

## Brad Bodenmiller

---

**From:** Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>  
**Sent:** Thursday, December 4, 2025 7:31 AM  
**To:** Brad Bodenmiller; Brad Bodenmiller  
**Cc:** Casey Tuck; Joseph Grove  
**Subject:** RE: Copy of Distribution Letter + Plat for The Courtyards at White Oaks AKA Ryan Parkway Phase 2 Final Plat  
**Attachments:** MapRoomRevCrtyrdWhiteOaks2Page1.pdf; MapRoomRevCrtyrdWhiteOaks2Page2.pdf

Hello,  
Here is the County Map Room Review:

Page 1: Bottom right I just put a question mark next to the acreages. I matched your total. I recognize you had normal rounding errors. I don't see an issue with how you distributed the rounding error. But on page 2 in Reserve D, it shows 5.346 acres instead of 5.364 acres. I just wanted to bring it to your attention and it can stay if you need to keep it as is.

Page 2: item 1- just move a decimal one place to the left in the Parcel Number.  
Item 2 – Same as page 1. Just make sure your comfortable with the acreages. Your total is good.  
Item 3 – just pointing out the 5.346 acres noted in Reserve D  
Item 4 – I believe the 105.00 feet should be 120.00 feet on the south line of Lot 2709  
Item 5 – To plat Lot 2705 some curve information is needed  
Item 6 - If you add an 18.50 feet dimension I think it clarifies the south line of the jut-out is parallel to the centerline of Parker Lane.

That is all.

Thanks,  
Chris

---

**From:** Brad Bodenmiller <bradbodenmiller@lucplanning.com>  
**Sent:** Tuesday, November 25, 2025 9:43 PM  
**To:** Brad Bodenmiller <bradbodenmiller@lucplanning.com>  
**Cc:** Casey Tuck <caseytuck@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>  
**Subject:** Copy of Distribution Letter + Plat for The Courtyards at White Oaks AKA Ryan Parkway Phase 2 Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for **The Courtyards at White Oaks AKA Ryan Parkway, Phase 2 – Final Plat**. Paper copies are being delivered/mailed. Please note the meeting dates and call with any questions. Thank you!

For your reference, I've included a link below to the decision letters associated with plats being reviewed this month. If you scroll-through each decision letter, you will find comments required/submitted by your agency during a prior review. (This may help expedite your review.)

 [December 2025 Subdivisions](#)

Note: This is one of two subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

**Bradley Bodenmiller**

**Director | LUC Regional Planning Commission**

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | [www.lucplanning.com](http://www.lucplanning.com)



THE COURTYARDS AT WHITE OAKS  
PHASE 2

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey District Survey Number 2991, containing 14.729 acres of land, more or less, said 14.729 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 2", a subdivision containing Lots 2686 to 2719 and 2763 to 2778, all inclusive, and areas designated as Reserves "D" and "E", 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" 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.

Epcon Ryan Parkway, LLC, in recording of this plat of The Courtyards at White Oaks Phase 2 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 "E" 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 2686 to 2719 and 2763 to 2778, all inclusive, and to said Reserve "D" and Reserve "E", 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 "E" to be shared with the owners of the fee simple titles to each other of said Lots numbered 2686 to 2719 and 2763 to 2778, all inclusive, and to said Reserve "D" and Reserve "E", 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 2686 to 2719 and 2763 to 2778, all inclusive, and to said Reserve "D" and Reserve "E", 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 "E", 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 "E".

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\_\_ at \_\_\_\_ M.

