ADENA POINTE SECTION 7, PART 1

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

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 6.602 ACRES OF LAND, MORE OR LESS, BEING OUT OF THAT 10.797 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 TODD E. HUSS, PRESIDENT, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "ADENA POINTE SECTION 7 PART 1", A SUBDIVISION CONTAINING LOTS NUMBERED 6528-6547, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF MIAMI DRIVE. EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREA DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT". EASEMENTS DESIGNATED AS "EASEMENT" OR "DRAINAGE 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. 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. THE EASEMENTS SHOWN HEREON OUTSIDE OF THE PLATTED AREA AND WITHIN SAID 10.797 ACRE TRACT OF LAND OWNED BY GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD.) A KENTUCKY LIMITED LIABILITY COMPANY, ARE RESERVED FOR THE PURPOSES STATED IN THE FOREGOING "EASEMENTS" PARAGRAPH. IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD) A KENTUCKY LIMITED LIABILITY COMPANY BY, TODD E. HUSS, PRESIDENT HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE. THIS 19+1 DAY OF May , 2021. **GRAND COMMUNITIES, LLC** SIGNED AND ACKNOWLEDGED (F/K/A GRAND COMMUNITIES, LTD) IN THE PRESENCE OF: A KENTUCKY LIMITED LIABILITY COMPANY BY: Java Llast poulse TODD E. HUSS 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 19 DAY OF 100 DA

Notary Public - State at Large, Kentucky

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.

OWNER / DEVELOPER: **CESO INC** GRAND COMMUNITIES, LLC 2800 CORPORATE EXCHANGE DR. 3940 OLYMPIC BLVD., SUITE 400 COLUMBUS, OH ERLANGER, KY 41018 PHONE: (614) 794-7080 PHONE: (859) 341-4709

SUITE 400

CONTACT: TODD E. HUSS, PRESIDENT

THUSS@FISCHERHOMES.COM

RECORDED IN CITY COUNCIL'S RECORD BOOK THE WITHIN MIAMI DRIVE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER (UNION COUNTY COMMISSIONER'S JOURNAL) PRESIDENT OF COUNCIL APPROVED THIS 8 DAY OF JUNE , 20 21 APPROVED THIS DAY OF ______, 20 APPROVED THIS 14 DAY OF JUNE, 20 21 TRANSFERRED THIS 15 DAY OF July , 2021 UNION COUNTY AUDITOR + FILED FOR RECORD THIS 15th DAY OF July , 20 21 IN PLAT BOOK 6 PAGE NO. 104 AB

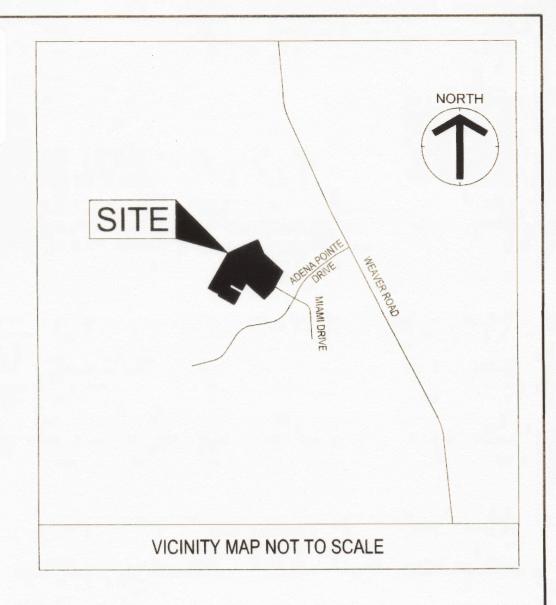
ACREAGE BREAKDOWN

29-0030058.0509 (TIF)

MAP NUMBERS: PARCEL NUMBERS: 101-12-01-013.000 29-0030058.0500

ACREAGE: 6.602 ACRES

T20210006513 Karen J. Riffle Union County Recorder DOC:PLAT



ZONING

"ADENA POINTE SECTION 7 PART 1" IS ZONED AS SRD (SUBURBAN RESIDENTIAL DISTRICT) AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF MIAMI DRIVE, NORTH 60°38'07" WEST, AS SHOWN ON ADENA POINTE SECTION 1, PART 1 PLAT OF RECORD IN PLAT BOOK 5, PAGES 224-226.

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 1.106 ACRES IN RIGHT-OF-WAYS AND 5.496 ACRES IN LOTS MAKING A TOTAL OF 6.602 ACRES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF ADENA POINTE SECTION 7 PART 1, AS SURVEYED APRIL 2020.



