

THE COURTYARDS OF HYLAND MEADOWS
PHASE 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
V.M.S. NO. 3005

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY 3005, BEING ALL OF THAT 14.137 ACRE TRACT OF LAND CONVEYED TO EPCON HYLAND MEADOWS, LLC, AN OHIO LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NUMBER 202411270009169.

THE UNDERSIGNED, EPCON HYLAND MEADOWS LLC, AN OHIO LIMITED LIABILITY COMPANY, BY CRAIG CHERRY, REGIONAL PRESIDENT, PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS "THE COURTYARDS OF HYLAND MEADOWS PHASE 2", A SUBDIVISION CONTAINING LOTS NUMBERED 2615-2656, INCLUSIVE, RESERVE "D", RESERVE "E" AND RESERVE "F", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF MEADOWSIDE DRIVE, PRAIRIE RIDGE DRIVE, AND SAVANNAH CROSSING.

UTILITY EASEMENTS: WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, COLUMBIA GAS OF OHIO AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR AS DEPICTED HEREON (UTIL. ESMT.) TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH WATERLINES, SEWER LINES, UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLE, DUCTS, CONDUITS, PIPES, GAS PIPELINES, 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, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT, WITHOUT LIABILITY THEREFORE TO REMOVE TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE, RIGHT TO INSTALL, REPAIR, AUGMENT, AND MAINTAIN SERVICE CABLES, AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES OR THE RIGHT OF ACCESS, INGRESS AND EGRESS TO AND FROM ANY OF THE WITHIN DESCRIBED PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRN. ESMT.), WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" (DRN. ESMT.) ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE, WITHOUT LIABILITY, TREES AND LANDSCAPING, INCLUDING LAWNS OR ANY OTHER STRUCTURE WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OR FACILITIES.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CRAIG CHERRY AND EPCON HYLAND MEADOWS LLC, AN OHIO LIMITED LIABILITY COMPANY, OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, CROSSINGS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

THIS ____ DAY OF _____,

SIGNED AND ACKNOWLEDGED EPCON HYLAND MEADOWS LLC,
AN OHIO LIMITED LIABILITY COMPANY

IN THE PRESENCE OF:

BY: _____
WITNESS NAME: CRAIG CHERRY
PRESIDENT

WITNESS NAME:

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG CHERRY, REGIONAL PRESIDENT OF SAID EPCON HYLAND MEADOWS, LLC, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF EPCON HYLAND MEADOWS, LLC, AN OHIO LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____, DAY OF _____, ____.

MY COMMISSION EXPIRES _____,

REVIEWED THIS ____ DAY OF _____, 2025

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS ____ DAY OF _____, 2025

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____, 2025

UNION COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 2025

LUC REGIONAL PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 2025

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS ____ DAY OF _____, 2025

UNION COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 2025, AT ____ M.

RECORDED THIS ____ DAY OF _____, 2025 IN PLAT BOOK _____ PAGE _____

UNION COUNTY RECORDER

ACREAGE BREAKDOWN
PARCEL NUMBERS: 14-0010002.3000
MAP NUMBERS: 116-00-00-048.005
ACREAGE: 14.137 ACRES

DEVELOPER:
EPCON HYLAND MEADOWS, LLC
500 STONEHENGE PARKWAY
DUBLIN, OH 43017
PHONE: (614) 761-1010
CONTACT: BRYAN DOUGHERTY

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
EMAIL: matt.ackroyd@cesoinc.com
CONTACT: MATTHEW ACKROYD

ZONING
"THE COURTYARDS OF HYLAND MEADOWS PHASE 2" IS ZONED AS PD (PLANNED DEVELOPMENT) IN ACCORDANCE WITH THE PROVISIONS OF CASE #06-110, AS AMENDED.
VARIANCE TO UNION COUNTY TECHNICAL DESIGN STANDARDS, ARTICLE 1, SECTION 101-STREET DESIGN, PARTS H. I & J. PART H- HORIZONTAL ALIGNMENT TO DEVIATE FROM THE MINIMUM RADIUS OF 150 FEET. PART I-PAVEMENT WIDTH TO DEVIATE FROM THE 28' CROWDED CURB SECTION AND INSTALL A 26' CROSS SLOPED CURB SECTION FOR ALL THE PRIVATE STREETS WITHIN THE DEVELOPMENT. PART J- CURBS ARE TO BE VARIED FROM THE COUNTY STANDARD OF 2' CURB IN FAVOR OF A 1' CURB SECTION.
VARIANCE TO UNION COUNTY TECHNICAL DESIGN STANDARDS, ARTICLE 2, SECTION 202- RIGID PAVEMENTS - THE PROPOSED STREET SECTION IS 6" OF ROLLER COMPACTED CONCRETE, CAPPED WITH 1.5" OF SURFACE ASPHALT. WE REQUEST TO REMOVE THE 4" AGGREGATE BASE.
VARIANCE TO UNION COUNTY SUBDIVISION REGULATIONS, ARTICLE 4, SECTION 412-BLOCKS FOR THE BLOCK BOUNDED BY GRASSLAND DRIVE, SAVANNAH CROSSING & PRAIRIE RIDGE DRIVE AT 382 FEET.
PREVIOUSLY GRANTED:
VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #306-09. DATED 6-11-09.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THE DESCRIPTION IS SOUTH 05°51'45" EAST, FOR THE RIGHT OF WAY OF HYLAND-CROY ROAD AS SHOWN IN THE DEDICATION PLAT OF HYLAND-CROY PHASE 6 AND EASEMENTS IN PLAT BOOK 6, PAGE 135AB.

