

DRAWING NUMBER
8100 Corporate Centers Phase 1

DRAWING NUMBER
Pg 4 Pg 307-308

DRAWING NUMBER
Jerome Twp

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8100 Corporate Centers Phase 1

JEROME TOWNSHIP, UNION COUNTY, OHIO

8100 CORPORATE CENTERS PHASE 1

1998

VIRGINIA MILITARY SURVEYS 6595, 7073, 7181

BETHEL TEMPLE
98 OCT 2 PM 2:32
Plat BK 4 Pg 307
221967

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT STEPHEN AND DENISE PAGURA AND MICHAEL MORLEY DEVELOPMENT INC., PROPRIETORS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE THE STREET AND EASEMENTS TO THE PUBLIC USE FOREVER (INCLUDING ALL EASEMENTS SHOWN WHICH ARE OUTSIDE THE LIMITS OF THE SUBDIVISION).

WITNESS:
Stephane Pagura *Stephen Pagura*
Denise Pagura *Denise Pagura*

JODY L. CAUDILL
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES DEC. 8, 2002

STATE OF OHIO
 COUNTY OF Franklin

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Stephen and Denise Pagura WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED THIS 24th DAY OF July, 1998

BY Stephane Pagura
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12-8-02

WITNESS:
Susan L. Ragan *Michael Morley*
Dana Y. Drensek *Michael Morley Development Inc.*

STATE OF OHIO
 COUNTY OF Mahoning

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME Michael Morley WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED THIS 28th DAY OF July, 1998

BY Dana Y. Drensek
 NOTARY PUBLIC
 MY COMMISSION EXPIRES My Commission Expires Feb. 3, 2000

Reviewed this 24th day of Sept, 1998 *Douglas A. Wenzley* Chairman,
JEROME Township Trustees

Approved this 17th day of Sept., 1998 *[Signature]* County Engineer

Approved this 29th day of Sept., 1998 *Anne J. Dancy* County Health Dept.

Approved this 13th day of August, 1998 *Carmen Scott* Logan-Union-Champaign Regional Planning Commission

Approved this 21st day of Sept., 1998 *James C. Mitchell* County Commissioners
Tom Miley
Dan L. Frash

Transferred this 2nd day of Oct, 1998 *Marjeth Snider* County Auditor
Bethel L. Temple Recorder
By Roni Oline Deputy

Filed for Record this 2nd day of Oct, 1998, at 2:32 P.m.

Recorded this 2nd day of Oct, 1998 in Plat Cabinet 4 Slide 307

REV. 07-07-98
 8219ND1-100 08-15-98



Location Map
 0 1/2 1 2 3 Miles

30,340 Acres out of Stephen & Denise Pagura O.R. 113 Pg. 266
 6,498 Acres out of Stephen & Denise Pagura O.R.V. 100 Pg. 783
 6,871 Acres out of Michael Morley Development Inc. O.R.V. 40 Pg. 82
 43,709 Acres Total

0.397 Acres out of V.M.S. 7181
 9.273 Acres out of V.M.S. 7073
 34.039 Acres out of V.M.S. 6595
 43.709 Acres Total Plat

Total Lots = 39.884 Acres
 Road R/W = 3.825 Acres
 Total Plat = 43.709 Acres

SURVEYORS CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN THE VIRGINIA MILITARY SURVEYS 6595, 7073, AND 7181, UNION COUNTY, JEROME TOWNSHIP, OHIO. THE TRACT HAS AN AREA OF 3.825 ACRES IN STREETS AND 39.884 ACRES IN LOTS MAKING A TOTAL OF 43.709 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES. MONUMENTS HAVE BEEN PLACED AS INDICATED.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF 8100 CORPORATE CENTERS SUBDIVISION, PHASE 1 AS SURVEYED IN JUNE 6, 1998.

MONUMENTS SHOWN THUS "O" WILL BE SET AT ALL LOT CORNERS AND ALL POINTS OF CURVATURE AND TANGENCY ALONG THE STREET RIGHT-OF-WAY LINE ON OR BEFORE THE PROJECT COMPLETION DATE OF JULY 1, 1999 UNLESS EXTENDED BY THE UNION COUNTY ENGINEER.

