

Adena Pointe

Section 8, Part 1

201806210004928 6/21/2018
 Pages: 3 F: \$129.60 12:05 PM
 Teresa Markham T20180003499
 Union County Recorder DOC: PLAT

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SITUATE

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, and in Virginia Military Survey No. 2256, containing 7.481 acres of land, more or less, all out of a 95.159 acre parcel conveyed to GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD.) a Kentucky Limited Liability Company by deeds of record in Instrument Number 201804030002507, Recorder's Office, Union County, Ohio.

The undersigned, GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD.) a Kentucky Limited Liability Company through, TODD E. HUSS, 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 8, PART 1", a subdivision containing 23 lots, 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 Drive (1.195 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 designated 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 Homeowner's 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.

OFFSITE EASEMENTS

The easements shown hereon outside the platted area are within those tracts of land owned by GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD.) a Kentucky Limited Liability Company and are dedicated for the use and purpose stated in the proceeding paragraph.



LOCATION MAP

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.

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 "#7452".

SURVEYORS CERTIFICATE

We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

By Scott A. England, PS 6/21/18
 Ohio Registered Surveyor No S-7452 Date



DEDICATION

Known by all men by these presents that TODD E. HUSS, President of GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD.) a Kentucky Limited Liability Company proprietors of the land indicated on the accompanying plat have authorized the platting thereof and do hereby dedicate Dickson Drive and Buckmeyer Drive to the public use forever.

A. Webb
By [Signature]
 Witnesses

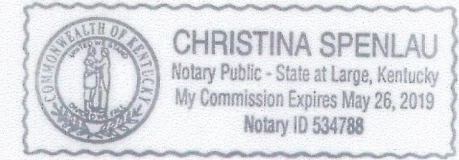
GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD.) A KENTUCKY LIMITED LIABILITY COMPANY
 By Todd E. Huss
 TODD E. HUSS, President

STATE OF KENTUCKY

Before me, a Notary Public in and for said State, personally came TODD E. HUSS President of GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD.) a Kentucky Limited Liability Company, on behalf of the company.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 7th day of June, 2018.

Christina Spenlau
 Notary Public, Commonwealth of Kentucky, County of Boone.



My commission expires 5-26-2019

SIGNATURE BLOCK

Approved this 14th day of June, 2018 [Signature]
 Chairman, Planning Commission
 Marysville, Ohio

Approved this 13th day of June, 2018 [Signature]
 City Engineer
 Marysville, Ohio

Approved this 19th day of June, 2018 [Signature]
 Mayor,
 Marysville, Ohio

In Witness Whereof, I have hereunto set my hand and I hereby certify that the land described by this plat was transferred on 6-21 - 2018.

Andrea Rubauer
 Union County Auditor

I hereby certify that this plat was filed for recording on 6-21 2018, and that it was recorded on 6-21 2018 in Plat Book 6, Pages 38 ABC, plat records of Union County, Ohio. Slide 19

Teresa L. Markham
 Union County Recorder
 by [Signature]
 Deputy Recorder

Fee \$ 129.60

TAT WATCON
 CONSULTING ENGINEERS & SURVEYORS
 83 Shull Avenue
 Gahanna, Ohio 43230
 Ph. (614) 414-7979

OWNER/DEVELOPER:
 GRAND COMMUNITIES, LLC (f/k/a GRAND COMMUNITIES, LTD.),
 3940 Olympic Blvd, Suite 100
 Erlanger, Kentucky 41018
 (859) 341-5709
 thuss@fisherhomes.com

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Adena Pointe

Section 8, Part 1

NOTE "A": No vehicular access to be in effect until such time as the public street right of way is extended and dedicated by plat or deed.

NOTE "B": 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 "C": 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 "D": At the time of platting, electric, cable, and telephone services providers have not issued information required so that easements areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easements information about Adena Pointe, Section 8, Part 1, or any part thereof can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Union County, Ohio.

NOTE "E": All of subject Adena Pointe Section 8 Part 1 lies on the FEMA Flood Insurance Rate Map, Map Number 39159C 0355D, Effective Date 12-16-08. No special hazard areas. Prior FEMA Flood Insurance Rate Map, Map Number 39080B 0150B, Effective date of September 27, 1991 shows all of Adena Pointe Section 8, Part 1 lies in Zone X.

