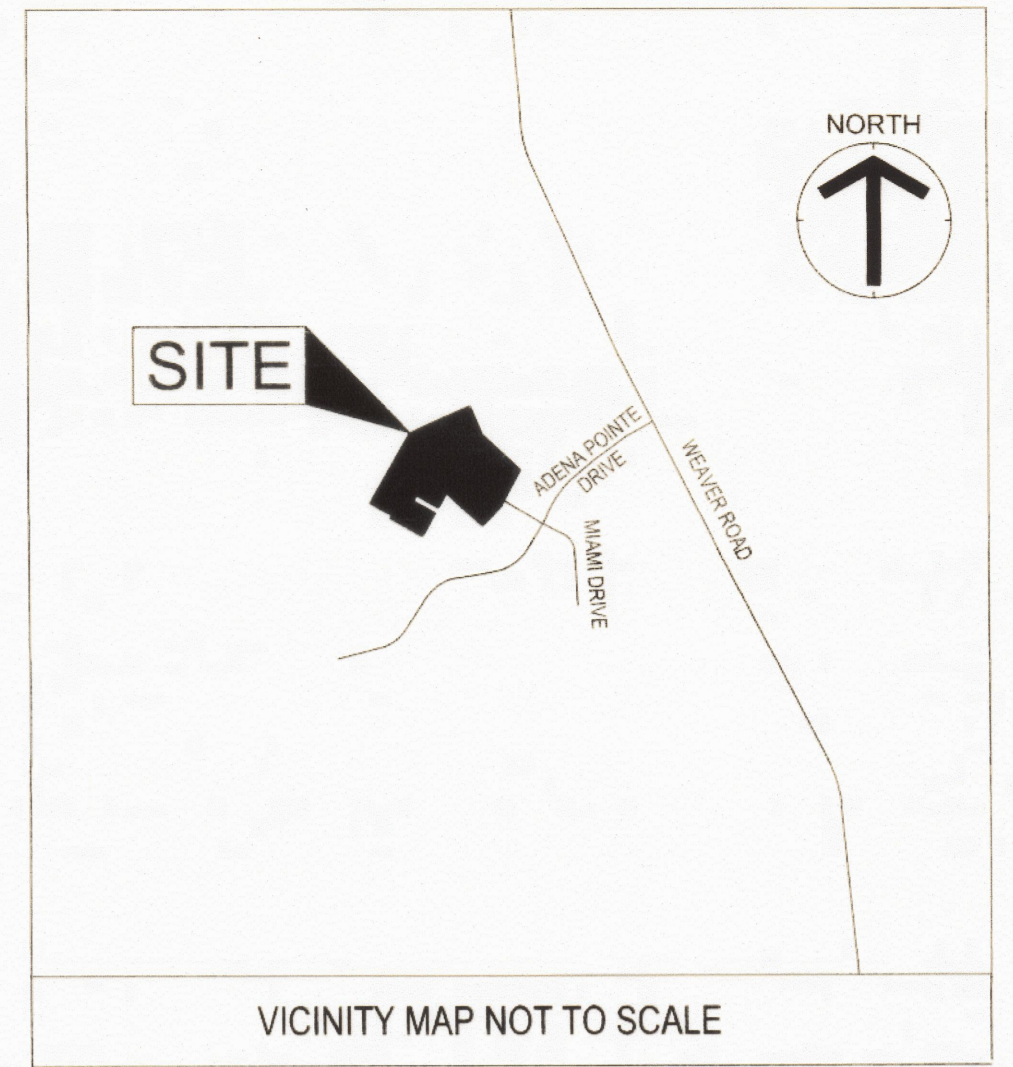


ADENA POINTE SECTION 7, PART 1

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

202107150009458 7/15/2021
Page: 2 of 886.40 1:07 PM
Karen J. Rittle T20210006613
Union County Recorder DOC:PLAT



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 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 19th DAY OF May, 2021.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

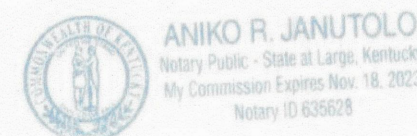
BY: Todd E. Huss

GRAND COMMUNITIES, LLC
(F/K/A GRAND COMMUNITIES, LTD)
A KENTUCKY LIMITED LIABILITY COMPANY
Todd E. Huss
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 19th DAY OF May, 2021, BY TODD E. HUSS, PRESIDENT OF GRAND COMMUNITIES, LLC, (F/K/A GRAND COMMUNITIES, LTD) A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES 11/18/2023
Michelle R. Spruiell
NOTARY PUBLIC



THE WITHIN MIAMI DRIVE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____
(UNION COUNTY COMMISSIONER'S JOURNAL)
ON THIS THE _____ DAY OF _____, 20__

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK

APPROVED THIS 8th DAY OF JUNE, 2021

Kyle Hertz
MARYSVILLE CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20__

APPROVED THIS 14 DAY OF June, 2021

James C. Ferguson
CHAIRMAN, CITY PLANNING
COMMISSION

TRANSFERRED THIS 15 DAY OF July, 2021

Andrew W. Deavel
UNION COUNTY AUDITOR

FILED FOR RECORD THIS 15th DAY OF July, 2021 IN PLAT BOOK 6 PAGE NO. 104 AB
Side 52

Karen J. Rittle
UNION COUNTY RECORDER

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.



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

DATE: _____

LEGEND

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

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

1180' ADDRESS

RECORD PLAT

| REVISIONS | | |
|-----------|------|-------------|
| NO. | DATE | DESCRIPTION |
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| CITY OF MARYSVILLE | | UNION COUNTY, OHIO | |
| SCALE: N/A | DATE: 04/08/2021 | | |
| DESIGN: N/A | JOB NO.: 758473 | | |
| DRAWN: ADB | SHEET NO.: | | |
| CHECKED: ALB | 1 OF 2 | | |
| | | | |

OWNER / DEVELOPER:
GRAND COMMUNITIES, LLC
3940 OLYMPIC BLVD.,
SUITE 400
ERLANGER, KY 41018
PHONE: (859) 341-4709
CONTACT: TODD E. HUSS, PRESIDENT
THUSS@FISCHERHOMES.COM

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

ACREAGE BREAKDOWN

PARCEL NUMBERS: 29-0030058.0500 29-0030058.0509 (TIF)
MAP NUMBERS: 101-12-01-013.000
ACREAGE: 6.602 ACRES