Maynard H. Thompson
 MAYNARD H. THOMPSON, P.S.
 REGISTERED SURVEYOR 7128



LOTS IN THIS SUBDIVISION ARE SUBJECT TO DEED RESTRICTIONS RECORDED ELSEWHERE. LOTS IN THIS SUBDIVISION ARE SUBJECT TO STORM WATER MANAGEMENT REGULATIONS OF THE COUNTY ENGINEER. DISCHARGE FOR THE 5 YEAR STORM SHALL BE LIMITED TO THE ALLOWABLE DISCHARGE IN THE FOLLOWING TABLE:

LOT NO.	ALLOWABLE DISCHARGE (CFS/AC.)
1	1.4 CFS/ Ac.
2	1.4 CFS/ Ac.
3	1.4 CFS/ Ac.
4	1.4 CFS/ Ac.
5	1.4 CFS/ Ac.
6	1.6 CFS/ Ac.
7	1.6 CFS/ Ac.
8	1.6 CFS/ Ac.
9	1.4 CFS/ Ac.

AS LOTS ARE DEVELOPED, POSITIVE DRAINAGE SHALL BE PROVIDED TO EXISTING DITCHES OR STORM SEWERS.

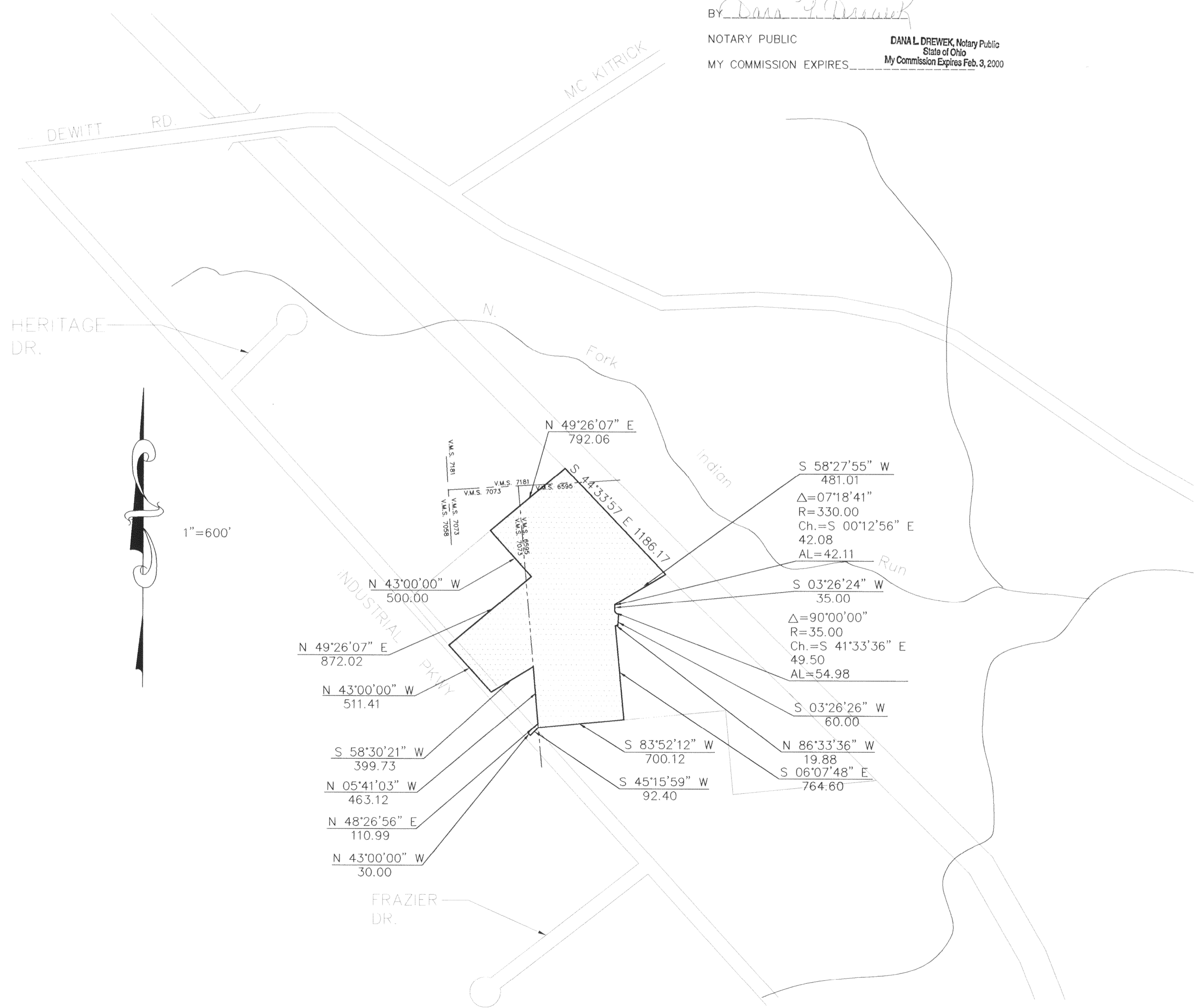
Prepared By:



9015 Antares Avenue Columbus, Ohio 43240
 Tel. 614.433.9015 Fax 614.433.9513

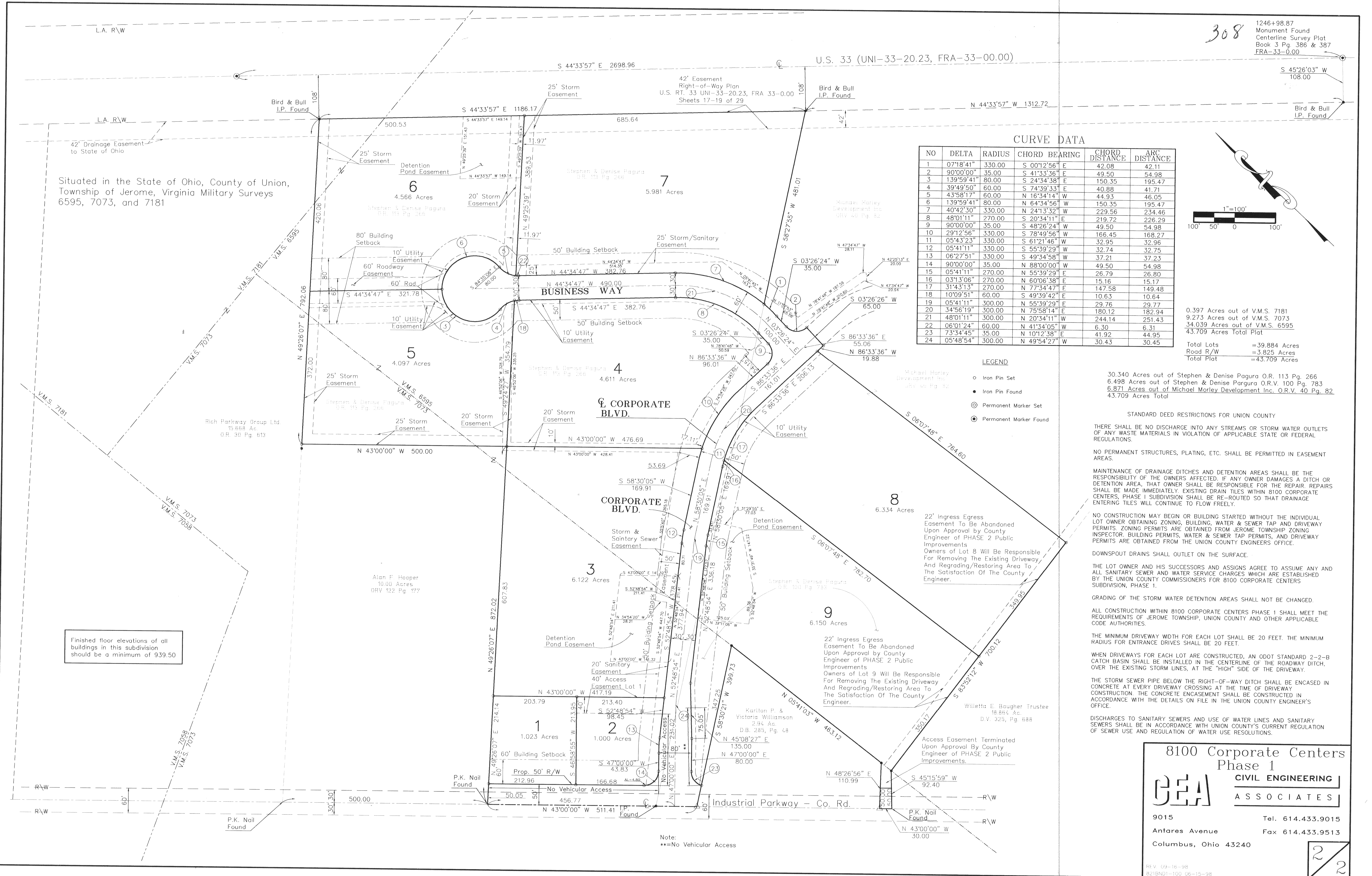
LEGEND

- Iron Pin Set
- Iron Pin Found
- ⊙ Permanent Marker Set
- ⊙ Permanent Marker Found



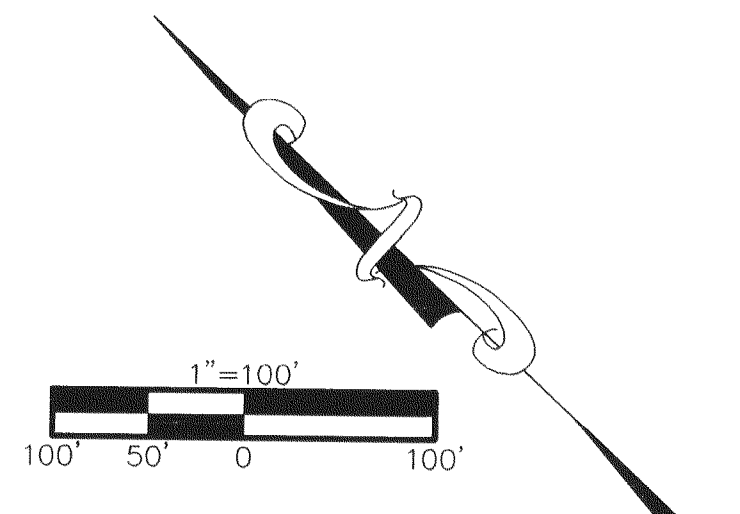
1"=600'

308
1246+98.87
Monument Found
Centerline Survey Plat
Book 3 Pg. 386 & 387
FRA-33-0.00



CURVE DATA

NO	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
1	07°18'41"	330.00	S 00°12'56" E	42.08	42.11
2	90°00'00"	35.00	S 41°33'36" E	49.50	54.98
3	139°59'41"	80.00	S 24°34'38" E	150.35	195.47
4	39°49'50"	60.00	S 74°39'33" E	40.88	41.71
5	43°58'17"	60.00	N 16°34'14" W	44.93	46.05
6	139°59'41"	80.00	N 64°34'56" W	150.35	195.47
7	40°42'30"	330.00	N 24°13'32" W	229.56	234.46
8	48°01'11"	270.00	S 20°34'11" E	219.72	226.29
9	90°00'00"	35.00	S 48°26'24" W	49.50	54.98
10	29°12'56"	330.00	S 78°49'56" W	166.45	168.27
11	05°43'23"	330.00	S 61°21'46" W	32.95	32.96
12	05°41'11"	330.00	S 55°39'29" W	32.74	32.75
13	06°27'51"	330.00	S 49°34'58" W	37.21	37.23
14	90°00'00"	35.00	N 88°00'00" W	49.50	54.98
15	05°41'11"	270.00	N 55°39'29" E	26.79	26.80
16	03°13'06"	270.00	N 60°06'38" E	15.16	15.17
17	31°43'13"	270.00	N 77°34'47" E	147.58	149.48
18	10°09'51"	60.00	S 49°39'42" E	10.63	10.64
19	05°41'11"	300.00	N 55°39'29" E	29.76	29.77
20	34°56'19"	300.00	N 75°58'14" E	180.12	182.94
21	48°01'11"	300.00	N 20°34'11" W	244.14	251.43
22	06°01'24"	60.00	N 41°34'05" W	6.30	6.31
23	73°34'45"	35.00	N 10°12'38" E	41.92	44.95
24	05°48'54"	300.00	N 49°54'27" W	30.43	30.45



- LEGEND
- Iron Pin Set
 - Iron Pin Found
 - ⊙ Permanent Marker Set
 - ⊙ Permanent Marker Found

3.397 Acres out of V.M.S. 7181
9.273 Acres out of V.M.S. 7073
34.039 Acres out of V.M.S. 6595
43.709 Acres Total Plat

Total Lots = 39,984 Acres
Road R/W = 3,825 Acres
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30.340 Acres out of V.M.S. 7181
6.498 Acres out of Stephen & Denise Pagura O.R.V. 100 Pg. 266
6.871 Acres out of Michael Morley Development Inc. O.R.V. 40 Pg. 82
43.709 Acres Total

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE STATE OR FEDERAL REGULATIONS.

NO PERMANENT STRUCTURES, PLATING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.

MAINTENANCE OF DRAINAGE DITCHES AND DETENTION AREAS SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH OR DETENTION AREA, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY. EXISTING DRAIN LINES WITHIN 8100 CORPORATE CENTERS, PHASE 1 SUBDIVISION SHALL BE RE-ROUTED SO THAT DRAINAGE ENTERING TILES WILL CONTINUE TO FLOW FREELY.

NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER & SEWER TAP AND DRIVEWAY PERMITS. ZONING PERMITS ARE OBTAINED FROM JEROME TOWNSHIP ZONING INSPECTOR; BUILDING PERMITS, WATER & SEWER TAP PERMITS, AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE.

DOWNSPOUT DRAINS SHALL OUTLET ON THE SURFACE.

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 UNION COUNTY COMMISSIONERS FOR 8100 CORPORATE CENTERS SUBDIVISION, PHASE 1.

GRADING OF THE STORM WATER DETENTION AREAS SHALL NOT BE CHANGED.

ALL CONSTRUCTION WITHIN 8100 CORPORATE CENTERS PHASE 1 SHALL MEET THE REQUIREMENTS OF JEROME TOWNSHIP, UNION COUNTY AND OTHER APPLICABLE CODE AUTHORITIES.

THE MINIMUM DRIVEWAY WIDTH FOR EACH LOT SHALL BE 20 FEET. THE MINIMUM RADIUS FOR ENTRANCE DRIVES SHALL BE 20 FEET.

WHEN DRIVEWAYS FOR EACH LOT ARE CONSTRUCTED, AN ODOT STANDARD 2-2-B CATCH BASIN SHALL BE INSTALLED IN THE CENTERLINE OF THE ROADWAY DITCH, OVER THE EXISTING STORM LINES, AT THE "HIGH" SIDE OF THE DRIVEWAY.

THE STORM SEWER PIPE BELOW THE RIGHT-OF-WAY DITCH SHALL BE ENCASED IN CONCRETE AT EVERY DRIVEWAY CROSSING AT THE TIME OF DRIVEWAY CONSTRUCTION. THE CONCRETE ENCASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON FILE IN THE UNION COUNTY ENGINEER'S OFFICE.

DISCHARGES TO SANITARY SEWERS AND USE OF WATER LINES AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH UNION COUNTY'S CURRENT REGULATION OF SEWER USE AND REGULATION OF WATER USE RESOLUTIONS.

8100 Corporate Centers
Phase 1

CEA
CIVIL ENGINEERING
ASSOCIATES

9015 Antares Avenue
Columbus, Ohio 43240

Tel. 614.433.9015
Fax 614.433.9513

REV 09-16-98
8218ND1-100 06-15-98

Situated in the State of Ohio, County of Union,
Township of Jerome, Virginia Military Surveys
6595, 7073, and 7181

Finished floor elevations of all
buildings in this subdivision
should be a minimum of 939.50

Note:
**=No Vehicular Access