.87'	S23° 09' 24"E, 8.87'
C3	98° 26' 02"	35.00'	60.13'	S72° 59' 37"E, 53.00'
C4	9° 40' 26"	450.00'	75.98'	N27° 22' 25"W, 75.89'
C5	29° 26' 39"	450.00'	231.25'	N37° 15' 31"W, 228.72'
C6	90° 00' 00"	35.00'	54.98'	S12° 47' 22"W, 49.50'
C7	90° 00' 00"	35.00'	54.98'	N77° 12' 38"W, 49.50'
C8	8° 12' 48"	35.00'	5.02'	S53° 40' 59"W, 5.01'
C9	81° 47' 12"	35.00'	49.96'	N8° 40' 59"E, 45.83'
C10	95° 18' 16"	35.00'	58.22'	N85° 40' 08"E, 51.73'
C11	24° 08' 32"	410.00'	172.76'	S34° 36' 28"E, 171.48'
C12	9° 40' 26"	490.00'	82.73'	S27° 22' 25"E, 82.63'
C13	90° 00' 00"	35.00'	54.98'	S77° 12' 38"E, 49.50'
C14	90° 00' 00"	35.00'	54.98'	S12° 47' 22"W, 49.50'
C15	90° 00' 00"	35.00'	54.98'	N77° 12' 38"W, 49.50'
C16	90° 00' 00"	35.00'	54.98'	S12° 47' 22"W, 49.50'
C17	90° 00' 00"	35.00'	54.98'	N12° 47' 22"E, 49.50'
C18	90° 00' 00"	35.00'	54.98'	S77° 12' 38"E, 49.50'
C19	90° 00' 00"	35.00'	54.98'	S12° 47' 22"W, 49.50'
C20	90° 00' 00"	35.00'	54.98'	N77° 12' 38"W, 49.50'
C22	62° 57' 56"	35.00'	38.46'	S20° 29' 53"E, 36.56'

LINE TABLE		
Line #	Direction	Length
L1	N24° 28' 29"W	93.39'
L2	N32° 12' 38"W	212.15'
L3	N57° 47' 22"E	5.00'



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

SINGLE FAMILY (LOTS 157-187)

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

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

NOTE "B": ACREAGE BREAKDOWN

TOTAL ACREAGE:	12.841
ACREAGE IN LOTS 157-187 INCLUSIVE:	6.201
TOTAL ACREAGE IN RIGHT-OF-WAYS:	4.596
ACREAGE IN RESERVE "G"	0.948
ACREAGE IN RESERVE "H"	1.009
ACREAGE IN RESERVE "I"	0.080
ACREAGE IN RESERVE "J"	0.007

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS PIONEER CROSSING PHASE 5, 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 39159C0388D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "D": 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.

NOTE "E": THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN PIONEER CROSSING PHASE 5, ROAD RIGHT OF WAYS.

NOTE "F": RESERVE "G", RESERVE "H", RESERVE "I", AND RESERVE "J" ARE TO BE OWNED AND MAINTAINED BY THE PIONEER CROSSING HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE AND STORM WATER MANAGEMENT FACILITIES.

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

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 PIONEER CROSSING PHASE 5.

CESO IRON PIN LEGEND

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

EASEMENT LEGEND

DRN. ESMT. = DRAINAGE EASEMENT

UTIL. ESMT. = UTILITY EASEMENT

URE. ESMT. = UNION RURAL ELECTRIC EASEMENT

CESO LEGEND

S/B = SETBACK

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PIONEER CROSSING PHASE 5
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, V.M.S. 1440

Revisions / Submissions

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Project Number:	758264
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Drawn By:	APC
Checked By:	ALB
Date:	5/8/2024
Issue:	N/A

Drawing Title:
PLAT

3

W:\PROJECTS\KIMLEY HORN\758264-01 Pioneer Crossing\04-SURVEY\Dwg\758264-SURV-PLAT PHASE 5.dwg - 5/8/2024 - Alex Benson