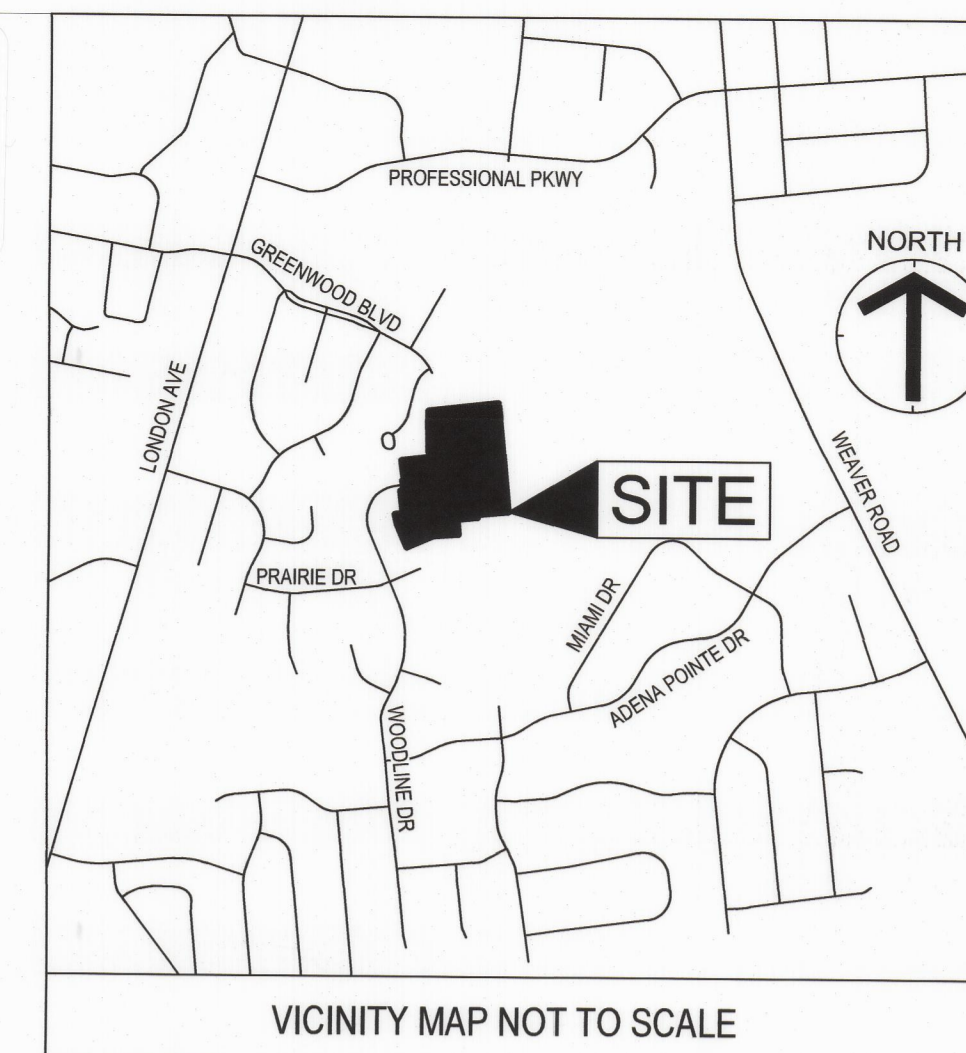


ADENA POINTE SECTION 10, PART 3

VIRGINIA MILITARY SURVEY NO. 2256, CITY OF MARYSVILLE
PARIS TOWNSHIP, UNION COUNTY, OHIO

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Union County Recorder DOC:PLAT



GRAND COMMUNITIES, LLC

ADENA POINTE SECTION 10 PART 3

CITY OF MARYSVILLE,
UNION COUNTY, OHIO

Revisions / Submissions		
ID	Description	Date

Project Number: 757846
Scale: N/A
Drawn By: OPG
Checked By: ALB
Date: 6/3/2024
Issue: N/A

Drawing Title:
PLAT

1

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

THE PROPERTY SHOWN AND PLATTED HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) FOR ADENA POINTE SUBDIVISION RECORDED IN OFFICIAL RECORD BOOK 744 PAGE 297, IN UNION COUNTY, OHIO AS MAY BE AMENDED OR SUPPLEMENTED.

