

**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

December 5, 2019

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Glacier Park Neighborhood (GPN-12), Section 12, Phase 1
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on November 26, 2019. The construction drawings have been approved by our office. Construction work has commenced on site but has not been completed. As such, we will require a performance bond/surety for the outstanding improvements. To date, we have not received said surety. In addition, we have the following comments on the plat:

1. A clear point of beginning should be established for the metes and bounds on the easements that extend outside of the boundaries of the plat, in order to properly site them in the future.
2. Due to the offsite easements, please add a note clarifying the dedication of said easements. An example could be the following:
"Easement shown hereon outside of the platted area are within that tract of land owned by (owner, deed reference) and are hereby reserved for the uses and purposes herein."
3. The 60' drainage easement south and adjacent to lot 1581 does not encompass the entire stream corridor. In addition, the stream as delineated on the plat does not appear to match the construction drawings. Please clarify. The width of the easement should, at a minimum, extend to 25' beyond the top of bank of the stream.
4. The 20' drainage and utility easement to the south of lots 1581-1585 was not shown on the engineering drawings. Consider expanding this easement into the 60' drainage easement at the rear of lots 1583 and 1584 in order to eliminate the small area in the rear of these lots where no easement exists.
5. Please find markups attached resulting from technical review and boundary closure.

Because the performance bond has not yet been received, and due to the above additional comments, we recommend denial of the plat. Should we obtain the performance bond and approval by the Commissioners, in addition to resolution of the above comments prior to next Thursday's Zoning and Subdivision Committee meeting and Executive Committee meeting, we reserve the right to change our recommendation.

Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

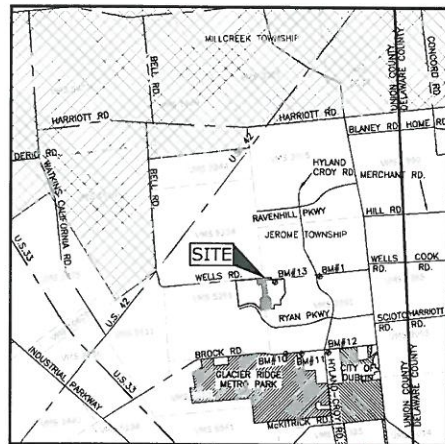
Bill Narducci

Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer

Enc: Plat Markups

Cc: Mary Kirk, Union County Engineer's Office (via email)
Matt Rotar, Union County Engineer's Office (via email)

LOCATION MAP

LOCATION MAP
SCALE: 1" = 4000'

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATIONS AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 872, UNION COUNTY RECORDER'S OFFICE, AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911, PAGE 922, UNION COUNTY RECORDER'S OFFICE AND THE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA RECORDED IN VOLUME 868 PAGE 275, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

- Residential and Commercial**
- There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
 - Grading of the storm water retention areas shall not be changed.
 - The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
 - 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.
 - The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
 - All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

- Downspout drains shall not be connected directly to roadway underdrains.

Miscellaneous Restrictions/Notes

- 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 obtaining 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 upland 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 Shortleaf Drive, Bellflower Drive, Tupelo Way, Pearl Creek Drive and Foxglove Drive. The owners of the fee simple titles to all of the lots in Glacier Park Neighborhood Section 12 Phase 1 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 Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole Parkway, Wells Road, Ryan Parkway, Brock Road.
- Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
- All new local road connections are subject to stepping right-of-way and intersection sight distance requirements.
- All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
- If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
- No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.
- No on-street parking within Glacier Park Neighborhood Section 12 Phase 1.
- Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
- Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements

We the undersigned owners of the within platted land, do hereby grant unto the Jerome Village Community Authority, City of Marysville, Union Rural Electric, Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Shortleaf Drive, Bellflower Drive, Tupelo Way, Pearl Creek Drive and Foxglove Drive and also upon land 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, 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. 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

We the undersigned owners of the platted land, do hereby grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Drainage Easement," "Utility Easement" and "Drainage and Utility Easement" to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. 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 drainage facilities.

