

TERESA L. MARSHAM
RECORDER, UNION CO., OHIO
MAY 18 10 30 AM '06
\$ 259.20

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Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, and in Virginia Military Survey No. 2256, containing 28.802 acres of land, more or less, (4.800 acres of land being right of way), said 28.802 acres being part of those tracts of land conveyed to BEAZER HOMES INVESTMENTS, LLC by deeds of record in Official Record 638, Page 128 and Official Record 638, Page 135, Recorder's Office, Union County, Ohio.

The undersigned, BEAZER HOMES INVESTMENTS, LLC, an Ohio limited liability company through, MARK HOSTETTLER, Division President, being owner of all the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents ADENA POINTE, SECTION 1, PART 1, a subdivision containing 44 lots, both inclusive, and areas designated Reserves "A", "B", "C" & "D" does hereby accept this plat of same and does hereby accept this plat of same and dedicates to public use, as such, all of the Road and Drives (4.800 acres of land, more or less) shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned easements 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, are for the construction, operation, and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas 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 storm water drainage facilities. No above ground 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 City of Marysville Engineer. Easement areas shown hereon outside the platted area are within land owned by the undersigned and easements are hereby reserved therein for the uses and purposes expressed herein.

Easements are hereby reserved in, over and under areas designated on this plat as "Private Utility Drainage (PU) Easement" for the construction, operation and maintenance of storm water runoff drains, facilities. Such facilities shall be owned and maintained by a master association for the Adena Pointe development. 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.

DEDICATION

Known by all men by these presents that MARK HOSTETTLER, Division President of BEAZER HOMES INVESTMENTS, LLC proprietors of the land indicated on the accompanying plat have authorized the platting thereof and do hereby dedicate the Adena Pointe Drive, Miami Drive and Reserves "A" through "D" to the public use forever.

BEAZER HOMES INVESTMENTS, LLC,
By: Mark Hostettler
MARK HOSTETTLER Division President

STATE OF OHIO
COUNTY OF FRANKLIN ss:
Before me, a Notary Public in and for said State, personally came MARK HOSTETTLER, Division President of BEAZER HOMES INVESTMENTS, LLC who acknowledged the signing of the foregoing instrument to be his voluntary act and deed of said for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 5th day of April, 2006.

My commission expires Jan 5, 2009
Shelia L. Bachelor
Notary Public, State of Ohio

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA

Areas of land outside of the 28.746 acres hereby platted and designated hereon as "Easement" are within the tracts of land located in the City of Marysville, County of Union, State of Ohio. They are described in the deeds to Weaver Road L.L.C., Ohio Limited Liability Company, of Official Record Volume 691, Page 2004, Recorder's Office, Union County, Ohio. Easements are hereby reserved in, over and under said areas of land and designated as "Easement" for the construction, operation and maintenance of public and quasi public utilities above and beneath the surface of the ground; and, where necessary, for the construction, operation and maintenance of service connections to adjacent lots and lands and for storm water drainage.

