NOTE "A": ACREAGE BREAKDOWN

TOTAL ACREAGE:	9.311
ACREAGE IN LOTS 77–97 INCLUSIVE:	7.599
ACREAGE IN RIGHT–OF–WAYS:	1.712

NOTE "B": NON–EXCLUSIVE UTILITY EASEMENTS ARE PLATTED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES, STORM WATER MANAGEMENT, AND SERVICE CONNECTIONS THERETO, ABOVE AND BENEATH THE SURFACE OF THE GROUND;

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS THE RESERVE AT NEW CALIFORNIA, PHASE 4 IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE 500–YEAR FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0390D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "D": DRIVES SHALL NOT ENCROACH INTO ANY SIDE YARD EASEMENT.

NOTE "E": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT–OF–WAY IS EXTENDED BY PLAT OR DEED.

NOTE "F": "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 "G": THE SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE #PD04–104, AS AMENDED. 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.

NOTE "H": THE JEROME TOWNSHIP TRUSTEES SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM SEWER PIPE AND DRAINAGE STRUCTURES WITHIN THE RESERVE AT NEW CALIFORNIA PHASE 4, ROAD RIGHT OF WAYS.

NOTE "I": UTILITY PROVIDERS: BUYERS OF THE LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF PLATTING, UTILITY SERVICE TO THIS SUBDIVISION FOR ELECTRIC POWER IS PROVIDED BY AES OHIO, AND UNION RURAL ELECTRIC, TELEPHONE SERVICE IS PROVIDED BY FRONTIER OR TIME WARNER, AND NATURAL GAS IS PROVIDED BY COLUMBIA GAS.

NOTE "J": UTILITY EASEMENTS: WE THE UNDERSIGNED OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, UNION RURAL ELECTRIC, AES OHIO, FRONTIER COMMUNICATIONS, TIME WARNER CABLE, COLUMBIA GAS, AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES) A PERMANENT RIGHT–OF–WAY AND EASEMENT A MINIMUM OF TEN (10) FEET IN WIDTH UNDER, OVER, AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND PARALLEL WITH THE CONTIGUOUS TO JEFFREY PINE DRIVE, ORANGE DRIVE AND DESERT PEACH DRIVE AND ALSO UPON LAND AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND ELECTRIC, WATERLINES, SEWER LINES, GAS, AND COMMUNICATION CABLE, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, 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 MAT DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENTS PREMISES. SAID EASEMENTS 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.

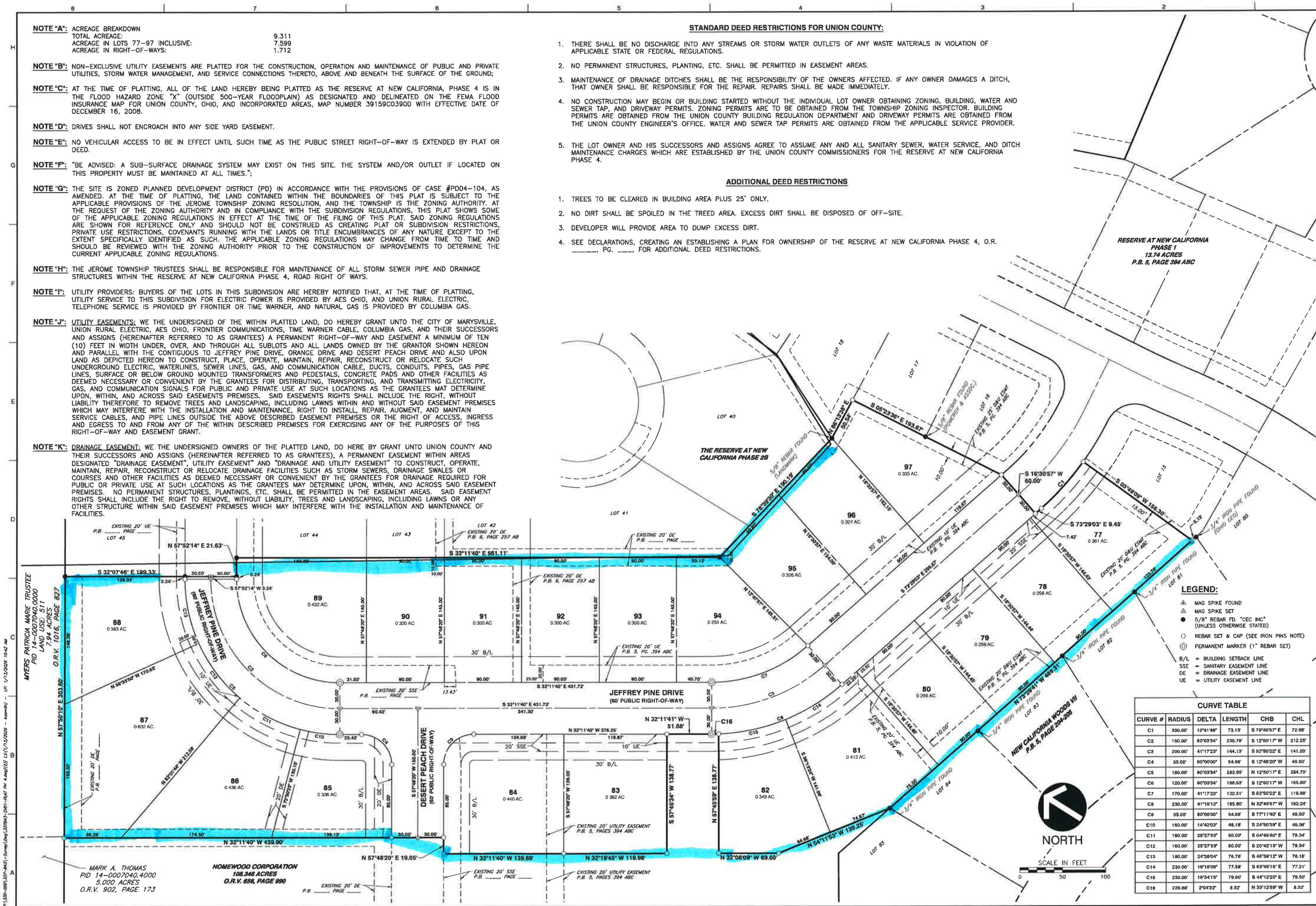
NOTE "K": DRAINAGE EASEMENT: WE THE UNDERSIGNED OWNERS OF THE PLATTED LAND, DO HERE BY GRANT UNTO UNION COUNTY AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEES), A PERMANENT EASEMENT WITHIN AREAS DESIGNATED "DRAINAGE EASEMENT", UTILITY EASEMENT" AND "DRAINAGE AND UTILITY EASEMENT" TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE DRAINAGE FACILITIES SUCH AS STORM SEWERS, DRAINAGE SWALES OR COURSES AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEES FOR DRAINAGE REQUIRED FOR PUBLIC OR 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 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 OF FACILITIES.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

1. THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE STATE OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. 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. REPAIRS SHALL BE MADE IMMEDIATELY.
4. 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 AND SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE, AND DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THE RESERVE AT NEW CALIFORNIA PHASE 4.

ADDITIONAL DEED RESTRICTIONS

1. TREES TO BE CLEARED IN BUILDING AREA PLUS 25' ONLY.
2. NO DIRT SHALL BE SPOILED IN THE TREED AREA. EXCESS DIRT SHALL BE DISPOSED OF OFF–SITE.
3. DEVELOPER WILL PROVIDE AREA TO DUMP EXCESS DIRT.
4. SEE DECLARATIONS, CREATING AN ESTABLISHING A PLAN FOR OWNERSHIP OF THE RESERVE AT NEW CALIFORNIA PHASE 4, O.R. _____, PG. ___, FOR ADDITIONAL DEED RESTRICTIONS.



LEGEND:

- MAG SPIKE FOUND
- MAG SPIKE SET
- 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- PERMANENT MARKER (1" REBAR SET)

B/L = BUILDING SETBACK LINE
SSE = SANITARY EASEMENT LINE
DE = DRAINAGE EASEMENT LINE
UE = UTILITY EASEMENT LINE

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	330.00'	12°41'46"	73.13'	S 79°49'57" E	72.98'
C2	150.00'	90°03'54"	235.79'	S 12°50'17" W	212.25'
C3	200.00'	41°17'23"	144.13'	S 52°50'22" E	141.03'
C4	35.00'	90°00'00"	54.98'	S 12°48'20" W	49.50'
C5	180.00'	90°03'54"	282.95'	N 12°50'17" E	254.70'
C6	120.00'	90°03'54"	188.63'	S 12°50'17" W	169.80'
C7	170.00'	41°17'23"	122.51'	S 52°50'22" E	119.88'
C8	230.00'	41°18'13"	165.80'	N 52°49'57" W	162.24'
C9	35.00'	90°00'00"	54.98'	S 77°11'40" E	49.50'
C10	180.00'	14°42'03"	46.18'	S 24°50'39" E	46.06'
C11	180.00'	26°27'53"	80.00'	S 04°45'40" E	79.34'
C12	180.00'	25°27'53"	80.00'	S 20°42'13" W	79.34'
C13	180.00'	24°28'04"	76.76'	S 48°39'12" W	76.16'
C14	230.00'	19°19'36"	77.58'	S 63°49'18" E	77.21'
C15	230.00'	19°54'15"	79.90'	S 44°12'20" E	79.50'
C16	229.68'	2°04'32"	8.32'	N 33°12'59" W	8.32'

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF OHIO: CEC, INC. IS AN OHIO CORPORATION. ENGINEERING SERVICES IN THE COMMONWEALTH OF PENNSYLVANIA AND NORTH CAROLINA: CEC ENGINEERS & CONSULTANTS, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, INC. SERVICES IN THE STATE OF NEW YORK WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

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HOMEWOOD CORPORATION
JEROME TOWNSHIP
UNION COUNTY, OHIO

THE RESERVE AT NEW CALIFORNIA
PHASE 4

DATE: JANUARY 2026	DRAWN BY: BTB
DWG SCALE: 1"=50'	CHECKED BY: KAS
PROJECT NO:	337-843
APPROVED BY:	DRAFT

DRAWING NO.: PLAT

SHEET 2 OF 2