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

BEING PART OF VMS 5261, JEROME TOWNSHIP

UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

Situated in Survey 5261 of the Virginia Military Survey, Jerome Township, Union County, State of Ohio and being 18.675 acres of land in total, being part of that 118.853 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Instrument 201904050002313, Recorder's Office, Union County, Ohio.

SHEET INDEX

Sheet 1 - Title/Signature Sheet
Sheet 2 - GPN 12-1 Index/Overview
Sheet 3 - GPN 12-1 Detail Sheet

BASIS OF BEARINGS

The bearings shown hereon are based on the Ohio State Plane System (North Zone) as established by GPS observations.

GPN 12-1 Area Summary

Right-of-Way (Township)	3.406	AC
Right-of-Way (County)	0.567	AC
Lots	9.134	AC
Openspace	5.568	AC
Total	18.675	AC

GPN 12-1 Lot Summary

70' Frontage	35
80' Frontage	17

GPN 12-1 Density

Gross (Lots/Total Area)	1.874	du/ac
Net (Lots/Lot Area)	3.832	du/ac

Minimum Lot Size

70' Frontage	8,750	SF
80' Frontage	10,000	SF

Setbacks	70' Frontage	80' Frontage
Front Yard	20' FT	20' FT
Rear Yard	30' FT	30' FT
Side Yard	5' FT	6' FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acres of Parcel within GPN 12-1
17-0011012.0000	126-00-00-040.000	18.675

Jerome Village Blanket Notes

- Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.
- Note B: Be advised, a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
- Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.
- Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance program.
- Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.
- Note F: Removed (not applicable to GPN 12-1)
- Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
- Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8" and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
- Note I: Removed (not applicable to GPN 12-1)
- Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Jerome Village Variances

- Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09.

SURVEYOR CERTIFICATION:

American Land Surveyors do hereby certify the following:

- The accompanying plat represents a subdivision of land in VMS 2365, Jerome Township, Union County, Ohio and Concord Township, Delaware County, Ohio.
- The tract has an area of 3.973 acres in streets, 9.134 acres in lots, and 5.568 acres in Reserves making a total of 18.675 acres.
- This plat was prepared based on a field survey performed in November, 2018 by by American Land Surveyors, LLC.
- All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
- This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008
- Monumentation set at the locations shown hereon consist of a 5/8" inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon Adcock, S-8461".
- The accompanying plat is a correct representation of Glacier Park Neighborhood Section 12-1 as surveyed.

Signed and sealed this _____ day of _____, 2019.

Jon (Brett) Adcock, Registered Professional Surveyor No. 8461

DEVELOPER:

Jerome Village Company, LLC.
375 N. Front Street, Suite 200
Columbus, Ohio 43215
Attention: Gary Nuss

SURVEYOR:

American Land Surveyors
1346 Hemlock Court N.E.
Lancaster, Ohio 43130
Attention: Jon (Brett) Adcock, P.S.

Know all men by these presents that Jerome Village Company, LLC, owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this _____ day of _____, 20____.

Jerome Village Company, LLC:
By: Nationwide Realty Investors, Ltd., its manager

By: _____
James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION

Before me, a Notary Public in and for said County, personally appeared James Rost, Vice President and Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this _____ day of _____, 20____: _____
Chairman, Jerome Township Trustees

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

Recorded this _____ day of _____, 20____ at _____ am/pm in

Plat Book _____, Page _____
Union County Recorder

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 • Lancaster
(614) 837-0800 • Columbus
(740) 455-2200 • Zanesville
(740) 670-0800 • Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

ALS AMERICAN
LAND
SURVEYORS

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on
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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-001	
DATE:	NOVEMBER 18, 2019	
SCALE:	N/A	