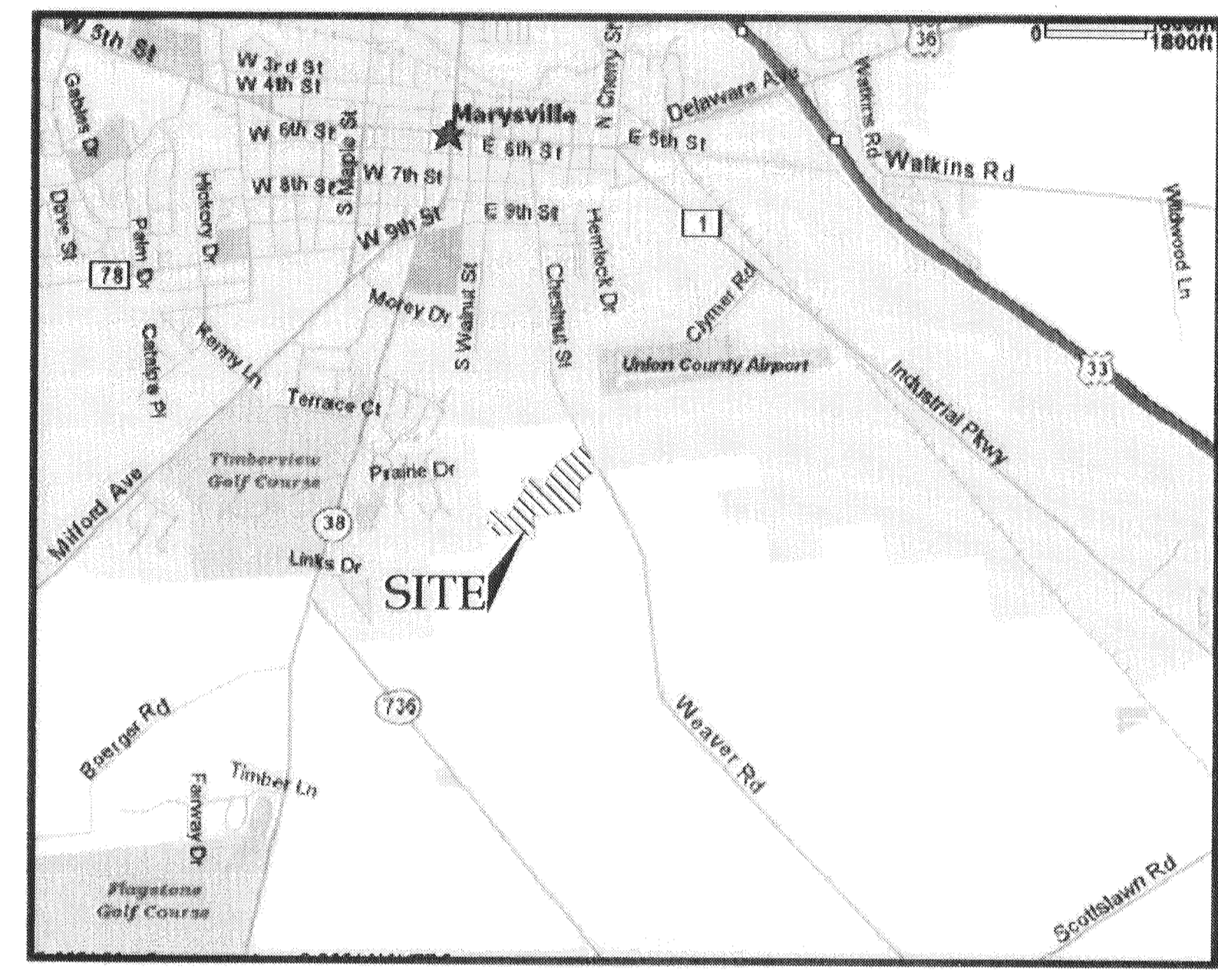
Signed and acknowledged in the presence of:
Shawn A. Lanning
JOHN W. HILL Jr. Member

STATE OF OHIO
COUNTY OF FRANKLIN ss:
Before me, a Notary Public in and for said State, personally appeared JOHN W. HILL Jr. Member of WEAVER ROAD, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 6th day of April, 2006.

My commission expires 2-4-07
Shirley L. Rogers
Notary Public, State of Ohio

Adena Pointe Section 1, Part 1



LOCATION MAP
No Scale

NOTE "A" - RESERVES "A" & "B":
Reserves "A" & "B" are for landscaping, open space, entrance features and subdivision identification subject to approval of planning commission. These reserves shall be owned and maintained by the Adena Pointe Homeowners Association. Said Reserves shall be considered a "Blanket" Easement hereby reserved for the purpose of constructing, operating and maintaining any and all cable or utility lines than may cross them.

NOTE "B" - RESERVE "C" & "D":
Reserves "C" & "D" as designated and delineated hereon, shall be owned and maintained by the Adena Pointe Homeowners Association for the purpose of Open Space. Said Reserves shall be considered a "Blanket" Easement hereby reserved for the purpose of constructing, operating and maintaining any and all cable or utility lines than may cross them.

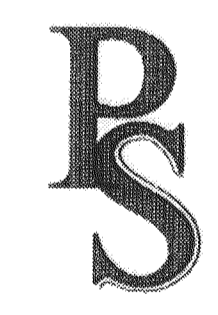
NOTE "C": This property is located adjacent to land which is, at the time of platting, used for agriculture purposes. You can expect noise from farm machinery, dust from farm operations, the application of chemicals to the soil and to crops, odors and noise from livestock and other typical farming nuisances. You can expect farming operations to happen day or night. You can expect hunting on the land. You are not permitted to use the land for any purpose at any time of the year. Do not allow children or pets to play on the land. Do not discard on the land clippings and trimmings from lawn, trees, bushes, plants, etc. or other waste that may be generated. Dispose of all waste in appropriate containers and locations.

