

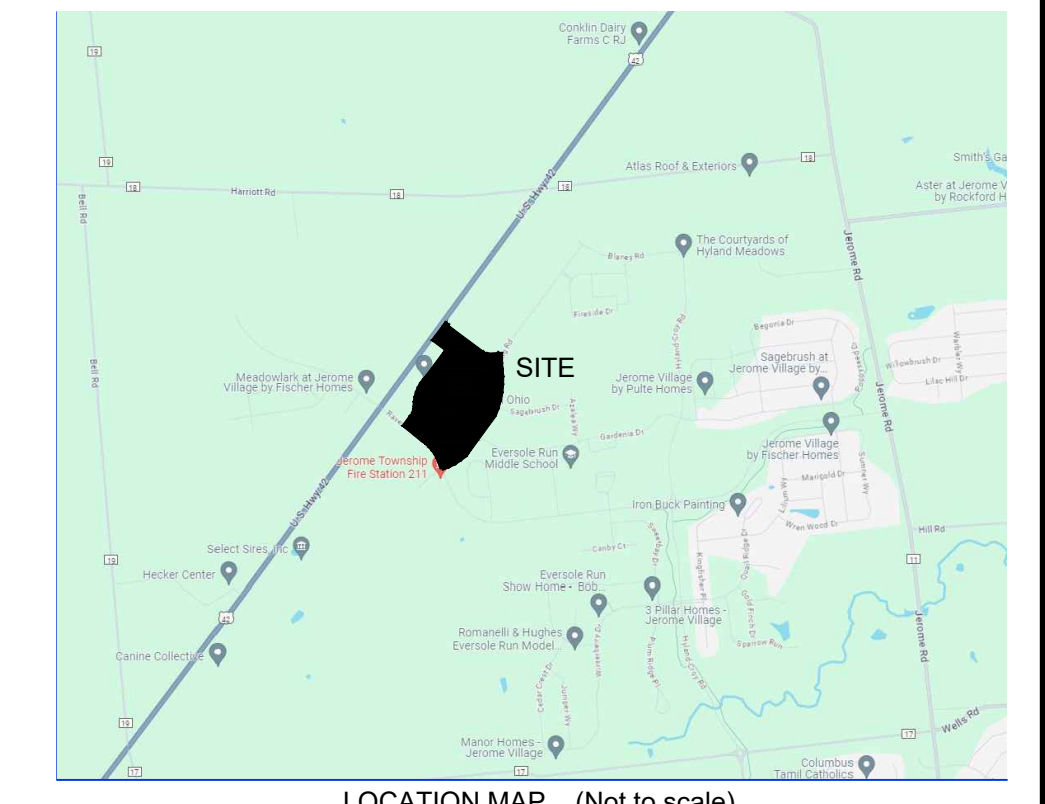


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THE JEROME VILLAGE MARKET

Situated in Virginia Military Survey No.3244, Virginia Military Survey No.3005 and Virginia Military Survey No.5234, Jerome Township, Union County, State of Ohio.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	784.00'	162.99'	162.70'	N 27°26'35" W	11°54'42"
C2	794.00'	135.58'	135.58'	N 24°07'08" W	18°46'22"
C3	794.00'	135.58'	135.58'	N 52°39'43" W	0°58'46"
C4	35.00'	54.98'	49.50'	N 81°50'40" E	90°00'26"
C5	170.00'	217.87'	203.27'	N 00°07'44" E	73°25'26"
C6	230.00'	294.77'	276.01'	N 00°07'51" E	73°25'56"
C7	35.00'	54.98'	49.50'	N 08°09'07" W	90°00'00"
C8	50.00'	78.53'	70.71'	S 81°51'04" W	89°59'37"
C9	50.01'	78.66'	70.73'	S 88°09'51" E	90°00'17"
C10	195.00'	137.55'	134.72'	S 73°21'36" E	40°24'57"
C11	35.00'	48.66'	44.83'	N 46°36'16" W	79°38'20"
C12	170.00'	217.87'	203.27'	S 02°14'04" W	9°05'04"
C13	35.00'	55.75'	50.04'	N 47°56'18" W	91°15'36"
C14	255.00'	179.87'	176.17'	N 73°21'36" W	40°24'57"
C15	35.00'	54.98'	49.50'	S 81°50'53" W	90°00'00"
C16	170.00'	217.87'	203.27'	S 00°07'57" W	73°25'52"
C17	230.00'	294.77'	276.01'	S 24°49'48" E	23°30'22"
C18	35.00'	43.70'	40.96'	S 48°53'35" E	71°33'58"
C19	175.00'	95.98'	94.78'	S 68°59'48" E	41°25'30"
C20	135.00'	67.39'	66.69'	S 67°35'03" E	28°35'59"
C21	175.00'	91.51'	80.78'	S 68°32'24" E	26°41'16"
C22	50.00'	78.79'	69.47'	N 04°48'15" E	87°59'69"
C23	50.00'	80.29'	71.93'	N 09°11'46" W	92°00'00"
C24	125.00'	58.22'	57.70'	N 68°32'24" W	26°41'16"
C25	185.00'	92.34'	91.30'	N 67°35'03" W	28°35'59"
C26	125.00'	29.56'	29.49'	N 60°03'39" W	13°32'53"
C27	50.00'	84.23'	74.62'	S 64°54'19" W	96°31'28"
C28	230.00'	81.08'	80.66'	S 24°44'31" W	20°11'52"
C29	35.00'	54.37'	49.07'	S 07°39'56" E	89°00'46"
C30	35.00'	58.03'	51.61'	S 68°59'14" E	95°00'00"
C31	790.00'	50.05'	50.04'	N 04°07'22" W	3°37'48"



PARCEL ACREAGE BREAKDOWN:

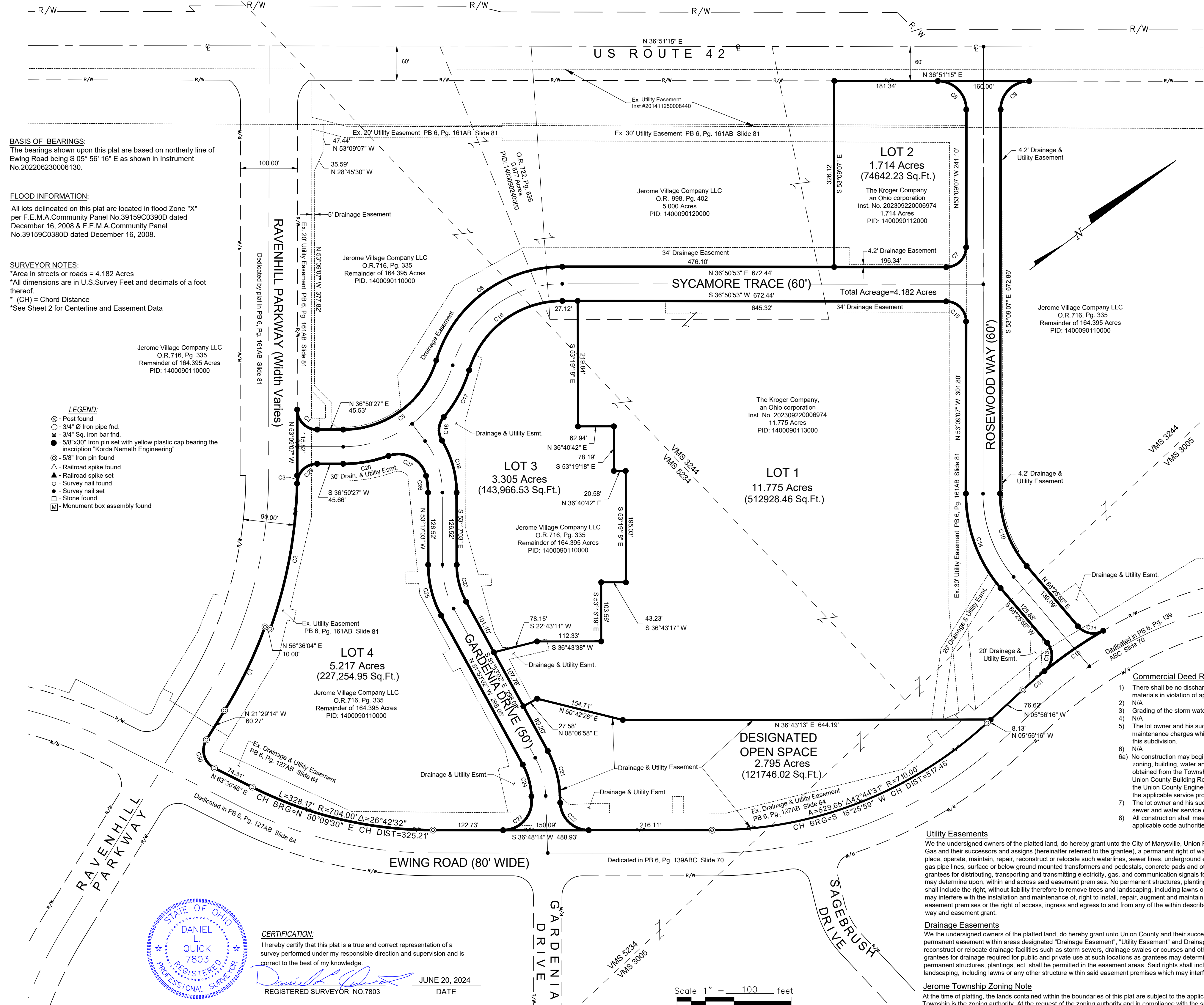
Parcel Number	Map/GIS Number	Acres
1400090110000	1160000040000	14.987 Acres
1400090120000	1160000035000	1.022 Acres
1400090240000	1160000034000	0.030 Acres
1400090113000	1160000040003	11.775 Acres
1400090112000	1160000040002	1.174 Acres
Total:		28.988 Acres

