

# THE COURTYARDS AT WHITE OAKS

## PHASE 1

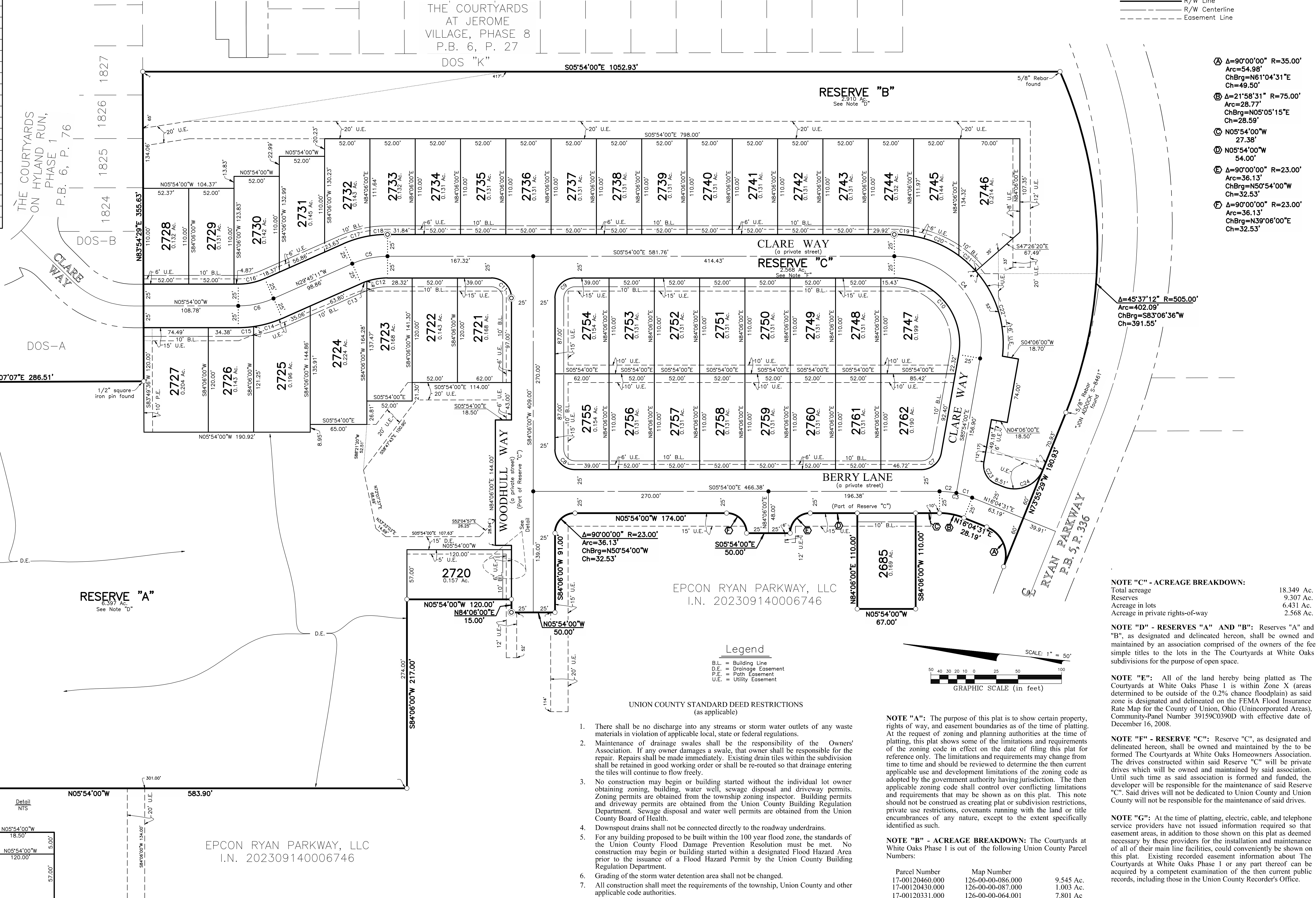
THE COURTYARDS AT JEROME VILLAGE, PHASE 8 P.B. 6, P. 27 DOS "K"

Line Type Legend

---	Existing Property Line
- - -	Existing R/W Line
- · - · -	Existing R/W Centerline
---	Existing Easement Line
---	Subdivision Boundary Line
---	Lot Line
---	R/W Line
- · - · -	R/W Centerline
---	Easement Line

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	10°51'10"	100.00'	18.94'	N 10°38'56" E	18.91'
C2	11°07'20"	100.00'	19.41'	N 00°20'20" W	19.38'
C3	21°58'31"	100.00'	38.35'	N 05°05'15" E	38.12'
C4	100°00'00"	100.00'	174.53'	N 44°06'00" E	153.21'
C5	23°51'11"	100.00'	41.63'	N 17°49'36" W	41.33'
C6	23°51'11"	100.00'	41.63'	S 17°49'36" E	41.33'
C7	80°00'00"	23.00'	32.11'	S 45°54'00" E	29.57'
C8	90°00'00"	23.00'	36.13'	S 39°06'00" W	32.53'
C9	90°00'00"	23.00'	36.13'	N 50°54'00" W	32.53'
C10	100°00'00"	75.00'	130.90'	N 44°06'00" E	114.91'
C11	90°00'00"	23.00'	36.13'	N 39°06'00" E	32.53'
C12	18°24'06"	75.00'	24.09'	N 15°06'03" W	23.98'
C13	5°27'05"	75.00'	7.14'	N 27°01'39" W	7.13'
C14	15°45'03"	125.00'	34.36'	S 21°52'40" E	34.26'
C15	8°06'08"	125.00'	17.68'	S 09°57'04" E	17.68'
C16	23°51'11"	75.00'	31.22'	S 17°49'36" E	31.00'
C17	14°34'14"	125.00'	31.79'	N 22°28'04" W	31.70'
C18	9°16'57"	125.00'	20.25'	N 10°32'29" W	20.23'
C19	10°10'27"	125.00'	22.20'	N 00°48'47" W	22.17'
C20	26°10'14"	125.00'	57.10'	N 17°21'33" E	56.60'
C21	12°08'59"	125.00'	26.43'	N 36°30'10" E	26.38'
C22	48°19'44"	125.00'	105.44'	N 66°43'31" E	102.34'
C23	78°01'29"	23.00'	31.32'	S 55°05'15" W	28.96'
C24	90°00'00"	35.00'	54.98'	S 28°55'29" E	49.50'



- Ⓐ Δ=90°00'00" R=35.00'  
Arc=54.98'  
ChBrg=N61°04'31"E  
Ch=49.50'
- Ⓑ Δ=21°58'31" R=75.00'  
Arc=28.77'  
ChBrg=N05°05'15"E  
Ch=28.59'
- Ⓒ N05°54'00"W  
27.38'
- Ⓓ N05°54'00"W  
54.00'
- Ⓔ Δ=90°00'00" R=23.00'  
Arc=36.13'  
ChBrg=N50°54'00"W  
Ch=32.53'
- Ⓕ Δ=90°00'00" R=23.00'  
Arc=36.13'  
ChBrg=N39°06'00"E  
Ch=32.53'

Δ=45°37'12" R=505.00'  
Arc=402.09'  
ChBrg=S83°06'36"W  
Ch=391.55'

**NOTE "C" - ACREAGE BREAKDOWN:**  
Total acreage 18.349 Ac.  
Reserves 9.307 Ac.  
Acreage in lots 6.431 Ac.  
Acreage in private rights-of-way 2.568 Ac.

**NOTE "D" - RESERVES "A" AND "B":** Reserves "A" and "B", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the The Courtyards at White Oaks subdivisions for the purpose of open space.

**NOTE "E":** All of the land hereby being platted as The Courtyards at White Oaks Phase 1 is within Zone X (areas determined to be outside of the 0.2% chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for the County of Union, Ohio (Unincorporated Areas), Community-Panel Number 39159C0390D with effective date of December 16, 2008.

**NOTE "F" - RESERVE "C":** Reserve "C", as designated and delineated hereon, shall be owned and maintained by the to be formed The Courtyards at White Oaks Homeowners Association. The drives constructed within said Reserve "C" will be private drives which will be owned and maintained by said association. Until such time as said association is formed and funded, the developer will be responsible for the maintenance of said Reserve "C". Said drives will not be dedicated to Union County and Union County will not be responsible for the maintenance of said drives.

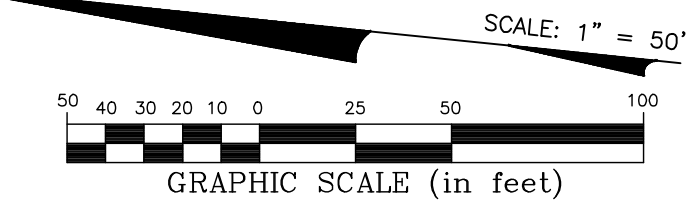
**NOTE "G":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about The Courtyards at White Oaks Phase 1 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

Deed Restrictions of record in Instrument Number

**NOTE "B" - ACREAGE BREAKDOWN:** The Courtyards at White Oaks Phase 1 is out of the following Union County Parcel Numbers:

Parcel Number	Map Number	Acreage
17-00120460.000	126-00-00-086.000	9.545 Ac.
17-00120430.000	126-00-00-087.000	1.003 Ac.
17-00120331.000	126-00-00-064.001	7.801 Ac.

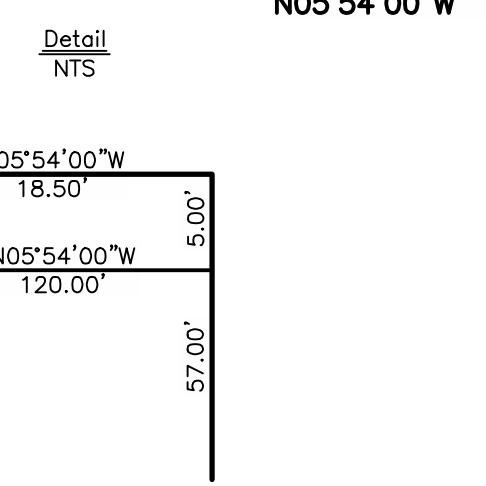
- UNION COUNTY STANDARD DEED RESTRICTIONS** (as applicable)
- There shall be no discharge into any streams or storm water outlets of any waste materials in violation of applicable local, state or federal regulations.
  - Maintenance of drainage swales shall be the responsibility of the Owners' Association. If any owner damages a swale, that owner shall be responsible for the repair. Repairs shall be made immediately. Existing drain tiles within the subdivision shall be retained in good working order or shall be re-routed so that drainage entering the tiles will continue to flow freely.
  - No construction may begin or building started without the individual lot owner obtaining zoning, building, water well, sewage disposal and driveway permits. Zoning permits are obtained from the township zoning inspector. Building permits and driveway permits are obtained from the Union County Building Regulation Department. Sewage disposal and water well permits are obtained from the Union County Board of Health.
  - Downspout drains shall not be connected directly to the roadway underdrains.
  - For any building proposed to be built within the 100 year flood zone, the standards of the Union County Flood Damage Prevention Resolution must be met. No construction may begin or building started within a designated Flood Hazard Area prior to the issuance of a Flood Hazard Permit by the Union County Building Regulation Department.
  - Grading of the storm water detention area shall not be changed.
  - All construction shall meet the requirements of the township, Union County and other applicable code authorities.



**Legend**

B.L.	Building Line
D.E.	Drainage Easement
P.W.P.	Path Easement
U.E.	Utility Easement

EPCON RYAN PARKWAY, LLC  
I.N. 202309140006746



J:\2024\04\24\DWG\CAD\DRG\PLAT\20240424-15-PLAT-DRG.DWG plotted by MASTON, JOHN on 6/10/2024 3:45:04 PM last saved by JAMSTON on 6/10/2024 2:47:13 PM  
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