

THE COURTYARDS AT WHITE OAKS

PHASE 1

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey District Survey Number 2991, containing 18.349 acres of land, more or less, said 18.349 acres being part of those tracts of land conveyed to **EPCON RYAN PARKWAY, LLC** by deed of record in Instrument Number 202309140006746, Recorder's Office, Union County, Ohio.

Know all men by these presents that **EPCON RYAN PARKWAY, LLC**, an Ohio limited liability company, by **CRAIG CHERRY**, Regional President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**THE COURTYARDS AT WHITE OAKS PHASE 1**", a subdivision containing Lots 2720 to 2762, both inclusive, Lot 2685 and areas designated as Reserves "A", "B" and "C", does hereby accept this plat of same.

The owner hereby grants and reserves easements in, over and under those areas designated on this plat as "Drainage Easement", "Path Easement" and "Utility Easement" for the construction, operation, maintenance and replacement, as necessary, of utility lines providing utility service in and to the Development to all present and future utility providers providing utility service to the Development. Each of the Utility Easements permit the construction, operation, maintenance and replacement, as necessary, of all public and quasi-public utilities above, beneath and on the surface of the ground, and where necessary, for the construction, operation, maintenance and replacement, as necessary, of service connections to all adjacent lots and lands and for storm water drainage. No buildings, permanent structures or plantings shall be permitted in the easement areas. The rights and grant of the Utility Easements shall include the right, without liability therefor, to the respective utility provider, to remove trees, lawns and landscaping that encroach into the Utility Easement which may interfere with the construction, operation, maintenance and replacement, as necessary of the utility facilities operated by the respective utility provider. The utility providers are hereby granted the limited right of access across other areas of the platted land in order to exercise their easement rights granted hereby, so long as the respective utility providers exercise commercially reasonable practices, and repair any damage to the platted land outside the Utility Easements. Within those areas designated "Path Easement" on this plat, an additional easement is hereby reserved for the construction and maintenance of a multi-use path for use by the public.

Epcon Ryan Parkway, LLC, in recording of this plat of The Courtyards at White Oaks Phase 1 has designated certain areas of land as Reserves, which may contain but not be limited to parking, walking, green areas, community facilities, private streets, sidewalks and common parking areas, all of which are intended for use by the owners of the fee simple titles to the lots, units and reserve areas in the The Courtyards at White Oaks development. Reserve "C" is not hereby dedicated for use by the general public but is hereby dedicated to the common use and enjoyment of the owners of the fee simple titles to the lots, units and reserve areas in The Courtyards at White Oaks development, as more fully provided in the declaration of covenants, conditions and restrictions, which will be recorded subsequent to the recordation of this plat.

The owners of the fee simple titles to said Lots numbered 2720 to 2762, both inclusive, Lot 2685 and to said Reserve "A", Reserve "B" and Reserve "C", and to lots and reserve areas in existing and future sections of the The Courtyards at White Oaks development shall have and are hereby granted a non-exclusive right-of-way and easement for access to and from public streets, in and over said Reserve "C" to be shared with the owners of the fee simple titles to each other of said Lots numbered 2720 to 2762, both inclusive, Lot 2685 and to said Reserve "A", Reserve "B" and Reserve "C", and with the owners of the fee simple titles to the lots and reserve areas in existing and future sections of the The Courtyards at White Oaks development. Said owners of the fee simple titles to said Lots numbered 2720 to 2762, both inclusive, Lot 2685 and to said Reserve "A", Reserve "B" and Reserve "C", shall have a non-exclusive right-of-way and easement in and over similar such access ways to public streets that future sections of the The Courtyards at White Oaks development may provide. Within said Reserve "C", a non-exclusive access easement is hereby granted to Union County, its successors and assigns, and other Governmental Employees for use in the course of providing Police, Fire, Medical or other Governmental Services to the lots and lands adjacent to said Reserve "C".

In Witness Whereof, **CRAIG CHERRY**, Regional President of **EPCON RYAN PARKWAY, LLC**, has hereunto set his hand this ___ day of ___, 20__.