SITUATED IN VIRGINIA MILITARY SURVEY NO. 2256, CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, OHIO CONTAINING 9.004 ACRES OF LAND, MORE OR LESS, BEING OUT OF THAT 31.294 ACRE TRACT OF LAND CONVEYED TO GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.), OF RECORD IN INSTRUMENT NUMBER 201804030002507.

THE UNDERSIGNED, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) BY Michael Kady, President, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "ADENA POINTE SECTION 10, PART 3", A SUBDIVISION CONTAINING LOTS NUMBERED 48-83 INCLUSIVE, RESERVE "G" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF GREENFIELD DRIVE, WOODLINE COURT AND WOODLINE DRIVE.

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREA DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT.), "DRAINAGE EASEMENT" (DRN. ESMT.), "PRIVATE ACCESS EASEMENT" OR "PRIVATE DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT", "DRAINAGE EASEMENT" OR "PRIVATE ACCESS 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 "DRAINAGE 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 PLATTED AREA OR WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED FOR THE USES AND PURPOSES EXPRESSED HEREIN.

EASEMENTS ARE HEREBY RESERVED IN, OVER, AND UNDER AREAS DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF MAJOR STORM WATER RUNOFF SWALES AND/OR STORM WATER RUNOFF DRAINS, AND FACILITIES. SUCH FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS. SAID FACILITIES WILL NOT BE DEDICATED TO THE CITY OF MARYSVILLE AND THE CITY OF MARYSVILLE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID FACILITIES.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) A KENTUCKY LIMITED LIABILITY COMPANY BY, Michael Kady, President, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS 3 DAY OF September, 2024.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

By: Denise Placke

GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD.)
A KENTUCKY LIMITED LIABILITY COMPANY

Michael Kady
Michael Kady
President

COMMONWEALTH OF KENTUCKY
COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGEMENT CLAUSE: NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF September, 2024, BY Michael Kady, President, GRAND COMMUNITIES, LLC, (F/K/A GRAND COMMUNITIES, LTD.) A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES _____

Jamie L. Knochelmann
NOTARY PUBLIC

JAMIE L. KNOCHELMANN
Notary Public - Kentucky
Slate at Large
My Commission Expires
September 24, 2024
Notary ID# KYNP15821

OWNER / SUBDIVIDER / DEVELOPER:
GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD.)
3940 OLYMPIC BLVD, SUITE 400
ERLANGER, KY 41018
PHONE: (859) 341-4709
EMAIL: MKADY@FISCHERHOMES.COM

SURVEYOR:
CESO INC
2800 CORPORATE EXCHANGE DR.
SUITE 400
COLUMBUS, OH
PHONE: (614) 794-7080

ACREAGE BREAKDOWN

PARCEL NUMBERS:	MAP NUMBERS:	ACREAGE:
29-0019041.0000	101-12-01-001.000	9.004 ACRES

THE WITHIN GREENFIELD DRIVE, WOODLINE COURT AND WOODLINE DRIVE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER, RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNION COUNTY COMMISSIONERS JOURNAL) ON THIS THE _____ DAY OF _____, 2024.

[Signature]
CITY MANAGER

APPROVED THIS 12th DAY OF Sept, 2024

[Signature]
MARYSVILLE CITY ENGINEER

APPROVED THIS 11th DAY OF Sept, 2024

[Signature]
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS 8th DAY OF Oct, 2024

[Signature]
UNION COUNTY AUDITOR
[Signature]
Deputy Auditor

FILED FOR RECORD THIS 8th DAY OF October, 2024 IN PLAT BOOK 6 PAGE NO. 217 AB SLIDE 110

[Signature]
UNION COUNTY RECORDER

ZONING

ADENA POINTE SECTION 10, PART 3 IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

SETBACKS

MIN. FRONT SETBACK: 30'
MIN. REAR SETBACK: 20'
MIN. SIDE SETBACK: 7.5'

BASIS OF BEARING

BASIS OF BEARINGS - U.S. STATE PLANE, NAD83 (2011) OHIO NORTH ZONE DETERMINED BY POST PROCESSED OPUS SOLUTIONS ON CONTROL POINTS 1 AND 2.