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 \_\_\_\_

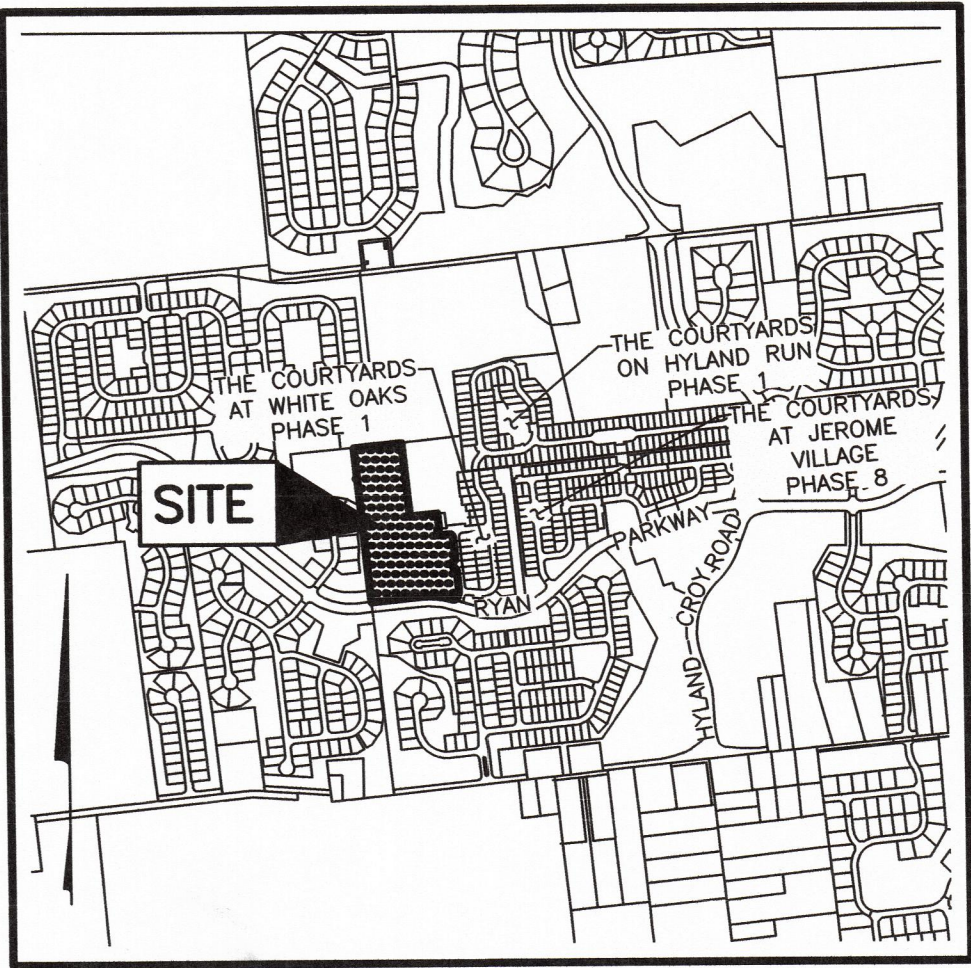
Slide \_\_\_\_

VARIANCES

- Variance from Union County Technical Design Standards, Article 1, Section 101 - Street Design, Parts H - Horizontal Alignment, I - Pavement Width, & J - Curbs. Resolution 23-365. Dated 08-09-2023.
- Variance from Union County Technical Design Standards, Section 202 - Rigid Pavements. Resolution 23-366. Dated 08-09-2023.
- Variance from Union County Subdivision Regulations, Article 4, Section 412 - Blocks to allow a block length less than 500' minimum. Resolution 23-367. Dated 08-09-2023.
- Variance from Union County Subdivision Regulations, Section 408, 3. - Permanent Dead End Streets. Resolution 23-368. Dated 08-09-2023.
- Variance from Union County Subdivision Regulations, Article 4, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street with The Courtyards at White Oaks. Resolution 23-369. Dated 08-09-2023.

Developer

Epcon Ryan Parkway, LLC  
500 Stonehenge Parkway  
Dublin, Ohio, 43231



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

EMHT

Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5800 New Albany Road, Columbus, OH 43254  
Phone: 614.775.4500 Toll Free: 888.775.3448  
emht.com

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 2.198 acres in private streets, 7.167 acres in lots, and 5.364 acres in reserves, making a total of 14.729 Acres.

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



NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This note 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.

NOTE "B" - ACREAGE BREAKDOWN: The Courtyards at White Oaks Phase 2 is out of the following Union County Parcel Number:

Parcel Number 17-00120460.000 Map Number 126-00-00-086.000 14.729 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Total acreage 14.729 Ac. Reserve 5.364 Ac. Acreage in lots 7.167 Ac. Acreage in private rights-of-way 2.198 Ac.

NOTE "D" - RESERVE "D": Reserve "D", 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 2 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 "E": Reserve "E", 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 "E" 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 "E". 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 2 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.

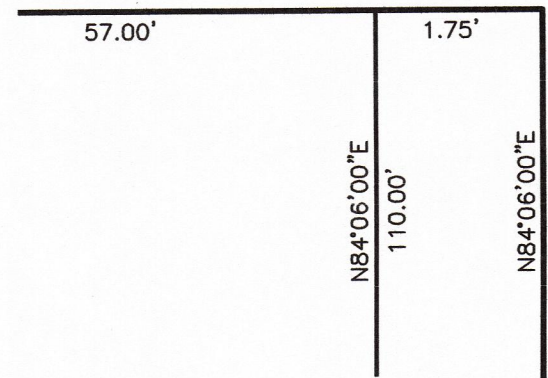
Deed Restrictions of record in Instrument Number

- S84°06'00"W 15.00'
- S05°54'00"E 50.00'
- A=90°00'00" R=23.00' Arc=36.13' ChBrg=S50°54'00"E Ch=32.53'
- A=90°00'00" R=23.00' Arc=36.13' ChBrg=S39°06'00"W Ch=32.53'
- S05°54'00"E 50.00'
- A=90°00'00" R=23.00' Arc=36.13' ChBrg=S50°54'00"E Ch=32.53'

JEROME VILLAGE COMMUNITY AUTHORITY I.N. 202102160002139

RESERVE "D" 5.346 Ac. See Note "D"

Detail NTS



# THE COURTYARDS AT WHITE OAKS

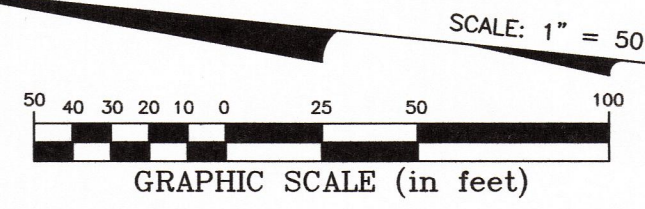
## PHASE 2

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

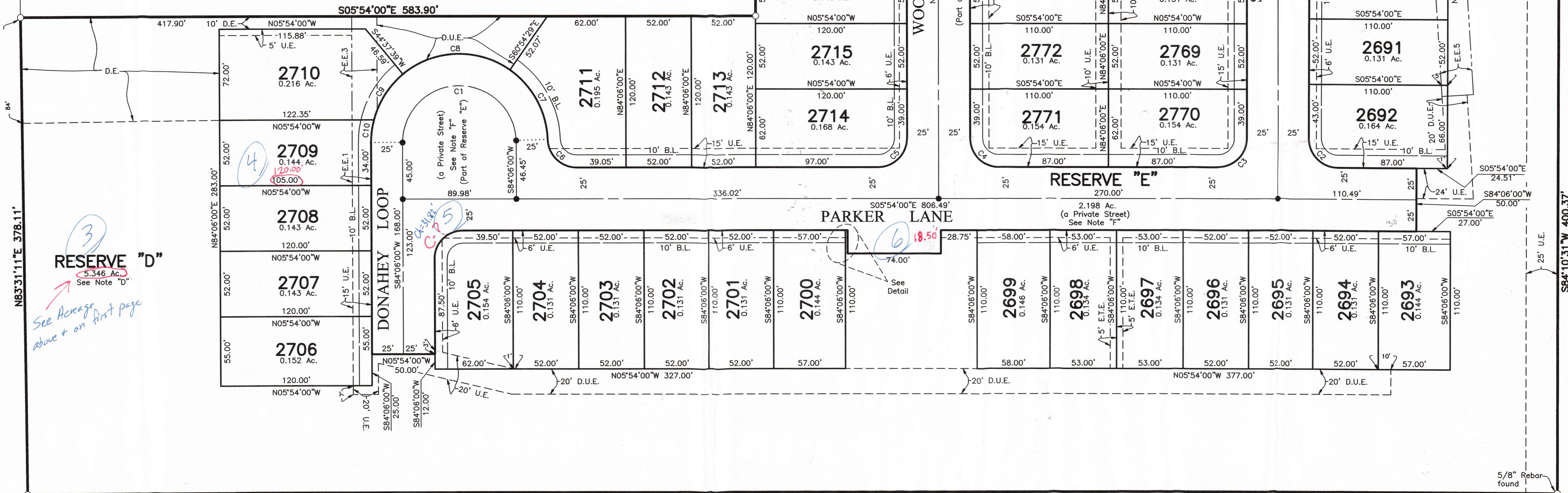
BL = Building Line  
D.E. = Drainage Easement  
D.U.E. = Drainage & Utility Easement  
E.T.E. = Electric & Telecom Easement  
U.E. = Utility Easement  
E.E.1 = Existing 15' U.E.  
P.B. 6, P. 208  
E.E.2 = Existing 6' U.E.  
P.B. 6, P. 208  
E.E.3 = Existing 20' U.E.  
P.B. 6, P. 208  
E.E.4 = Existing 20' D.U.E.  
P.B. 6, P. 208  
E.E.5 = Existing 25' D.U.E.  
P.B. 6, P. 208



CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	178°09'05"	45.00'	139.92'	N 06°49'27" W	89.99'
C2	90°00'00"	23.00'	36.13'	S 39°06'00" W	32.53'
C3	90°00'00"	23.00'	36.13'	S 50°54'00" E	32.53'
C4	90°00'00"	23.00'	36.13'	S 39°06'00" W	32.53'
C5	90°00'00"	23.00'	36.13'	S 50°54'00" E	32.53'
C6	88°09'05"	23.00'	35.39'	S 38°10'33" W	32.00'
C7	53°09'34"	70.00'	64.95'	N 55°40'18" E	62.64'
C8	74°27'52"	70.00'	90.98'	N 08°08'25" W	84.71'
C9	35°37'37"	70.00'	43.53'	N 63°11'09" W	42.83'
C10	14°54'02"	70.00'	18.20'	N 88°26'59" W	18.15'

THE COURTYARDS AT WHITE OAKS  
PHASE 1  
P.B. 6, P. 208

RESERVE "A"



DOS-A

DOS-B

OSR-U

AMENDED GLACIER PARK  
NEIGHBORHOOD SECTION 8-  
PHASE 1 & PHASE 2 &  
RYAN PARKWAY, PHASE 2  
P.B. 5, P. 355

548

549

550

551

552