NOTE "D": 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 "E": All of Adena Pointe Section 1, Part 1 is within Zone X as delineated on the FEMA Flood Insurance Rate Map, Map Number 390808 0150 B, effective date September 27, 1991.

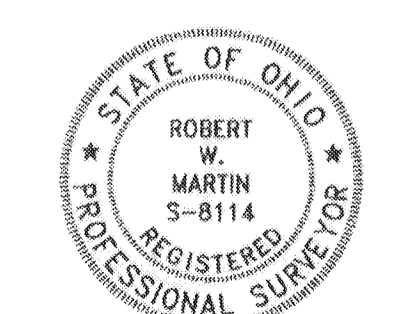
NOTE "G": - MINIMUM FRONT SIDE AND REAR YARD SETBACK DISTANCES:
The minimum front, side and rear yard setback distances, required by the zoning district regulations in effect at the time of platting for each lot in Adena Pointe Section 1, Part 1, are given in the following table:

- SR: Front: 40 feet (from the street right-of-way line)
Side: 15 feet, 30' total
Rear: 50 feet Minimum
- R-2: Front: 30 feet (from the street right-of-way line)
Side: 7.5 feet, 17.5 total
Rear: 35 feet Minimum



PREPARED BY:
PRECISION SURVEYING SERVICES
9055 State Route 56 S.E.
Mt. Sterling, Ohio 43143
Telephone: (740) 845-1412
Fax: (740) 845-1422

- Metric Conversion 1ft. = 0.30480m
- = MAG Nail to be set
- = Iron Pin Found
- ⊙ = Permanent Marker
- △ = Railroad Spike Found
- = Iron Pin Set
- ⊠ = County Monument
- = 1"x 30" Solid Iron Pin to be set



SURVEYED & PLATTED BY
ROBERT W. MARTIN
Registered Surveyor #8114

SUBDIVIDER:
Beazer Homes
929 EASTWIND DRIVE, SUITE 223
WESTERVILLE, OHIO 43081
PH# (614) 882-6593

328411

Approved this 10th day of May, 2006

John R. Conigan
Chairman, Planning Commission
Marysville, Ohio

Approved this 10th day of MAY, 2006

Paul L. Roud
City Engineer,
Marysville, Ohio

Approved this 11th day of MAY, 2006

Thomas Kruse
Mayor,
Marysville, Ohio

Approved and accepted this ___ day of _____, 2006, by Ordinance No. _____ wherein all of the Road and Drive hereby dedicated are accepted as such by the Council for the City of Marysville, Ohio.

In Witness Whereof, I have hereunto set my hand and affixed my seal this ___ day of _____, 2006.

City Clerk,
Marysville, Ohio

President of Council,
Marysville, Ohio

Approved this ___ day of _____, 2006

Health Department, Union County, Ohio

Reviewed this 12th day of May, 2006.

Paula Stewart
Union Soil and Water Conservation
District,

I hereby certify that the land described by this plat was transferred on May 18, 2006

Mary H. Snidman
Union County Auditor

I hereby certify that this plat was filed for recording on May 18, 2006, and that it was recorded on May 18, 2006 in Plat Book 5, Pages 224-226 of the records of Union County, Ohio.

Teresa L. Marsham
Union County Recorder

Fee \$ 259.20

SURVEY DATA:

BASIS OF BEARINGS: For the purposes of this description a bearing of South 23°58'37" East was held on the centerline of Weaver road. Said bearing being determined by GPS observations, and based upon the Ohio North Zone State Plane Coordinate System, North American Datum of 1983, from monumentation and published values as provided by National Geodetic Survey. All iron pin set are 3/4" ID x 30" Galvanized Iron Pin with a plastic cap inscribed P.S.S.. This description is based on an actual field survey performed in January, 2005 by Precision Surveying Services, LLC.