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". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

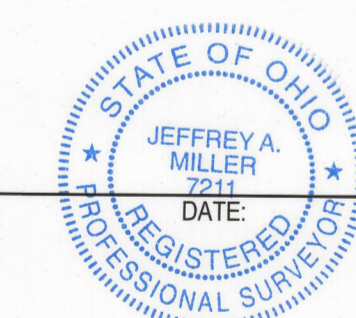
ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 2256, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.966 ACRES IN RIGHT-OF-WAYS, 0.100 ACRES IN RESERVES AND 6.948 ACRES IN LOTS MAKING A TOTAL OF 9.004 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF ADENA POINTE SECTION 10, PART 3, AS SURVEYED SEPTEMBER 2021.

[Signature] 8-1-24
JEFFREY MILLER, P.S.
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231



APPLICANT/ENGINEER

CESO, INC.
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OH 43231
PH: 614-794-7080

CESO IRON PIN LEGEND

- IRON PIPE FOUND
- IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"x30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED)
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

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

NOTE "B": CITY OF MARYSVILLE ZONING CODE FOR ADENA POINTE SECTION 10, PART 3, IN EFFECT AT THE TIME OF PLATTING OF ADENA POINTE SECTION 10, PART 3, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 48-83 INCLUSIVE)	
LOT DESIGNATION SRD:	SUBURBAN
RESIDENTIAL DISTRICT	
MIN. LOT SIZE:	5,500 SF
MIN. WIDTH:	55'
MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

NOTE "C": ACREAGE BREAKDOWN
 TOTAL ACREAGE: 9.004
 ACREAGE IN LOTS 48-83 INCLUSIVE: 6.948
 ACREAGE IN RESERVES: 0.100
 TOTAL ACREAGE IN RIGHT-OF-WAYS: 1.956

NOTE "D": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED ADENA POINTE SECTION 10, PART 3, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0355D AND MAP NUMBER 39159C0351D WITH EFFECTIVE DATES OF DECEMBER 16, 2008.

NOTE "E": 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 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 LANDS OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