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
ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO INC". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

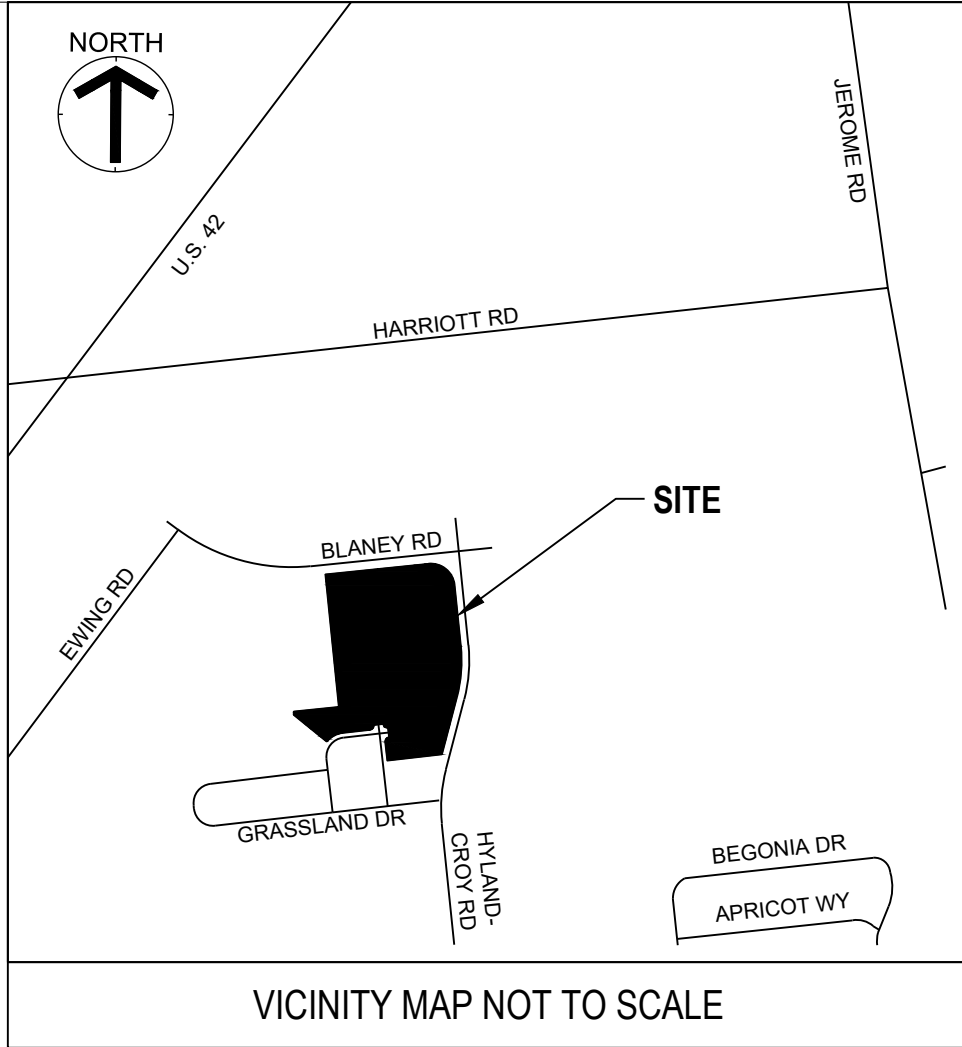
PERMANENT MARKERS
ALL IRON PINS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO INC". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

NOTES
THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 3005, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 2.114 ACRES IN RIGHT-OF-WAYS, 7.629 ACRES IN LOTS AND 4.394 ACRES IN RESERVES, MAKING A TOTAL OF 14.137 ACRES.
ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES.
THE SUBDIVISION IS WITHIN FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER FIRM RATE MAP 39159C0380D, EFFECTIVE DATE DECEMBER 16, 2008 UNLESS OTHERWISE SHOWN.

SURVEY LEGEND

- ⊙ - 5/8" Iron Pin Found w/cap "CESO, Inc" unless otherwise described
- △ - Mag Nail Found
- ⦿ - 5/8" Iron Pin Set w/cap CESO, Inc
- △ - Mag Nail Set
- - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)

CERTIFICATION
I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF "THE COURTYARDS OF HYLAND MEADOWS PHASE 2", AS SURVEYED IN JULY, 2023.
MONUMENTS SHOWN HEREON WILL BE PLACED AS INDICATED AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS. ALL SAID MONUMENTS SET WILL BE PER THE LEGEND SHOWN BELOW.



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The Courtyards of Hyland Meadows
Phase 2
STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,
VIRGINIA MILITARY SURVEY 3005

Revisions / Submissions

ID Description Date

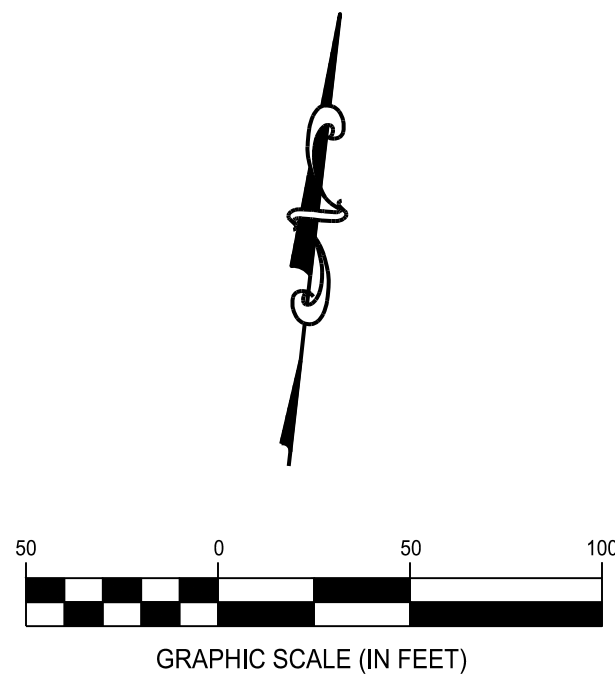
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Project Number: 762656
Scale: N/A
Drawn By: VLM
Checked By: JKH/ALB
Date: 3/13/2025
Issue: N/A

Drawing Title:

PLAT

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SURVEY LEGEND

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- △ - Mag Nail Found
- - 5/8" Iron Pin Set w/cap CESO, Inc
- △ - Mag Nail Set
- - Permanent Marker Set (1"x30" Rebar w/ Aluminum CESO Cap)
- S/B - Setback

NOTE "A": AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS 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 LANDS 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 THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS. THE ZONING SETBACK REGULATIONS IN EFFECT AT THE TIME OF PLATTING ARE AS FOLLOWS:

SINGLE FAMILY (LOTS 2615-2656)	
MIN. LOT AREA:	5,720 SF (0.131 Acres)
MIN LOT WIDTH:	52'
FRONT YARD SETBACK:	10'
REAR YARD SETBACK:	5'
SIDE YARD SETBACK:	5'

NOTE "B": ACREAGE BREAKDOWN	
ACREAGE IN LOTS 2615-2656:	7.629
TOTAL ACREAGE IN PRIVATE RIGHT-OF-WAYS:	2.114
TOTAL ACREAGE IN RESERVES:	4.394
TOTAL ACREAGE:	14.137

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS "THE COURTYARDS OF HYLAND MEADOWS PHASE 2" IS IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0380D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