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

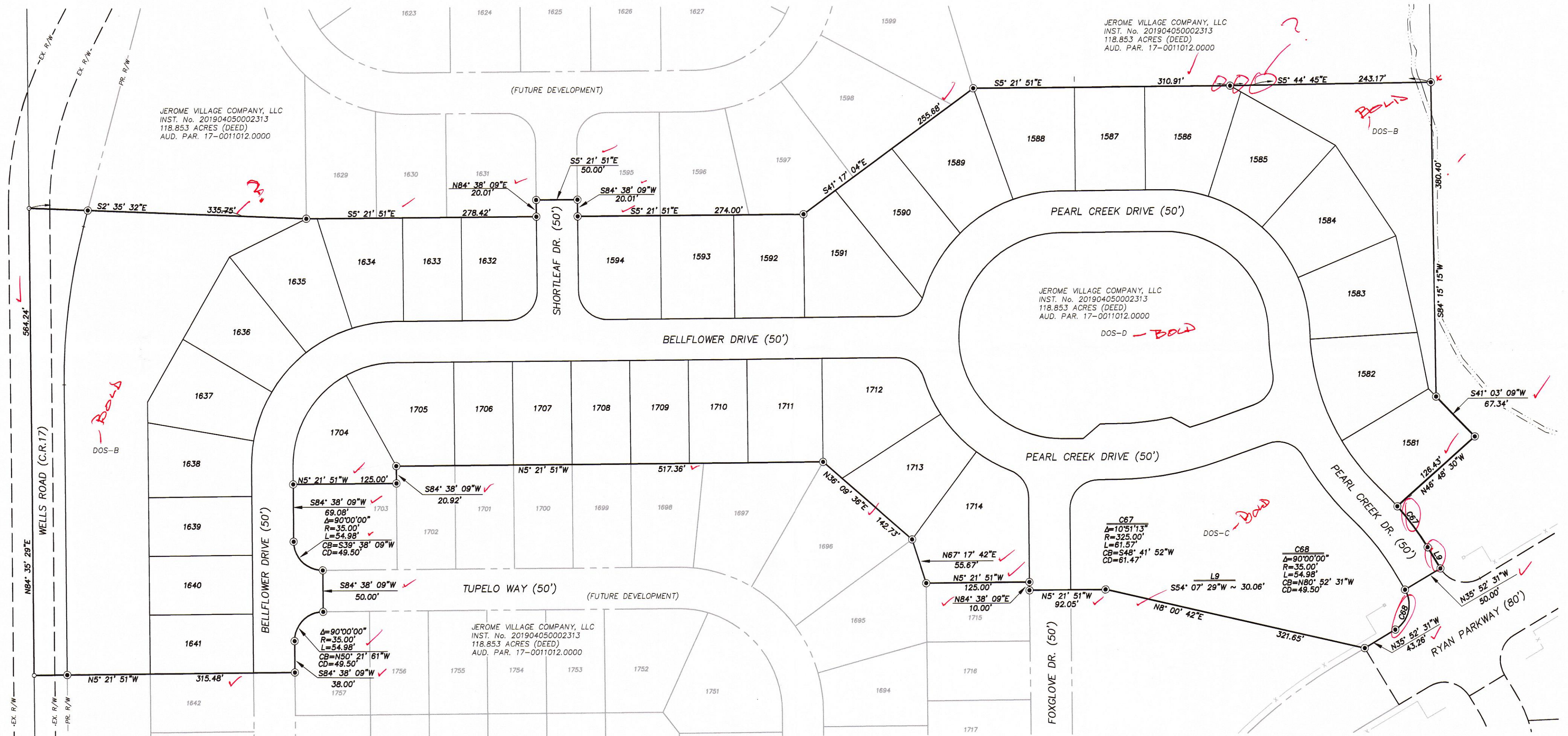
VIRGINIA MILITARY SURVEY No. 5261
JEROME TOWNSHIP, UNION COUNTY, OHIO



GRAPHIC SCALE
60 30 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND:

- IRON PIN SET - 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."
- DOS DEDICATED OPENSACE AS DEFINED IN JEROME VILLAGE GPN 12 ZONING



1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS

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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-001	
DATE:	NOVEMBER 18, 2019	
SCALE:	1"=60'	