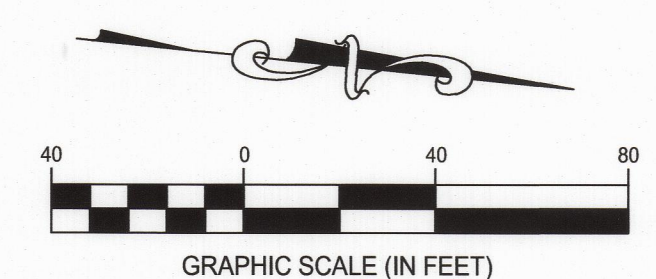
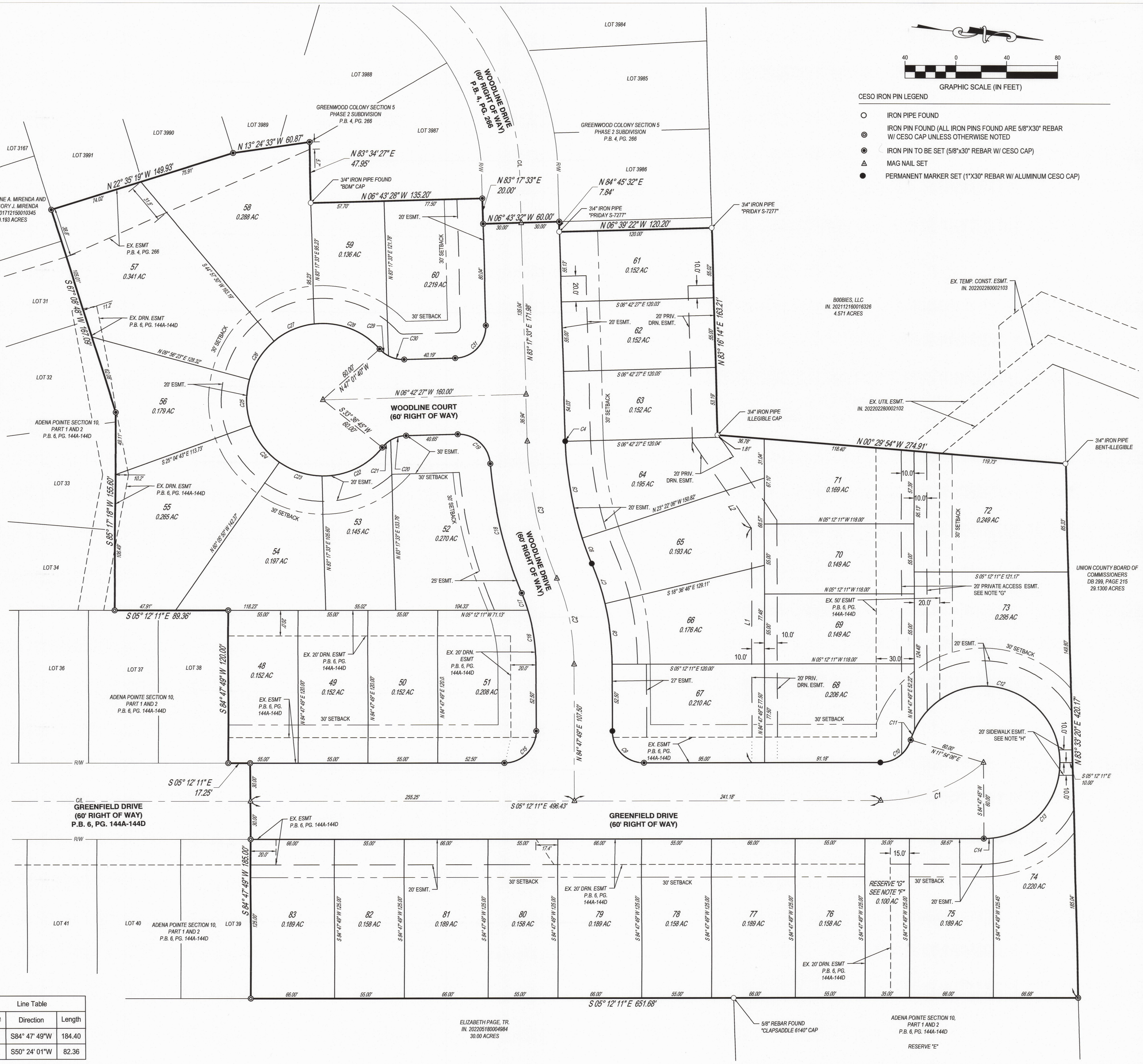
NOTE "F": RESERVE "G" IS TO BE OWNED, MAINTAINED, MANAGED AND GOVERNED BY ADENA POINTE HOMEOWNER'S ASSOCIATION, INC. (HOA) FOR THE PURPOSE OF STORMWATER CONTROL, MAINTENANCE AND OPEN SPACE.

NOTE "G": A PRIVATE ACCESS EASEMENT IS HEREBY RESERVED AS SHOWN AND DELINEATED HEREON FOR THE PURPOSE OF THE OWNERS OF LOTS 68-73 TO HAVE ACCESS TO/FROM GREENFIELD DRIVE.