VMS ACREAGE BREAKDOWN:

VMS	Acres	
5234	16.328 Acres	
3244	11.152 Acres	
3005	1.508 Acres	
Total:		28.988 Acres

AREA SUMMARY:

Road right of Way	4.182 Acres
Lots	22.011 Acres
Open Space	2.795 Acres
Total	28.988 Acres



BASIS OF BEARINGS:
 The bearings shown upon this plat are based on northerly line of Ewing Road being S 05° 56' 16" E as shown in Instrument No. 20220623006130.

FLOOD INFORMATION:
 All lots delineated on this plat are located in flood Zone "X" per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008 & F.E.M.A. Community Panel No. 39159C0380D dated December 16, 2008.

SURVEYOR NOTES:
 *Area in streets or roads = 4.182 Acres
 *All dimensions are in U.S. Survey Feet and decimals of a foot thereof.
 * (CH) = Chord Distance
 *See Sheet 2 for Centerline and Easement Data

- LEGEND:**
- ⊙ - Post found
 - - 3/4" Ø Iron pipe fnd.
 - ⊠ - 3/4" Sq. Iron bar fnd.
 - - 5/8"x30" Iron pin set with yellow plastic cap bearing the inscription "Korda Nemeth Engineering"
 - ⊙ - 5/8" Iron pin found
 - ▲ - Railroad spike found
 - ▲ - Railroad spike set
 - - Survey nail found
 - - Survey nail set
 - - Stone found
 - ▭ - Monument box assembly found

Situated in the State of Ohio, Union County, Jerome Township, Virginia Military Surveys No. 3244, No. 5234 and No. 3005 and containing 17.213-Acres of land which is partially located in the remainder of a 164.395-acre tract of land conveyed to Jerome Village Company, LLC by deed of record in O.R. 716, Pg. 335 and partially within a 0.877-acre tract of land conveyed to Jerome Village Company, LLC by deed of record in O.R. 722, Pg. 836 and partially within a 5.000-acre tract of land conveyed to Jerome Village Company, LLC by deed of record in O.R. 998, Pg. 402.

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 shown hereon to the use described herein, forever.

In witness thereof, the following have set their hand this ___ day of ___, 2024

JEROME VILLAGE COMPANY, LLC
 an Ohio limited liability company

By: Nationwide Realty Investors, Ltd., its member and manager

By: James K. Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
 COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me, a notary public, in and for said State and County this ___ day of ___, 2024 by James K. Rost, Vice President of Nationwide Realty Investors, Ltd. and manager of Jerome Village Company, LLC, an Ohio limited liability company on its behalf. No oath was administered.

By: _____ My Commission expires: _____
 Notary Public

Notary Stamp

Situated in the State of Ohio, Union County, Jerome Township, Virginia Military Surveys No. 3244, No. 5234 and No. 3005 and being an 11.775-Acre tract of land and a 1.714-Acre tract of land conveyed to The Kroger Company, an Ohio Corporation by deed of record in Instrument Number 20230920006904.

Know all men by these presents that The Kroger Company, an Ohio corporation, owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right of way shown hereon to the use described herein, forever.