2/4

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

VIRGINIA MILITARY SURVEY No. 5261
JEROME TOWNSHIP, UNION COUNTY, OHIO

Right-of-Way Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C12	175.00'	90° 00' 00"	274.89'	N50° 21' 51"W	247.49'
C13	125.00'	90° 00' 00"	196.35'	N50° 21' 51"W	176.78'
C14	35.00'	90° 00' 00"	54.98'	S50° 21' 51"E	49.50'
C15	35.00'	90° 00' 00"	54.98'	S39° 38' 09"W	49.50'
C16	35.00'	73° 23' 54"	44.84'	S42° 03' 48"E	41.83'
C17	175.00'	73° 23' 54"	224.18'	N42° 03' 48"W	209.16'
C18	175.00'	89° 05' 17"	272.10'	N39° 10' 48"E	245.51'
C19	275.00'	45° 18' 11"	217.44'	S61° 04' 20"W	211.82'
C20	325.00'	15° 42' 14"	89.08'	N46° 16' 22"E	88.80'
C21	275.00'	15° 42' 14"	75.37'	N46° 16' 22"E	75.14'
C22	325.00'	17° 22' 01"	98.51'	S47° 06' 15"W	98.13'
C23	35.00'	80° 24' 21"	49.12'	N15° 35' 05"E	45.18'
C24	375.00'	19° 15' 15"	126.02'	S14° 59' 28"E	125.43'
C25	35.00'	90° 00' 00"	54.98'	N50° 21' 51"W	49.50'
C26	35.00'	68° 17' 21"	41.72'	N50° 29' 29"E	39.29'
C27	175.00'	51° 41' 15"	157.87'	S42° 11' 26"W	152.57'
C28	35.00'	73° 23' 54"	44.84'	N31° 20' 07"E	41.83'
C29	125.00'	180° 00' 01"	392.70'	S84° 38' 09"W	250.00'
C30	125.00'	89° 05' 17"	194.36'	N39° 10' 48"E	175.36'
C31	325.00'	8° 44' 53"	49.62'	S79° 21' 00"W	49.57'
C32	35.00'	80° 24' 21"	49.12'	S84° 49' 16"E	45.18'
C33	325.00'	3° 32' 06"	20.05'	S22° 51' 02"E	20.05'
C34	307.50'	12° 19' 30"	66.15'	S11° 31' 36"E	66.02'

Centerline Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	150.00'	90° 00' 00"	235.62'	N50° 21' 51"W	212.13'
C2	150.00'	180° 00' 01"	471.24'	S84° 38' 09"W	300.00'
C3	150.00'	90° 00' 00"	235.62'	N50° 21' 51"W	212.13'
C4	150.00'	83° 13' 46"	217.89'	S43° 01' 16"W	199.24'
C5	150.00'	6° 46' 14"	17.73'	S1° 58' 44"E	17.72'
C6	150.00'	89° 05' 17"	233.23'	N39° 10' 48"E	210.44'
C7	300.00'	45° 18' 11"	237.21'	S61° 04' 20"W	231.08'
C8	300.00'	18° 20' 31"	96.04'	S74° 33' 10"W	95.63'
C9	300.00'	26° 57' 40"	141.17'	S51° 54' 05"W	139.87'
C10	300.00'	15° 42' 14"	82.23'	N46° 16' 22"E	81.97'
C11	350.00'	19° 15' 15"	117.62'	S14° 59' 28"E	117.06'

Centerline Line Table		
Line #	Direction	Length
L1	S54° 07' 28.82"W	30.06
L2	N5° 21' 50.86"W	65.63

Right-of-Way Line Table		
Line #	Direction	Length
L3	S54° 07' 28.82"W	30.06
L4	S5° 21' 50.86"E	23.32
L5	S23° 39' 26.22"W	25.63
L6	S5° 21' 50.86"E	20.63
L7	S45° 43' 43.00"E	27.02
L8	S5° 21' 50.86"E	24.41

LEGEND:
● IRON PIN SET - 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."

(R) RADIAL LINE

DOS DEDICATED OPENSOURCE AS DEFINED IN JEROME VILLAGE GPN 12 ZONING

D DRAINAGE

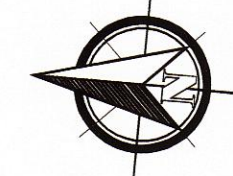
U UTILITY

D & U DRAINAGE & UTILITY

1346 Hemlock Court N.E.
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Contact: Brett Adcock
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(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
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ALS AMERICAN LAND SURVEYORS