NOTE "H": A SIDEWALK EASEMENT IS HEREBY RESERVED AS SHOWN AND DELINEATED HEREON FOR THE PURPOSE OF A FUTURE SHARED USE PATH.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	125.00'	88.44'	S25° 28' 15"E, 86.60'	40° 32' 09"
C2	175.00'	69.30'	N73° 27' 11"E, 68.84'	22° 41' 17"
C3	300.00'	110.92'	N72° 42' 02"E, 110.29'	21° 11' 01"
C4	270.00'	0.97'	S83° 11' 22"W, 0.97'	0° 12' 21"
C5	270.00'	77.54'	S74° 51' 33"W, 77.28'	16° 27' 17"
C6	270.00'	21.31'	S64° 22' 13"W, 21.31'	4° 31' 22"
C7	205.00'	33.20'	S66° 44' 53"W, 33.16'	9° 16' 42"
C8	205.00'	47.98'	S78° 05' 32"W, 47.87'	13° 24' 35"
C9	25.00'	39.27'	S39° 47' 49"W, 35.36'	90° 00' 00"
C10	25.00'	31.81'	S41° 39' 03"E, 29.70'	72° 53' 43"
C11	60.00'	8.18'	S74° 11' 36"E, 8.17'	7° 48' 37"
C12	60.00'	162.40'	S7° 15' 16"W, 117.17'	155° 05' 06"
C13	60.00'	86.90'	N53° 42' 42"W, 79.50'	82° 58' 58"
C14	60.00'	7.35'	N8° 42' 44"W, 7.34'	7° 00' 57"
C15	25.00'	39.27'	N50° 12' 11"W, 35.36'	90° 00' 00"
C16	145.00'	43.13'	S76° 16' 30"W, 42.97'	17° 02' 38"
C17	145.00'	14.28'	S64° 55' 52"W, 14.28'	5° 38' 39"
C18	330.00'	105.21'	S71° 14' 32"W, 104.76'	18° 16' 00"
C19	25.00'	38.00'	S36° 50' 02"W, 34.44'	87° 04' 59"
C20	25.00'	12.87'	S21° 27' 12"E, 12.73'	29° 29' 30"
C21	25.00'	8.81'	S46° 17' 36"E, 8.76'	20° 11' 17"
C22	60.00'	54.53'	S30° 21' 12"E, 52.67'	52° 04' 04"
C23	60.00'	35.84'	S12° 47' 30"W, 35.31'	34° 13' 20"
C24	60.00'	36.67'	S47° 24' 43"W, 36.10'	35° 01' 07"
C25	60.00'	36.67'	S82° 25' 50"W, 36.10'	35° 01' 07"
C26	60.00'	36.67'	N62° 33' 03"W, 36.10'	35° 01' 07"
C27	60.00'	34.93'	N28° 21' 46"W, 34.44'	33° 21' 26"
C28	60.00'	57.24'	N15° 38' 38"E, 55.09'	54° 39' 23"
C29	25.00'	8.81'	N32° 52' 41"E, 8.76'	20° 11' 17"
C30	25.00'	12.87'	N8° 02' 18"E, 12.73'	29° 29' 30"
C31	25.00'	39.27'	N51° 42' 27"W, 35.36'	90° 00' 00"

Line Table		
Line #	Direction	Length
L1	S84° 47' 49"W	184.40
L2	S50° 24' 01"W	82.36



- CESO IRON PIN LEGEND**
- IRON PIPE FOUND
 - ⊙ IRON PIN FOUND (ALL IRON PINS FOUND ARE 5/8"x30" REBAR W/ CESO CAP UNLESS OTHERWISE NOTED)
 - ⊖ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - △ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)



GRAND COMMUNITIES, LLC
ADENA POINTE SECTION 10
PART 3
 CITY OF MARYSVILLE,
 UNION COUNTY, OHIO

Revisions / Submissions		
ID	Description	Date

Project Number: 757846
 Scale: 1"=40'
 Drawn By: OPG
 Checked By: ALB
 Date: 6/3/2024
 Issue:

Drawing Title:
PLAT
2

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ELIZABETH PAGE, TR.
 IN. 202205180004984
 30.00 ACRES

ADENA POINTE SECTION 10,
 PART 1 AND 2
 P.B. 6, PG. 144A-144D
 RESERVE "E"