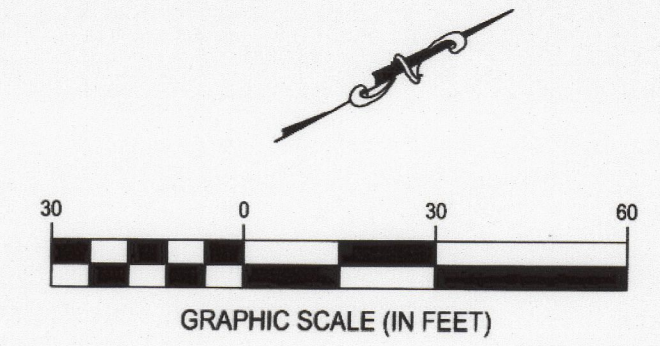






# ADENA POINTE SECTION 7, PART 2

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



**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 2, IN EFFECT AT THE TIME OF PLATTING OF ADENA POINTE SECTION 7 PART 2, SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

SINGLE FAMILY (LOTS 6520-6527 INCLUSIVE, 6548-6554 INCLUSIVE AND 6558)  
 LOT DESIGNATION SRD: SUBURBAN RESIDENTIAL DISTRICT  
 MIN. LOT SIZE: 5,500 SF  
 WIDTH: 55'  
 MIN. FRONT SETBACK: 30'  
 MIN. REAR SETBACK: 20'  
 MIN. SIDE SETBACK: 7.5'

**NOTE "C":** ACREAGE BREAKDOWN  
 TOTAL ACREAGE: 4.194  
 ACREAGE IN LOTS 6520-6527 INCLUSIVE, 6548-6554 INCLUSIVE AND 6558: 3.418  
 TOTAL ACREAGE IN RIGHT-OF-WAYS: 0.776  
 ACREAGE IN SUBDIVISION RIGHT-OF WAY: 0.776

**NOTE "D":** AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED ADENA POINTE SECTION 7 PART 2, 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 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.



- 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
  - 1100" ADDRESS

REVISIONS		
NO.	DATE	DESCRIPTION

<b>RECORD PLAT</b>	
CITY OF MARYSVILLE UNION COUNTY, OHIO	
SCALE: 1"=30'	DATE: 04/05/2021
DESIGN: N/A	JOB NO.: 758473
DRAWN: ADB	SHEET NO.:
CHECKED: ADB	2 OF 2