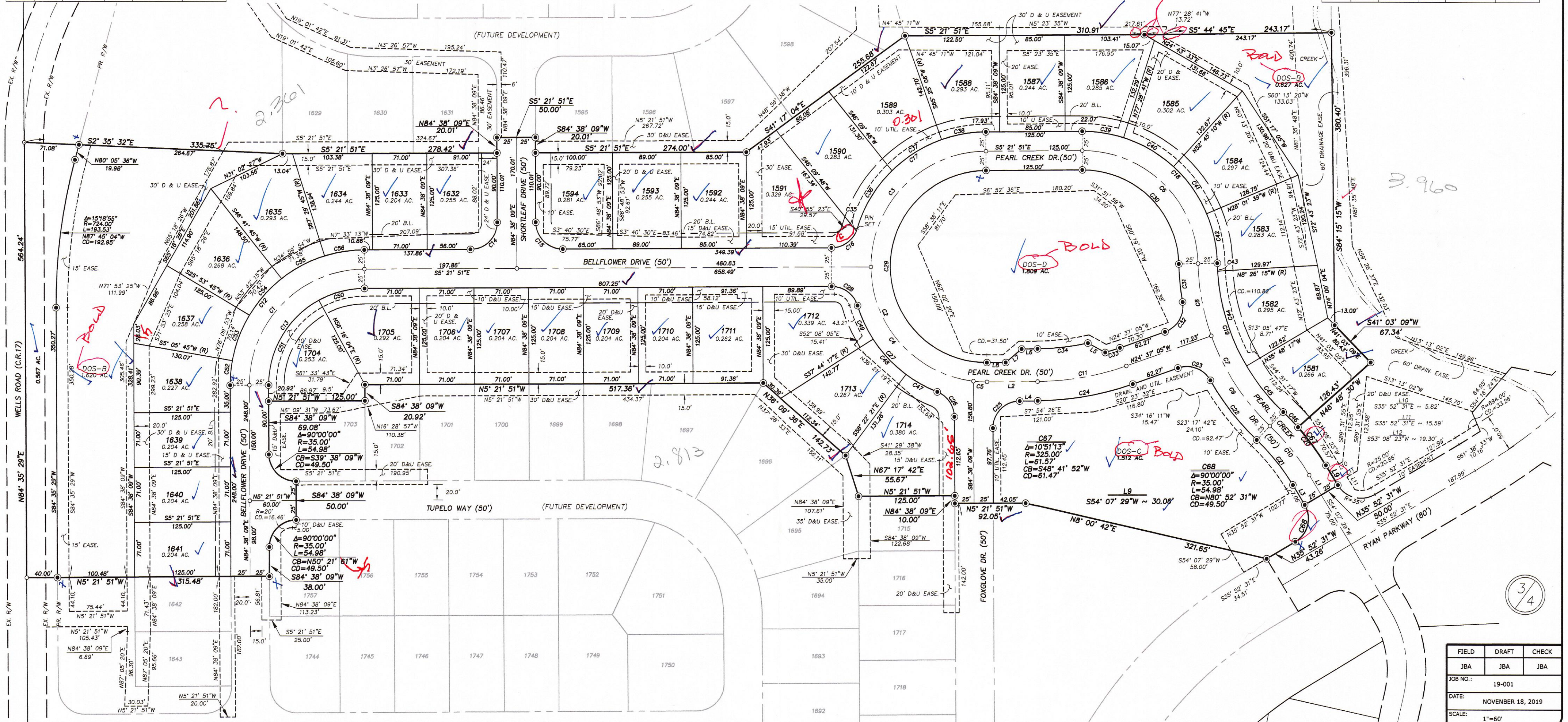
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GRAPHIC SCALE

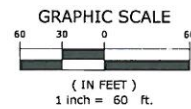
1 inch = 60 ft.