OHIO P.S. NO. 7211 2800 CORPORATE EXCHANGE DRIVE, SUITE 400 COLUMBUS, OHIO 43231

LEGEND

PERMANENT MARKER SET 1" x 30" SOLID REBAR WITH YELLOW CAP STAMPED "CESO"

IRON PIN SET 5/8" x 30" REBAR YELLOW CAP STAMPED "CESO"

■ MAG NAIL SET

Ø MAG NAIL FOUND

△ SURVEY STONE FOUND

1180* ADDRESS RECORD PLAT REVISIONS

NO. DATE DESCRIPTION UNION COUNTY, OHIC CITY OF MARYSVILLE DATE: 04/08/2021 SCALE: N/A JOB NO.: DESIGN: 758473 N/A SHEET NO .: DRAWN: ADB

> CHECKED: 1 OF 2 ALB W:\PROJECTS\FISCHER HOMES\758473-01 ADENA POINTE SECTION 7\04-SURVEY\DWG\758473-SURV-PLAT SECTION 7- PHASE 1.DWG - 4/26/2021 1:04

APPLICANT/ENGINEER

COLUMBUS, OH 43231

PH: 614-794-7080

2800 CORPORATE EXCHANGE DRIVE. SUITE 400

CESO, INC.

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 7 PART 1, IN EFFECT AT THE TIME OF PLATTING OF ADENA POINTE SECTION 7 PART 1, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 6528-6547)

ONTOLL 17 MILE! (LOTO 0020 0011)	
LOT DESIGNATION SRD:	SUBURBAN RESIDENTIAL DISTRI
MIN. LOT SIZE:	5,500 SF
WIDTH:	55.00'
MIN. FRONT SETBACK:	30'
MIN. REAR SETBACK:	20'
MIN. SIDE SETBACK:	7.5'

NOTE "C": ACREAGE BREAKDOWN

TOTAL A	CREAGE:	6.60
ACREAG	E IN LOTS 6528-6547 INCLUSIVE:	5.49
TOTAL A	CREAGE IN RIGHT-OF-WAYS:	1.10
ACREAG	E IN SUBDIVISION RIGHT-OF WAY:	1.10

AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED ADENA POINTE SECTION 7 PART 1, 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 39159C0351D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "E":

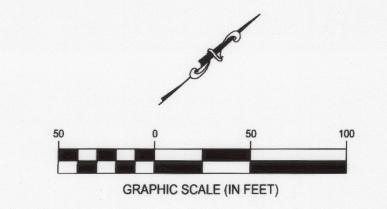
THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHTS OF WAY, AND EASEMENT BOUNDARIES AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING 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 DEVELOPMENTS 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 CONSTRUCTED 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.

ADENA POINTE SECTION 7, PART 1

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

N 29° 31' 29" E 423.44'





Line Table		
Line#	Direction	Length
L1	S29° 31' 29"W	32.39'
L2	S60° 38' 07"E	6.51'
L3	S34° 39' 42"E	32.15'
L4	S69° 59' 41"W	205.59
L5	S70° 27' 16"E	113.31
L6	S46° 30' 27"E	332.01
L7	N46° 30' 27"W	333.18
L8	N70° 27' 16"W	101.88'
L9	S69° 59' 41"W	193.17

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGL
C1	180.00'	20.82'	S32° 50' 21"W, 20.81'	6° 37′ 43″
C2	180.00'	60.27*	S45° 44' 45"W, 59.99'	19° 11' 06"
C3	180.00'	68.51'	S66° 14' 33"W, 68.10'	21° 48' 29"
C4	180.00'	68.22'	S88° 00' 14"W, 67.81'	21° 42′ 53″
C5	180.00'	60.27'	S71° 32' 47"E, 59.99'	19° 11' 06"
C6	180.00'	48.53'	S54° 13' 50"E, 48.38'	15° 26' 47"
C7	320.00	78.90'	S53° 34' 17"E, 78.70'	14° 07' 40"
C8	380.00'	62.90'	N55° 53' 35"W, 62.83'	9° 29' 05"
C9	380.00'	30.79'	N48° 49' 45"W, 30.79'	4° 38′ 35″
C10	120.00'	75.44'	N64° 31' 06"W, 74.21'	36° 01' 17"
C11	120.00'	142.31'	S63° 29' 52"W, 134.11'	67° 56' 47"
C12	150.00'	272.19'	N81° 30' 31"E, 236.35'	103° 58' 04"
C13	350.00	86.30'	S53° 34' 17"E, 86.08'	14° 07' 40"

LEGEND

- PERMANENT MARKER SET 1" x 30" SOLID REBAR WITH YELLOW CAP STAMPED "CESO"
- IRON PIN SET 5/8" x 30" REBAR YELLOW CAP STAMPED "CESO"
- MAG NAIL SET
- Ø MAG NAIL FOUND
- △ SURVEY STONE FOUND

1180* ADDRESS

	RECOR	D PLAT	
CITY OF MARYSV	ILLE	UNIC	ON COUNTY, OHIO
			511 0001111, 01110
SCALE: 1"=50'		DATE: 04/08/2021	
SCALE: 1"=50' DESIGN: N/A		DATE: 04/08/2021	JOB NO.: 758473
DESIGN:	CES	DATE: 04/08/2021	JOB NO.: