

# THE RESERVE AT NEW CALIFORNIA PHASE 2B

STATE OF OHIO, UNION COUNTY, TOWNSHIP OF JEROME,  
VIRGINIA MILITARY SURVEY 1440

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME IN VIRGINIA MILITARY SURVEY 1440, BEING PART OF THAT TRACT OF LAND CONVEYED TO **HOMEWOOD CORPORATION**, BY DEED OF RECORD IN OFFICIAL RECORD VOLUME 656, PAGE 990, (ALL REFERENCES REFER TO THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO).

KNOW ALL MEN BY THESE PRESENTS THAT **HOMEWOOD CORPORATION**, BY **BARRY HOLMES, PRESIDENT**, OWNER OF THE LANDS INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE PUBLIC ROAD AND RIGHT OF WAY OF **JEFFREY PINE DRIVE & BLUE OAK COURT** TO THE PUBLIC USE FOREVER.

EASEMENTS ARE HEREBY RESERVED, IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT, UTILITY EASEMENT, DRAINAGE & UTILITY EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

WITHIN THOSE AREAS OF LAND DESIGNATED "EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING, AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER ABOVE GROUND 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. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA OF LAND OWNED BY **HOMEWOOD CORPORATION**, ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH.

IN WITNESS WHEREOF, **BARRY HOLMES, PRESIDENT OF HOMEWOOD CORPORATION**, HAS HEREUNTO SET HIS HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

**SIGNED AND ACKNOWLEDGED** **HOMEWOOD CORPORATION**  
IN THE PRESENCE OF:

BY: \_\_\_\_\_  
\_\_\_\_\_  
WITNESSES **BARRY HOLMES, PRESIDENT**

STATE OF OHIO  
COUNTY OF UNION:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED **BARRY HOLMES**, PRESIDENT OF SAID **HOMEWOOD CORPORATION**, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED 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 \_\_\_\_\_

ACREAGE BREAKDOWN  
TOTAL ACREAGE: 7.067  
ACREAGE IN LOTS 35-49 INCLUSIVE: 5.621  
ACREAGE IN RIGHT-OF-WAYS: 1.446

PARCEL #: 14-0007041.0010  
MAP #: 135-00-00-021.000

SETBACKS  
FRONT YARD 30 FEET  
SIDE YARD 10 FEET  
REAR YARD 30 FEET

DENSITY

GROSS (LOTS / TOTAL AREA) = 2.12  
NET (LOTS / LOT AREA) = 2.67

**UTILITY COMPANIES:**

COLUMBIA GAS OF OHIO  
920 W. GOODALE AVENUE  
COLUMBUS OHIO 43212  
614-460-2079

UNION RURAL ELECTRIC  
15461 U.S. 36 E  
MARYSVILLE, OHIO 43040  
800-642-1826

FRONTIER  
550 LEADER STREET  
MARION, OHIO 43302  
740-383-0527

AES OHIO  
1201 WEST 5TH STREET  
MARYSVILLE, OHIO 43040  
(800) 357-5215

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
UNION COUNTY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
LOGAN-UNION-CHAMPAIGN  
REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT 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 NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ UNION COUNTY COMMISSIONERS:

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_  
UNION COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AT \_\_\_\_\_.

RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_,  
SLIDE \_\_\_\_\_

\_\_\_\_\_  
UNION COUNTY RECORDER



VICINITY MAP  
SCALE: 1"=1,000'

**OWNERSHIP:**

SANITARY SEWER, GAS LINES, ELECTRIC LINES AND TELECOMMUNICATIONS ARE OWNED AND MAINTAINED BY THE RESPECTIVE SERVICE PROVIDERS AND ARE INSTALLED WITHIN EASEMENTS FOR ACCESS AND MAINTENANCE AS DESCRIBED IN "UTILITY EASEMENTS"

**SURVEY DATA:**

**BASIS OF BEARINGS:**

FOR THE PURPOSE OF THIS SURVEY, AN OHIO STATE PLANE - NORTH ZONE GRID BEARING OF S 40°15'58" E WAS MEASURED ALONG THE CENTERLINE OF INDUSTRIAL PARKWAY, ALSO BEING THE NORTHEASTERLY LINE OF THE SUBJECT PROPERTY, ACCORDING TO AN ACTUAL FIELD SURVEY AND SURVEY MONUMENTATION FOUND AS INDICATED

**SOURCE 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:**

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" REBAR, THIRTY INCHES LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

**PERMANENT MARKERS:**

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS, 1" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

**CERTIFICATION:**

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 1440, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.446 ACRES IN STREETS AND 5.621 ACRES IN LOTS MAKING A TOTAL OF 7.067 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.

MONUMENTS WILL BE PLACED AS INDICATED AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS, WHICHEVER OCCURS FIRST.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE RESERVE AT NEW CALIFORNIA PHASE 2B, AS SURVEYED AUGUST 2025.

\_\_\_\_\_  
JEREMY L. VAN OSTRAN  
PROFESSIONAL SURVEYOR NO. 8283

OWNED AND DEVELOPED BY:

HOMEWOOD CORPORATION  
3435 STELZER ROAD, SUITE 15C  
COLUMBUS OHIO, 43219

NO	DATE	DESCRIPTION

8800 Lyra Drive  
Suite 300  
Columbus, OH 43240  
Ph: 614.540.6633  
www.cecinc.com



**HOMEWOOD CORPORATION**  
**JEROME TOWNSHIP**  
**UNION COUNTY, OHIO**

THE RESERVE AT NEW CALIFORNIA  
PHASE 2B

DATE:	FEBRUARY 2025	DRAWN BY:	N/A	CHECKED BY:	N/A
DWG SCALE:	N/A	PROJECT NO.:	337-843	DATE:	BTB
APPROVED BY:		PROJECT NO.:	337-843	DATE:	KAS
		PROJECT NO.:	337-843	DATE:	DRAFT

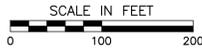
DRAWING NO.:  
**PLAT**

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NORTH



HOMWOOD CORPORATION  
108.346 ACRES  
O.R.V. 656, PAGE 990

JEFFREY PINE DRIVE  
(60' PUBLIC RIGHT-OF-WAY)

BLUE OAK COURT  
(RIGHT-OF-WAY WIDTH VARIES)



SEE SHEET 2

SEE SHEET 2

NO	DATE	DESCRIPTION

8800 Lyra Drive  
Suite 300  
Columbus, OH 43240  
Ph: 614.540.6633  
www.cecinc.com



HOMWOOD CORPORATION  
JEROME TOWNSHIP  
UNION COUNTY, OHIO

THE RESERVE AT NEW CALIFORNIA  
PHASE 2B  
DATE: FEBRUARY 2025 DRAWN BY: BTB  
DWG SCALE: 1"=100' CHECKED BY: KAS  
PROJECT NO: 337-843  
APPROVED BY: DRAFT

DRAWING NO.:  
**PLAT**  
SHEET 3 OF 3

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