Lot Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C35	35.00'	5° 00' 52"	3.06'	N76° 15' 19"W	3.06'
C36	175.00'	29° 05' 46"	88.87'	N64° 12' 52"W	87.92'
C37	175.00'	25° 05' 07"	76.62'	N37° 07' 26"W	76.01'
C38	175.00'	19° 13' 01"	58.70'	N14° 58' 21"W	58.42'
C39	175.00'	17° 53' 10"	54.63'	N3° 34' 44"E	54.41'
C40	175.00'	24° 43' 31"	75.52'	N24° 53' 05"E	74.93'
C41	175.00'	24° 43' 31"	75.52'	N49° 36' 36"E	74.93'
C42	175.00'	21° 45' 05"	66.44'	N72° 50' 54"E	66.04'
C43	275.00'	2° 09' 41"	10.37'	N82° 38' 36"E	10.37'
C44	275.00'	27° 10' 25"	130.42'	N67° 58' 33"E	129.20'
C45	275.00'	15° 58' 06"	76.64'	N46° 24' 18"E	76.39'
C46	325.00'	4° 51' 01"	27.51'	N40° 50' 45"E	27.50'
C47	175.00'	15° 16' 30"	46.67'	S23° 59' 14"W	46.53'
C48	175.00'	20° 38' 05"	63.02'	S41° 56' 41"W	62.68'
C49	175.00'	15° 46' 20"	48.17'	S60° 08' 54"W	48.02'
C50	125.00'	28° 22' 05"	61.89'	S19° 32' 53"E	61.26'
C51	125.00'	61° 37' 55"	134.46'	S64° 32' 53"E	128.07'
C52	175.00'	10° 27' 36"	31.95'	N89° 51' 57"E	31.90'
C53	175.00'	20° 48' 00"	63.53'	N74° 30' 15"W	63.18'
C54	175.00'	20° 48' 00"	63.53'	N53° 42' 15"W	63.18'
C55	175.00'	20° 48' 00"	63.53'	N32° 54' 15"W	63.18'
C56	175.00'	17° 08' 24"	52.35'	N13° 56' 03"W	52.16'



GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

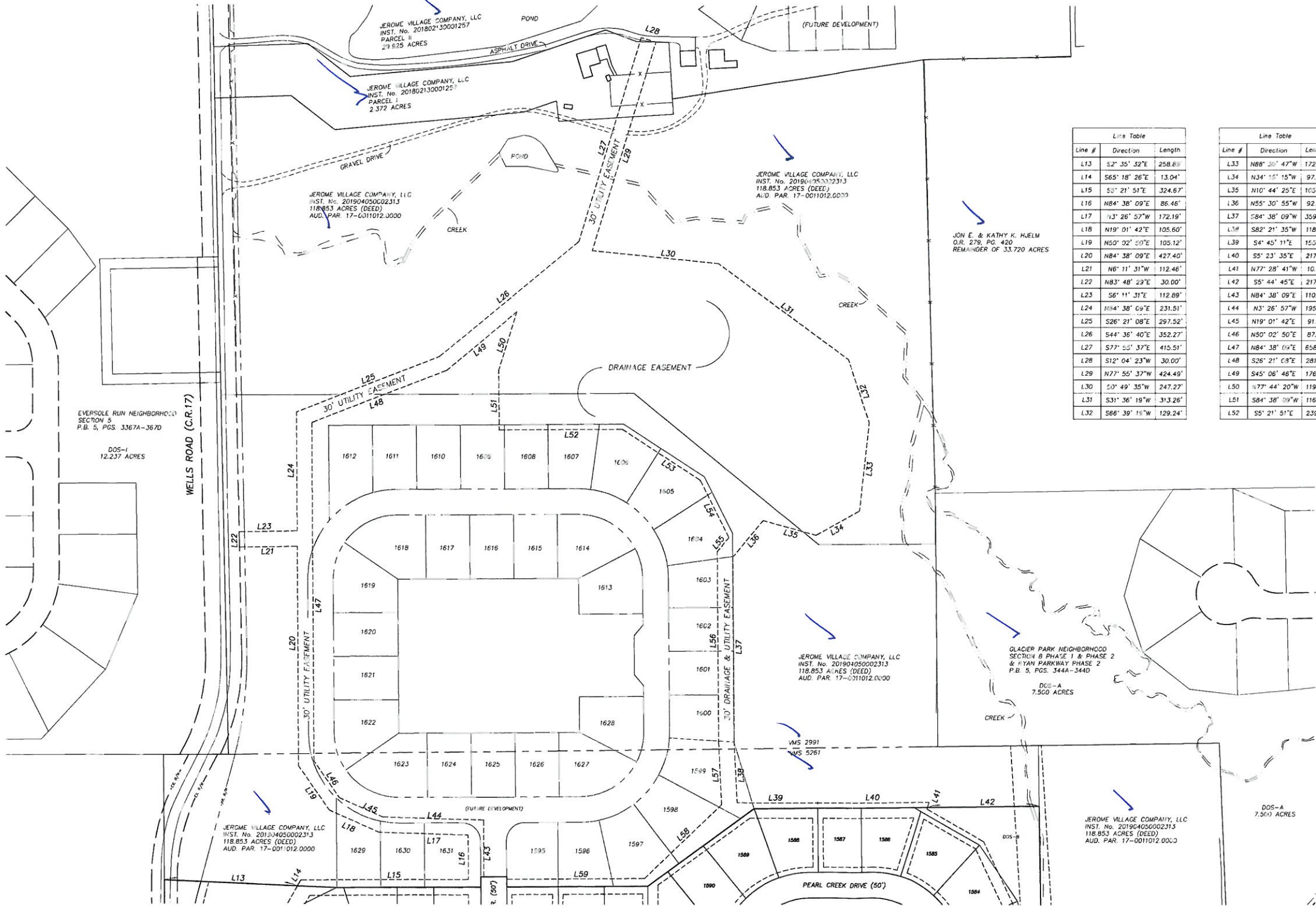
VIRGINIA MILITARY SURVEY No. 2991 *Page 1*
JEROME TOWNSHIP, UNION COUNTY, OHIO



