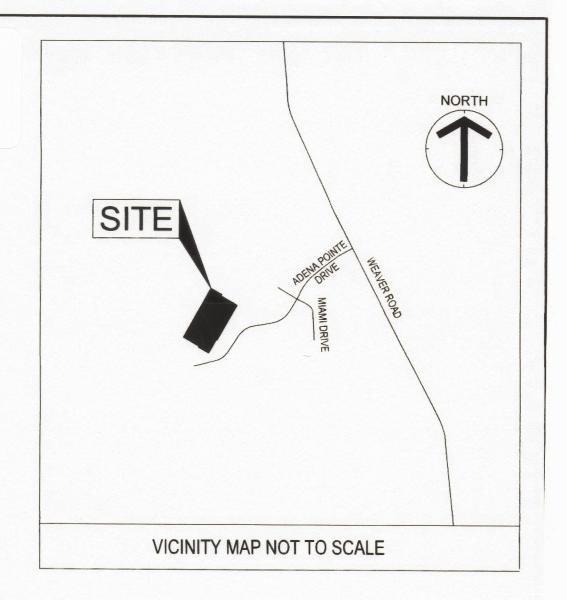
ADENA POINTE SECTION 7, PART 2

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

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 8th DAY OF JUNE, 20 21 APPROVED THIS _____ DAY OF ______, 20 APPROVED THIS 14 DAY OF JUNE, 20 21 TRANSFERRED THIS 15 DAY OF July, 20 21 Andrew Wenner HE FILED FOR RECORD THIS 15th DAY OF July , 2021 IN PLAT BOOK PAGE NO. 105 AB

Pages:2 F:\$86.40 Union County Recorder DOC:PLAT



ZONING

"ADENA POINTE SECTION 7 PART 2" 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.

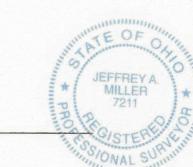
PERMANENT MARKERS

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 0.776 ACRES IN RIGHT-OF-WAYS AND 3.418 ACRES IN LOTS MAKING A TOTAL OF 4.194 ACRES. I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF ADENA POINTE SECTION 7 PART 2. 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

MAG NAIL FOUND

△ SURVEY STONE FOUND

APPLICANT/ENGINEER CESO, INC. 2800 CORPORATE EXCHANGE DRIVE. SUITE 400

COLUMBUS, OH 43231 PH: 614-794-7080

1100* ADDRESS **RECORD PLAT REVISIONS** NO. DATE DESCRIPTION CITY OF MARYSVILLE UNION COUNTY, OH SCALE: N/A DATE: 04/05/2021 DESIGN: JOB NO.: N/A 758473 DRAWN: SHEET NO .:

ADB

CHECKED:

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

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

BOOK 744 PAGE 297, IN UNION COUNTY, OHIO AS MAY BE AMENDED OR SUPPLEMENTED.

INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

PRESIDENT HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

RECORD IN INSTRUMENT NUMBER 201804030002507.

PURPOSES EXPRESSED HEREIN.

SIGNED AND ACKNOWLEDGED

BY: Laura Lienthause

COMMONWEALTH OF KENTUCKY

IN THE PRESENCE OF:

COUNTY OF BOONE:

THIS 19th DAY OF May , 2021.

DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF MIAMI DRIVE.

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

SITUATED IN VIRGINIA MILITARY SURVEY NO. 2256, CITY OF MARYSVILLE, PARIS TOWNSHIP, UNION COUNTY, OHIO CONTAINING 4.194 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

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 2". A SUBDIVISION CONTAINING LOTS NUMBERED 6520-6527 INCLUSIVE, 6548-6554 INCLUSIVE & 6558 AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND

EASEMENTS ARE HEREBY RESERVED, IN, OVER AND UNDER AREA DESIGNATED ON THIS PLAT AS "EASEMENT" OR "DRAINAGE EASEMENT". EASEMENTS

QUASI-PUBLIC UTILITIES ABOVE, BENEATH, AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION,

DESIGNATED AS "EASEMENT" OR "DRAINAGE EASEMENT" PERMIT THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND

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

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT OF WAY

GRAND COMMUNITIES, LLC

TODD E. HUSS PRESIDENT

(F/K/A GRAND COMMUNITIES, LTD)

A KENTUCKY LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC (F/K/A GRAND COMMUNITIES, LTD) A KENTUCKY LIMITED LIABILITY COMPANY BY, TODD E. HUSS,

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 ______, 2021, BY TODD E. HUSS, PRESIDENT GRAND COMMUNITIES, LLC, (F/K/A GRAND COMMUNITIES, LTD) A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE.

ACREAGE BREAKDOWN

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

ACREAGE: **4.194 ACRES**

> 1 OF 2 W:\PROJECTS\FISCHER HOMES\758473-01 ADENA POINTE SECTION 7\04-SURVEY\DWG\758473-SURV-PLAT SECTION 7- PART 2.DWG - 4/26/2021 1:0

ADENA POINTE SECTION 7, PART 2

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