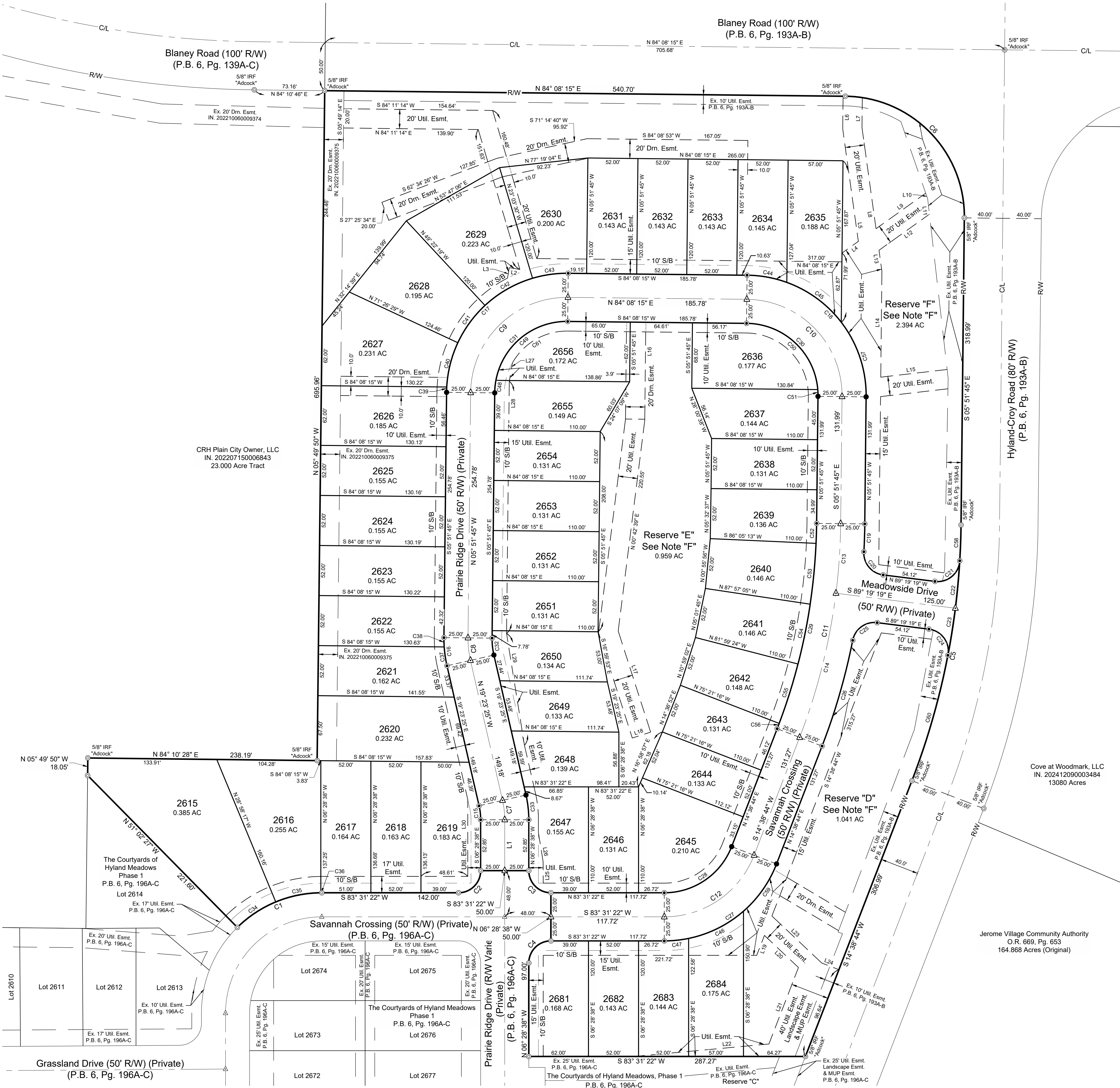
NOTE "D": BE ADVISED: A SUB-SURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE SYSTEM AND/OR OUTLET IF LOCATED ON THIS PROPERTY MUST BE MAINTAINED AT ALL TIMES.

NOTE "E": RIGHT-OF-WAY IN DEVELOPMENT IS TO BE OWNED AND MAINTAINED BY THE COURTYARDS OF HYLAND MEADOWS HOME OWNERS ASSOCIATION. USE OF RIGHT-OF-WAY TO BE RESTRICTED TO NECESSARY VEHICULAR ACCESS, STORMWATER CONVEYANCE FACILITIES AND UTILITIES. STORM SEWER WITHIN DEVELOPMENT IS TO BE OWNED AND MAINTAINED BY COURTYARDS OF HYLAND MEADOWS HOME OWNERS ASSOCIATION. WATERLINE WITHIN DEVELOPMENT IS TO BE OWNED AND MAINTAINED BY COURTYARDS OF HYLAND MEADOWS HOME OWNERS ASSOCIATION.

NOTE "F": RESERVE "D", RESERVE "E" AND RESERVE "F" ARE TO BE OWNED AND MAINTAINED BY THE COURTYARD OF HYLAND MEADOWS HOMEOWNER'S ASSOCIATION. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

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 LOCAL, STATE, OR FEDERAL REGULATIONS.
- NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
- MAINTENANCE OF DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. OWNERS SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY.
- 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 & 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, WATER SERVICE AND DITCH MAINTENANCE CHARGES FOR "THE COURTYARDS OF HYLAND MEADOWS PHASE 2"



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Revisions / Submissions

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Project Number:	762656
Scale:	1" = 50'
Drawn By:	VLM
Checked By:	JKH/ALB
Date:	3/13/2025
Issue:	N/A

Drawing Title:

PLAT

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