In witness thereof, the following have set their hand this ___ day of ___, 2024

THE KROGER COMPANY
 an Ohio corporation

By: _____

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
 COUNTY OF HAMILTON

The foregoing instrument was acknowledged before me, a notary public, in and for said State and County this ___ day of ___, 2024 by _____, a Notary Public, on behalf of The Kroger Company, an Ohio corporation on its behalf. No oath was administered.

By: _____ My Commission expires: _____
 Notary Public

Rights-of-way for public streets and roads herein dedicated to the 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 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 be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.

Reviewed this ___ day of ___, 2024 _____ Chairman
 Jerome Township Trustees

Approved this ___ day of ___, 2024 _____
 Union County Engineer

Approved this ___ day of ___, 2024 _____
 Union County Health Department

Approved this ___ day of ___, 2024 _____
 LUC Regional Planning Commission

This ___ day of ___, 2024
 Rights-of-Way for public streets and roads herein dedicated to public use are hereby approved for the County of Union, State of Ohio.

Transferred this ___ day of ___, 2024 _____
 Auditor, Union County Ohio

Recorded this ___ day of ___, 2024 _____
 Recorder, Union County, Ohio

At ___ AM/PM Fee \$ _____
 In Plat Book _____ Page _____

Slide _____
 Recorder's Sticker

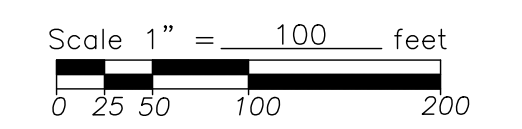
- Commercial Deed Restrictions**
- There shall be no discharge into any streams or storm water outlets of any waste materials in violation of applicable local, state or federal regulations.
 - N/A
 - Grading of the storm water retention areas shall not be changed.
 - N/A
 - The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
 - N/A
 - 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 and 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.

Utility Easements
 We the undersigned owners of the platted land, do hereby grant unto the City of Marysville, Union Rural Electric, Frontier Communications, Spectrum, Columbia, Gas and their successors and assigns (hereinafter referred to the grantee), a permanent right of way and easement upon the lands 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 pipe lines, 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, ect. shall be permitted in the easement areas. Said 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 utility facilities.

Drainage Easements
 We the undersigned owners of the platted land, do hereby grant unto Union County and their successors and assigns (hereinafter referred to the grantee), 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. No permanent structures, plantings, ect. shall be permitted in the easement areas. Said 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.

Jerome Township Zoning Note
 At the time of platting, the lands contained within the boundaries of this plat are 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 land 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 construction of improvements to determine the current applicable zoning regulations.

CERTIFICATION:
 I hereby certify that this plat is a true and correct representation of a survey performed under my responsible direction and supervision and is correct to the best of my knowledge.
Daniel Quick
 REGISTERED SURVEYOR NO. 7803
 JUNE 20, 2024
 DATE



THE JEROME VILLAGE MARKET

Situated in Virginia Military Survey No.3244, Virginia Military Survey No.3005 and Virginia Military Survey No.5234, Jerome Township, Union County, State of Ohio.

EASEMENT LINE DATA

LINE	BEARING	DISTANCE
L1	S 37°03'00" W	11.97'
L2	S 23°38'59" W	63.71'
L3	N 66°21'01" W	20.00'
L4	N 79°48'14" E	21.70'
L5	N 34°25'02" E	30.80'
L6	S 53°11'46" E	17.00'
L7	S 36°48'14" W	62.09'
L8	S 86°25'56" W	63.39'

CENTERLINE DATA

LINE	BEARING	DISTANCE
CL2	N 89°47'42" E	38.23'

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL3	200.00'	129.31'	127.07'	S 18°19'05" W	37°02'45"
CL4	200.00'	129.98'	124.86'	S 13°23'39" E	36°22'41"
CL5	200.00'	256.32'	239.14'	S 00°07'57" W	73°25'52"
CL6	150.00'	96.66'	94.99'	N 71°44'41" W	36°55'15"
CL7	160.00'	79.87'	79.04'	N 67°35'03" W	28°35'59"
CL8	150.00'	69.97'	69.24'	N 69°39'24" W	26°41'19"
CL9	225.00'	158.71'	155.44'	N 73°21'36" W	40°24'57"

LEGEND:

- ⊙ - Post found
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- - 5/8"x30" Iron pin set with yellow plastic cap bearing the inscription "Korda Nemeth Engineering"
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