Line Table		
Line #	Direction	Length
L13	S2° 35' 32"E	258.61'
L14	S65° 18' 26"E	13.04'
L15	S0° 21' 51"E	324.67'
L16	N84° 38' 09"E	86.46'
L17	N3° 26' 57"W	172.19'
L18	N19° 01' 42"E	105.60'
L19	N50° 02' 50"E	105.12'
L20	N84° 38' 09"E	427.40'
L21	N6° 11' 31"W	112.46'
L22	N83° 48' 29"E	30.00'
L23	S6° 11' 31"E	112.89'
L24	N84° 38' 09"E	231.51'
L25	S26° 21' 08"E	297.52'
L26	S44° 36' 40"E	352.27'
L27	S77° 55' 37"E	415.51'
L28	S12° 04' 23"W	30.00'
L29	N77° 55' 37"W	424.49'
L30	S0° 49' 35"W	247.27'
L31	S31° 36' 19"W	313.26'
L32	S66° 39' 16"W	129.24'

Line Table		
Line #	Direction	Length
L33	N88° 30' 47"W	172.83'
L34	N34° 15' 15"W	97.67'
L35	N10° 44' 25"E	105.87'
L36	N55° 30' 55"W	92.87'
L37	S84° 38' 09"W	359.77'
L38	S82° 21' 35"W	118.13'
L39	S4° 45' 11"E	155.68'
L40	S5° 23' 35"E	217.61'
L41	N77° 28' 41"W	10.44'
L42	S5° 44' 45"E	217.12'
L43	N84° 38' 09"E	110.47'
L44	N3° 26' 57"W	195.24'
L45	N19° 01' 42"E	91.31'
L46	N50° 02' 50"E	87.46'
L47	N84° 38' 09"E	658.95'
L48	S26° 21' 08"E	281.72'
L49	S45° 06' 46"E	176.89'
L50	N77° 44' 20"W	119.05'
L51	S84° 38' 09"W	116.27'
L52	S5° 21' 51"E	239.51'

Line Table		
Line #	Direction	Length
L53	S28° 11' 19"W	181.10'
L54	S58° 36' 38"W	124.65'
L55	N55° 30' 55"W	35.89'
L56	S84° 38' 09"W	371.24'
L57	S82° 21' 35"W	121.13'
L58	N48° 56' 38"W	207.54'
L59	N5° 21' 51"W	267.72'



LEGEND:
● IRON PIN SET - 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JOH ADCOCK S-8451."
(R) RADIAL LINE
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DATE:	NOVEMBER 18, 2019	
SCALE:	1"=100'	