SOURCE OF DATA: The sources of recorded survey data are the records of the Union County, Ohio Recorder referenced in the plans and text of this plat.

IRON PINS SET: Where indicated, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with ID caps stamped "PSS #8114".

SURVEYORS CERTIFICATE

The accompanying plat represents a subdivision of land, V.M.S. No. 2256, Paris Township, Union County Ohio. The tract has an area of 21.330 acres in streets and lots, making a total of 28.746 acres. All measurements are in feet and decimals of a foot. All measurements on curves are chord distances. I hereby certify that the accompanying plat is a correct representation of Adena Pointe Section 1, Part 1 as surveyed in January, 2005 by Precision Surveying Services, LLC.

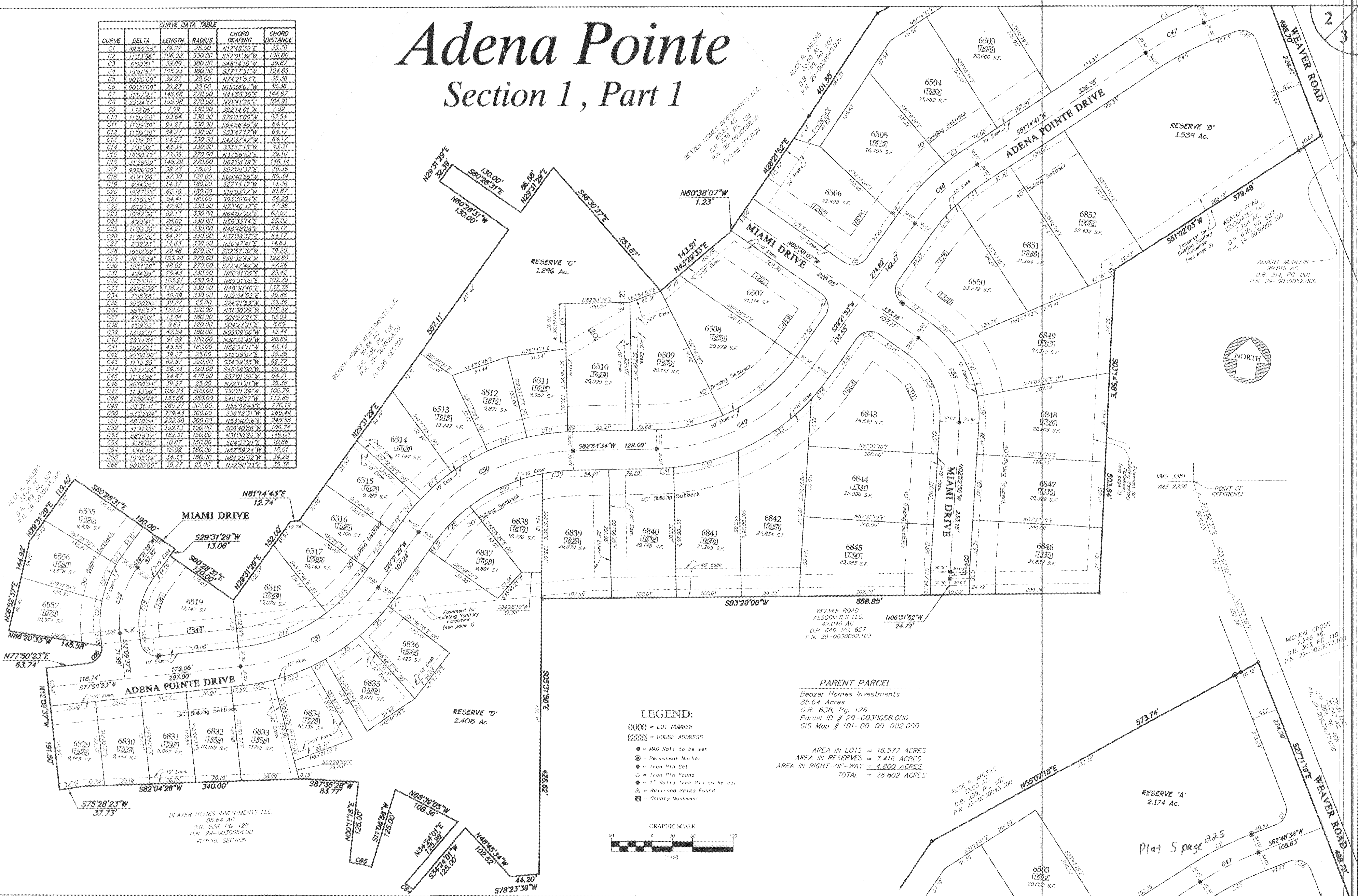
By Robert W. Martin 4-06-06
Professional Surveyor No. 8114 Date