Signed and Acknowledged
In the presence of: **EPCON RYAN PARKWAY, LLC**

By
CRAIG CHERRY,
Regional President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **CRAIG CHERRY**, Regional President of **EPCON RYAN PARKWAY, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **EPCON RYAN PARKWAY, LLC**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this ___ day of ___, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Reviewed this ___ day of ___, 20__

Chairman, Jerome Township Trustees

Approved this ___ day of ___, 20__

Union County Engineer

Approved this ___ day of ___, 20__

Union County Health Department

Approved this ___ day of ___, 20__

Logan-Union-Champaign
Regional Planning Commission

Approved this ___ day of ___, 20__

Union County Commissioners

Transferred this ___ day of ___,
20__

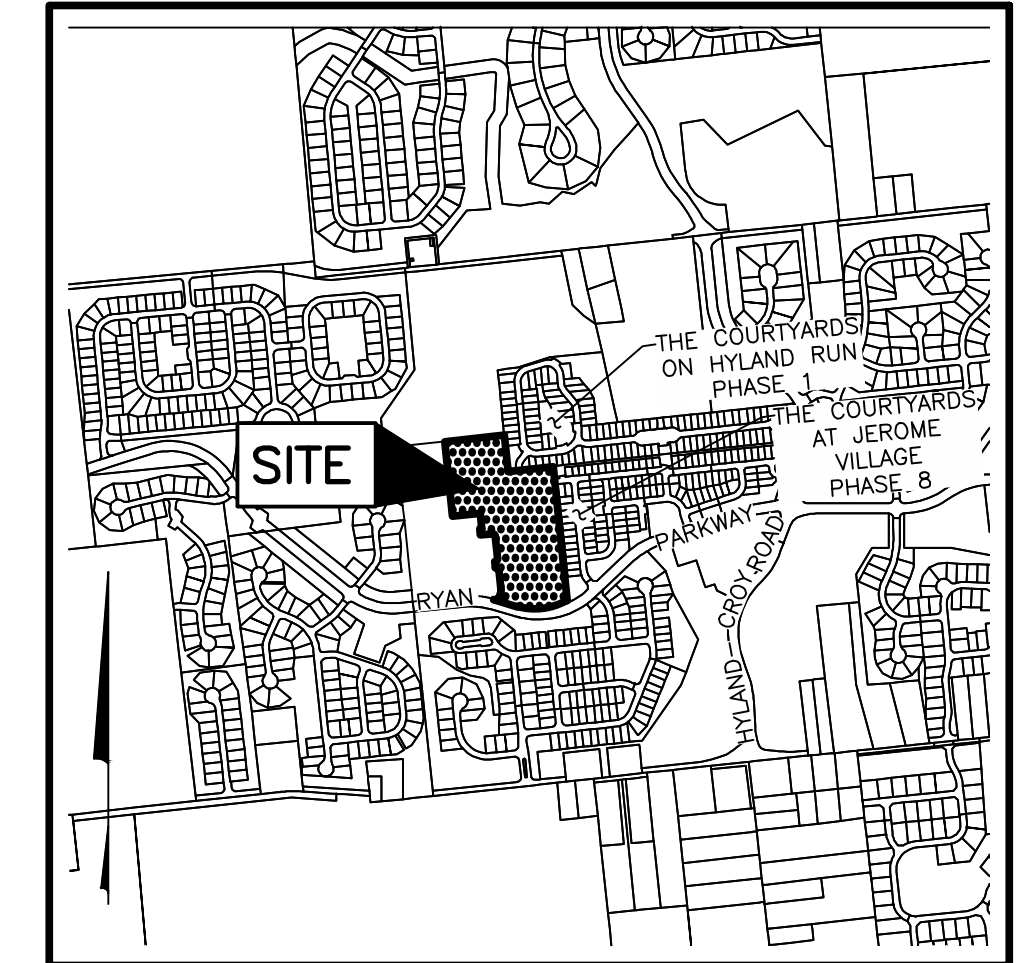
Andrea L. Weaver
Auditor, Union County, Ohio

Filed for record this ___ day of ___,
20__ at ___ M. ___

Karen J. Riffle
Recorder, Union County, Ohio

Record this ___ day of ___,
20__ in _____

Plat Book _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD 83. Said bearing originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations. The portion of the northerly right of way line of Ryan Parkway, having a bearing of North 73°55'29" West and monumented as shown hereon, is designated as the "basis of bearings" for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. Said Permanent Markers were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first.

SURVEYED & PLATTED
BY



The accompanying plat represents a subdivision of land in the Virginia Military Survey District Number 2991, Union County, Jerome Township, Ohio. The tract has an area of 2.568 acres in private streets, 6.262 acres in lots, and 9.307 acres in reserves, making a total of 18.180 Acres.

All measurements are in feet and decimals of a foot. Monuments have been placed as indicated. All measurements on curves are chord and arc distances.

I hereby certify that the accompanying plat is a correct representation of The Courtyards on Berry Land Phase 1 as surveyed in February, 2023.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

I:\2024\0482\DWG\CASHIERS\PLAT\20240482-15-PLAT-1981.DWG plotted by MASTON, JOHN on 6/10/2024 3:46:00 PM last saved by MASTON, JOHN on 6/10/2024 2:47:13 PM
Date: 20240620 15:50:01 DWG & 2205-SP-240414.DWG