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JEROME TOWNSHIP, UNION COUNTY, OHIO

8100 CORPORATE CENTERS PHASE 2

1999

VIRGINIA MILITARY SURVEYS 6595

BETHEL L TEMPLE
 RECORDER UNION CO. OHIO
 99 APR 22 AM 8:31
 \$64.00

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT JOHN M. & MELISSA P. FENCHAK 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:
Craig Rabun _____
Tim D Jewell _____
Craig Rabun _____
Tim D Jewell _____

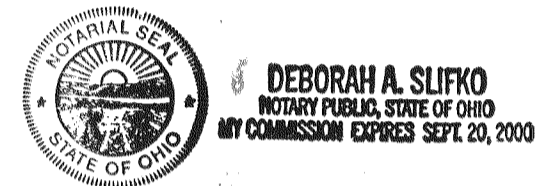
J.M. Fenchak
 JOHN M. FENCHAK

Melissa P Fenchak
 MELISSA P. FENCHAK

STATE OF OHIO
 COUNTY OF Delaware

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME John M. Fenchak & Melissa P. Fenchak WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE A VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED THIS 2nd DAY OF April 1999

BY Dana A Slifko
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Sept. 20, 2000



WITNESS:
Dana A. Drewick _____
Angela M. Ramundo _____

Michael Morley
 MICHAEL MORLEY
 MICHAEL MORLEY DEVELOPMENT INC.

STATE OF OHIO
 COUNTY OF Mahoning

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL MORLEY, PRESIDENT OF MICHAEL MORLEY DEVELOPMENT INC., AN OHIO CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS 1st DAY OF April 1999.

Dana A. Drewick
 NOTARY PUBLIC, STATE OF OHIO
 DANA A. DREWICK, Notary Public
 State of Ohio
 My Commission Expires Feb. 3, 2000

MY COMMISSION EXPIRES Feb. 3, 2000

Reviewed this 19th day of April 1999
Jerome Township, Chairman,
Edgar L. Kaufman Township Trustees

Approved this 19th day of April 1999
[Signature]
 Union County Engineer

Approved this 15th day of April 1999
Anne J. Dancy
 Union County Health Dept.

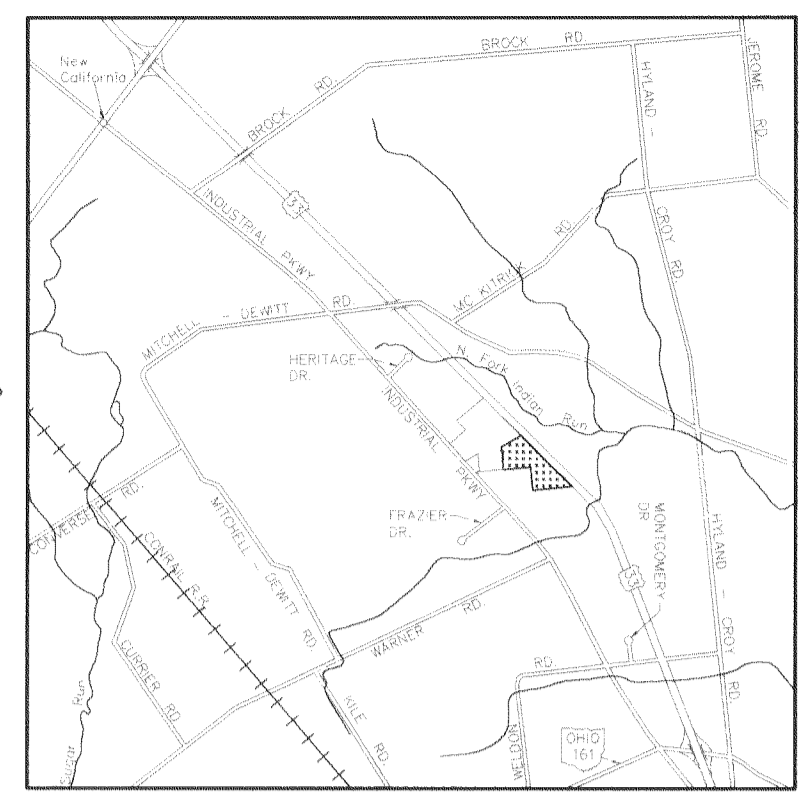
Approved this 8th day of April 1999
P.R. McCullough
 Logan-Union-Champaign
 Regional Planning Commission

Approved this 19th day of April 1999
James C. Mitchell
Tom Melons
Dan H. Franer
 Union County Commissioners

Transferred this 22 day of April 1999
Mary H. Smith
 Union County Auditor

Filed for Record this 22nd day of April 1999, at 8:31 A.M.
 Recorded this 22nd day of April 1999 in Plot Cabinet 4 Page 321-322
 Slide 4

Bethel L. Temple
 Union County Recorder
 321



Location Map



2.024 Acres out of John M. & Melissa Fenchak O.R.V. 74 Pg. 360
 33.263 Acres out of Michael Morley Development Inc. O.R.V. 40 Pg. 82
 35.287 Acres Total

35.287 Acres out of V.M.S. 6595
 35.287 Acres Total Plat
 Total Lots = 32,772 Acres
 Road R/W = 2,515 Acres
 Total Plat = 35,287 Acres

SURVEYORS CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN THE VIRGINIA MILITARY SURVEYS 6595, UNION COUNTY, JEROME TOWNSHIP, OHIO. THE TRACT HAS AN AREA OF 2.515 ACRES IN STREETS AND 32,772 ACRES IN LOTS MAKING A TOTAL OF 35,287 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 2 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 NOVEMBER 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.

AS LOTS ARE DEVELOPED, POSITIVE DRAINAGE SHALL BE PROVIDED TO EXISTING DITCHES OR STORM SEWERS. DISCHARGE FOR THE 5 YEAR STORM SHALL BE LIMITED TO THE ALLOWABLE DISCHARGE IN THE FOLLOWING TABLE.

LOT NO.	ALLOWABLE DISCHARGE (CFS/AC.)
10(a) & 11(a)	1.4
10(b) & 11(b)	2.7
12(a) & 13(a)	1.4
12(b)	2.7
13(b)	2.7
14	2.7

SEE SHEET 2 OF 2 FOR AREA DESIGNATIONS FOR LOTS WITH VARYING DISCHARGE RATES

Prepared By:

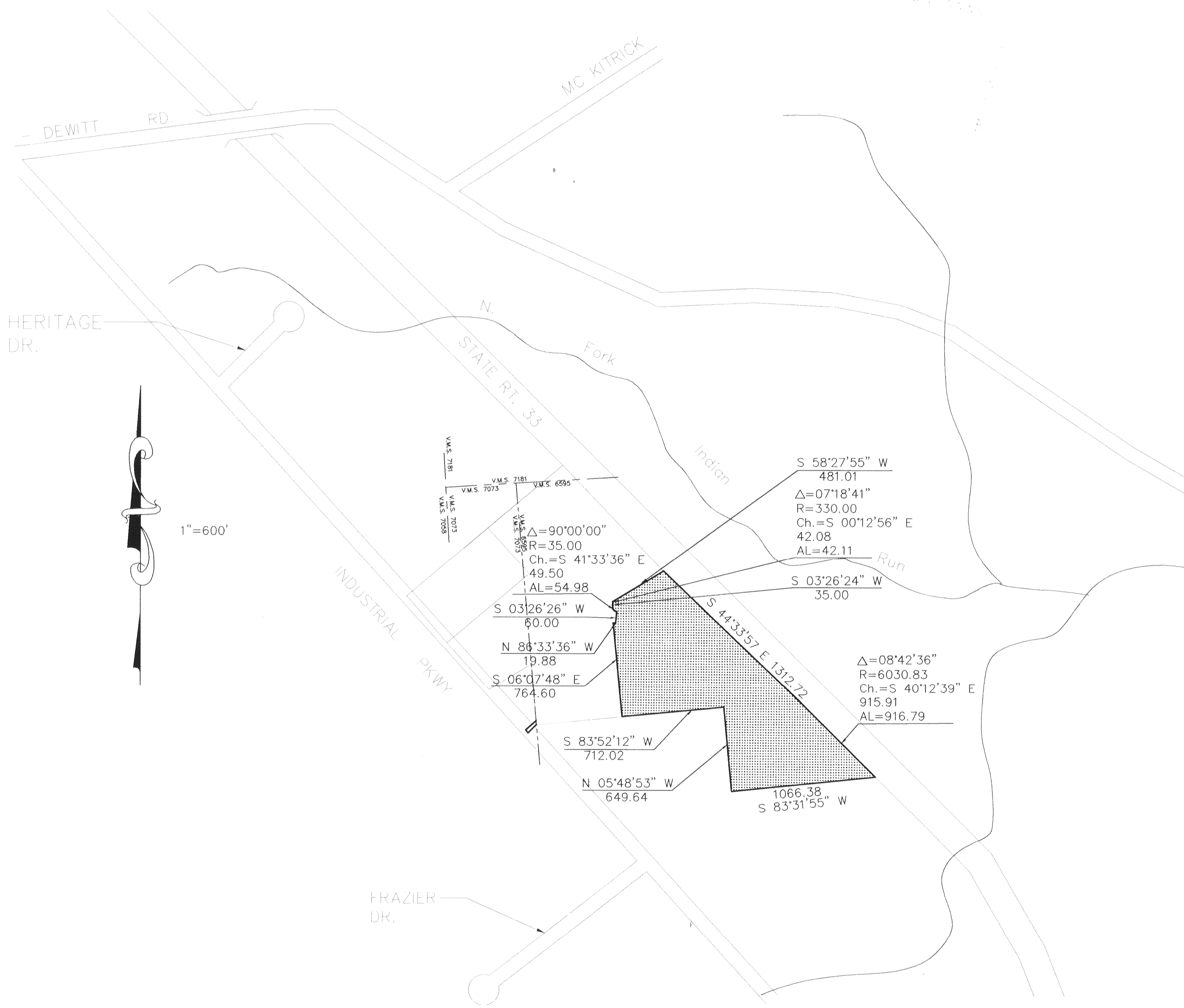


CIVIL ENGINEERING ASSOCIATES

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"=60'

DRAWING NUMBER
8100 Corporate Centers
Phase 2

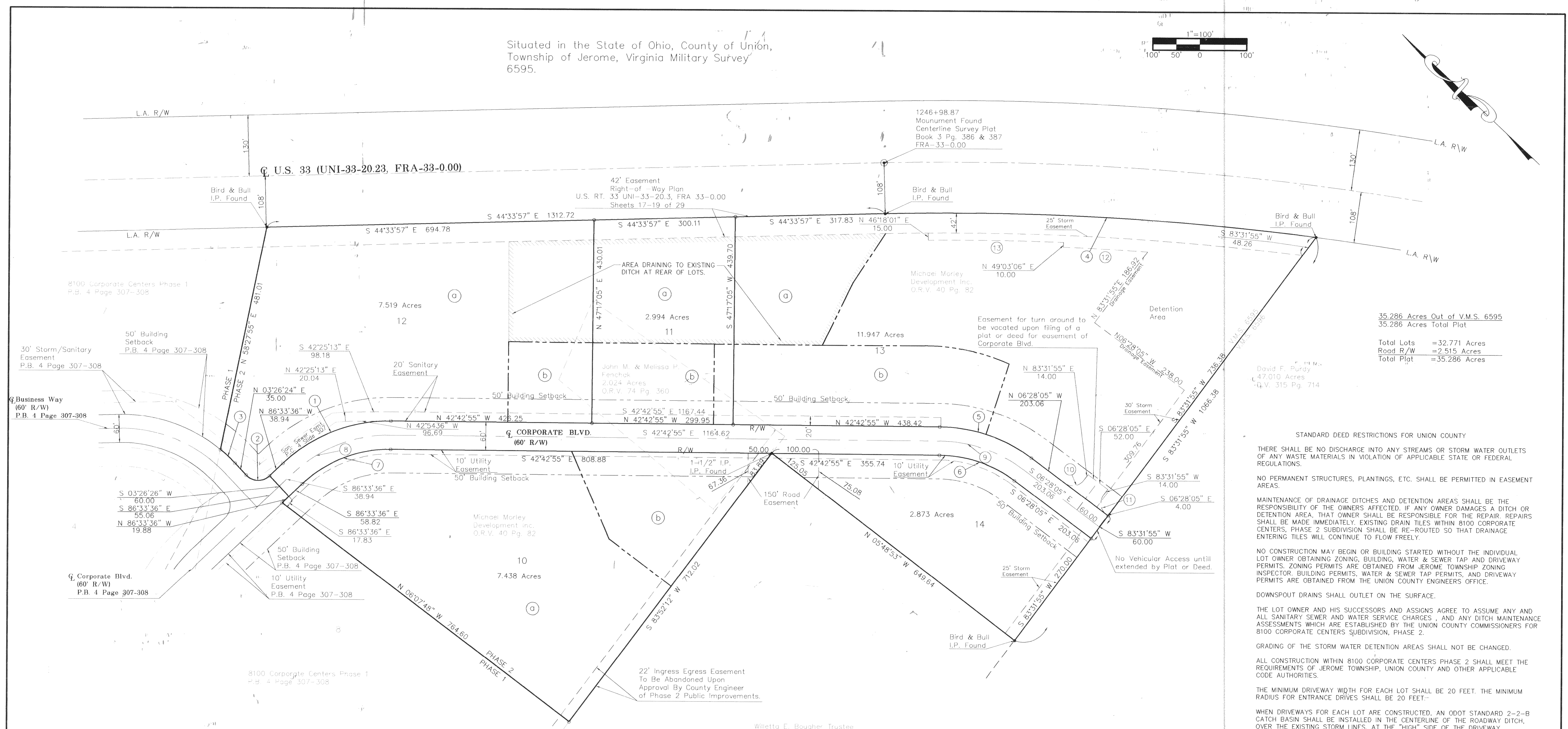
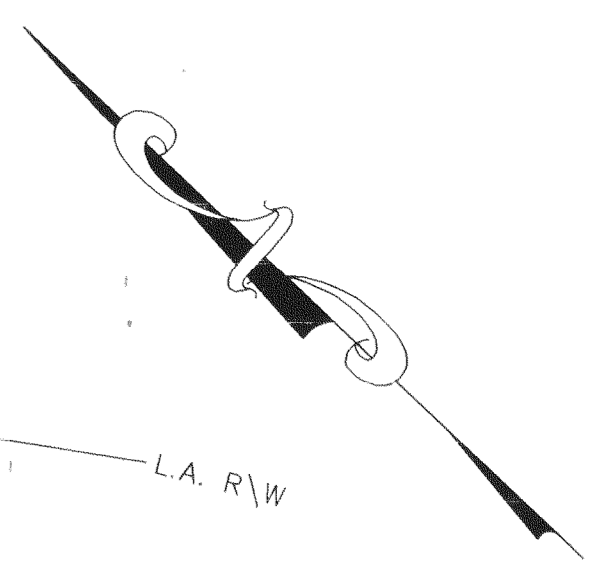
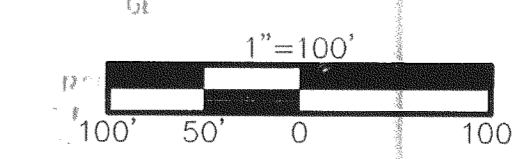
DRAWING NUMBER
Pg 4 of 321 & 322