Plat 5 page 224

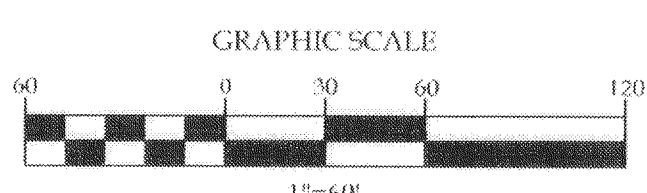
Adena Pointe

Section 1, Part 1

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	89°59'56"	39.27	25.00	N17°48'39"E	35.36
C2	11°33'56"	106.98	530.00	S52°01'39"W	106.80
C3	6°00'51"	39.89	380.00	S48°14'16"W	39.87
C4	15°51'57"	105.23	380.00	S37°12'51"W	104.89
C5	90°00'00"	39.27	25.00	N74°21'53"E	35.36
C6	90°00'00"	39.27	25.00	N15°38'07"W	35.36
C7	31°07'23"	146.66	270.00	N44°55'35"E	144.87
C8	22°24'17"	105.58	270.00	N71°41'25"E	104.91
C9	17°06'06"	7.59	330.00	S82°14'01"W	7.59
C10	11°02'55"	63.64	330.00	S76°03'00"W	63.54
C11	11°09'30"	64.27	330.00	S64°56'48"W	64.17
C12	11°09'30"	64.27	330.00	S53°47'17"W	64.17
C13	11°09'30"	64.27	330.00	S42°37'47"W	64.17
C14	7°51'32"	43.34	330.00	S33°17'55"W	43.31
C15	16°50'45"	79.38	270.00	N62°56'52"E	79.10
C16	31°28'09"	148.29	270.00	N62°08'19"E	146.44
C17	90°00'00"	39.27	25.00	S9°208'32"E	35.36
C18	41°41'06"	87.30	120.00	S28°40'56"W	85.39
C19	4°34'25"	14.37	180.00	S27°14'17"W	14.36
C20	19°47'35"	62.18	180.00	S13°30'12"W	61.87
C21	17°19'06"	54.41	180.00	S13°30'04"E	54.20
C22	8°19'11"	47.92	330.00	N73°40'42"E	47.88
C23	10°47'36"	62.17	330.00	N64°02'22"E	62.07
C24	42°0'41"	25.02	330.00	N56°33'14"E	25.02
C25	11°09'30"	64.27	330.00	N48°48'08"E	64.17
C26	11°09'30"	64.27	330.00	N37°38'37"E	64.17
C27	2°32'23"	14.63	330.00	N30°47'41"E	14.63
C28	16°52'02"	79.48	270.00	S32°52'30"W	79.20
C29	26°18'34"	123.98	270.00	S59°32'48"W	122.89
C30	10°11'28"	48.02	270.00	S72°42'49"W	47.96
C31	4°24'54"	25.43	330.00	N80°41'06"E	25.42
C32	12°55'10"	103.21	330.00	N69°31'05"E	102.79
C33	24°05'39"	138.77	330.00	N48°30'40"E	137.75
C34	7°05'58"	40.89	330.00	N32°54'52"E	40.86
C35	90°00'00"	39.27	25.00	S74°21'53"W	35.36
C36	58°15'17"	122.01	120.00	N31°30'29"W	116.82
C37	4°09'02"	13.04	180.00	S04°27'21"E	13.04
C38	4°09'02"	8.69	120.00	S04°27'21"E	8.69
C39	13°32'31"	42.54	180.00	N09°09'06"W	42.44
C40	29°14'54"	91.89	180.00	N30°32'49"W	90.89
C41	15°27'51"	48.58	180.00	N52°34'11"W	48.44
C42	90°00'00"	39.27	25.00	S15°38'07"E	35.36
C43	11°15'25"	62.87	320.00	S34°59'35"W	62.77
C44	10°12'23"	59.33	320.00	S46°56'00"W	59.25
C45	11°13'56"	94.87	470.00	S57°01'39"W	94.71
C46	90°00'00"	39.27	25.00	N72°11'21"W	35.36
C47	11°13'56"	100.93	500.00	S57°01'39"W	100.76
C48	21°52'48"	133.66	350.00	S40°18'17"W	132.85
C49	5°31'41"	280.27	300.00	N56°07'43"E	270.19
C50	5°32'04"	279.43	300.00	S56°12'31"W	269.44
C51	48°18'54"	252.98	300.00	N53°40'56"E	245.59
C52	41°41'06"	109.13	150.00	S08°40'56"W	108.74
C53	58°15'12"	152.51	150.00	N31°30'29"W	146.03
C54	4°29'02"	10.87	150.00	S04°27'21"E	10.86
C55	4°29'02"	15.02	180.00	N57°50'24"E	15.01
C56	10°55'39"	34.33	180.00	N84°20'52"W	34.28
C57	90°00'00"	39.27	25.00	N32°50'23"E	35.36