DRAWING NUMBER
Jerome Twp.

DRAWING NUMBER
8100 Corporate Centers
Phase 2

GEA FILE NAME: S:\99\00-18\99-0130\991302\DWG LAST EDITED BY: RSP/CSJ ON: 04-02-99 08:26

Situated in the State of Ohio, County of Union,
Township of Jerome, Virginia Military Survey
6595.



35,286 Acres Out of V.M.S. 6595
35,286 Acres Total Plat
Total Lots = 32,771 Acres
Road R/W = 2,515 Acres
Total Plat = 35,286 Acres

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, PLANTINGS, 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 TILES WITHIN 8100 CORPORATE CENTERS, PHASE 2 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, AND ANY DITCH MAINTENANCE ASSESSMENTS WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR 8100 CORPORATE CENTERS SUBDIVISION, PHASE 2.

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

ALL CONSTRUCTION WITHIN 8100 CORPORATE CENTERS PHASE 2 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.

CURVE DATA

NO	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE
1	43°50'41"	330.00	N 64°38'15" W	246.41	252.53
2	90°00'00"	35.00	N 41°33'36" W	49.50	54.98
3	07°18'41"	330.00	N 00°12'56" W	42.08	42.11
4	08°42'36"	6030.83	S 40°12'39" E	915.91	916.79
5	36°14'50"	330.00	N 24°35'30" W	205.30	208.77
6	36°14'50"	270.00	S 24°35'30" E	167.98	170.81
7	43°50'41"	270.00	S 64°38'15" E	201.61	206.61
8	43°50'41"	300.00	S 64°38'15" E	224.01	229.57
9	36°14'50"	300.00	S 24°35'30" E	186.64	189.79
10	90°00'00"	30.00	S 51°28'05" E	42.43	47.12
11	90°00'00"	30.00	S 38°31'55" W	42.43	47.12
12	01°43'02"	5963.83	N 40°05'23" W	178.72	178.73
13	02°45'05"	5973.83	N 42°19'27" W	286.84	286.86

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

NOTE:

(b) - PERTAINS TO THE SUBAREA DESIGNATIONS FOR DISCHARGE LIMITATIONS INDICATED ON SHEET 1 OF 2

--- DENOTES THE DIVIDING LINE OF ALLOWABLE DISCHARGE RATES INDICATED ON SHEET 1 OF 2.

REMAINING AREA OF LOT 13 SHALL DRAIN AND FLOODWAY TO THE DETENTION AREA.

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

8100 Corporate Centers
Phase 2

CEA CIVIL ENGINEERING ASSOCIATES

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