LEGEND:
 0000 = LOT NUMBER
 10000 = HOUSE ADDRESS
 ■ = MAG Nail to be set
 ● = Permanent Marker
 ○ = Iron Pin Set
 ○ = Iron Pin Found
 ● = 1" Solid Iron Pin to be set
 ▲ = Railroad Spike Found
 □ = County Monument



PARENT PARCEL
 Beazer Homes Investments
 85.64 Acres
 O.R. 638, Pg. 128
 Parcel ID # 29-0030058.000
 GIS Map # 101-00-00-002.000

AREA IN LOTS = 16.577 ACRES
 AREA IN RESERVES = 7.416 ACRES
 AREA IN RIGHT-OF-WAY = 4.800 ACRES
 TOTAL = 28.802 ACRES

BEAZER HOMES INVESTMENTS LLC.
 85.64 AC.
 O.R. 638, PG. 128
 P.N. 29-0030058.00
 FUTURE SECTION

DRAWING NUMBER
 Adena Pointe
 Section 1, Part 1

DRAWING NUMBER
 W5 5 Pg 214-224

DRAWING NUMBER
 Mansville Corp
 Part 1

DRAWING NUMBER
 Adena Pointe
 Section 1, Part 1

Adena Pointe

Section 1, Part 1

3
3

DRAWING NUMBER
Adena Pointe
Section 1, Part 1

DRAWING NUMBER
Pg 5 P6 224-226

DRAWING NUMBER
Marysville Corp.
Part 1 Twp.

DRAWING NUMBER
Adena Pointe
Section 1, Part 1

**WEAVER ROAD ASSOCIATES, LLC
OFFSITE EASEMENTS**

- ① S41°04'08"E 30.02'
- ② S51°02'03"W 28.01'
- ③ N41°04'08"W 30.02'
- ④ S06°31'52"E 30.00'
- ⑤ S83°28'08"W 40.00'
- ⑥ N06°31'52"W 30.00'

**BEAZER HOMES INVESTMENTS, LLC
OFFSITE EASEMENTS**

- ⑦ N20°24'42"W 10.00'
- ⑧ S62°12'56"W 28.53'
- ⑨ N27°47'04"W 5.37'
- ⑩ N27°47'04"W 34.41'
- ⑪ N29°31'29"E 20.00'
- ⑫ S80°28'31"E 40.00'
- ⑬ S29°31'29"W 33.06'
- ⑭ N60°38'07"W 23.00'
- ⑮ N46°30'27"W 10.00'
- ⑯ N43°29'53"E 40.00'
- ⑰ S46°30'27"E 10.00'
- ⑱ S60°38'07"E 5.79'

CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C35	68°26'33"	215.02	180.00	S28°41'28"W	202.48
C36	11°55'22"	70.80	350.00	S52°18'10"E	70.88
C37	14°07'40"	76.44	310.00	S53°14'17"E	76.25
C61	8°15'05"	30.24	210.00	S73°42'51"W	30.22
C62	7°22'22"	28.31	220.00	S65°34'07"W	28.29
C63	15°37'27"	76.35	280.00	S20°01'40"W	76.12