NOTE "F": - 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 8, Part 1, are given in the following table:

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

NOTE "G": Lots shown hereon are subject to the Declaration of Covenants, Easements, Conditions and Restrictions for Adena Pointe Subdivision recorded in Official Record Book 744, Page 297 of the Union County Ohio Recorders Office.

PARENT PARCEL
Parcel No. 29-0019041.0009 and 29-0019041.0000
Map No. 101-12-01-001.000

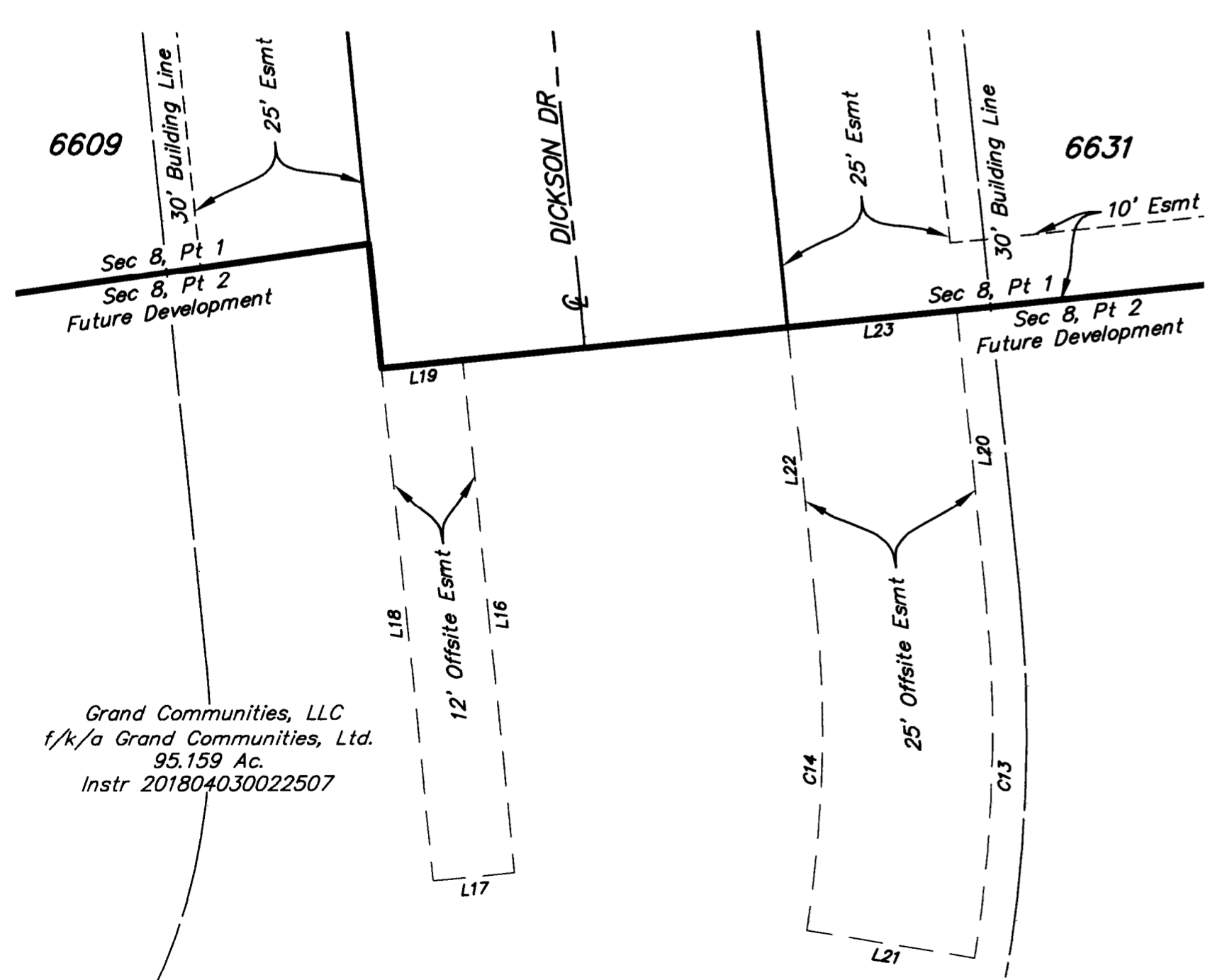
PARENT PARCEL 2
Parcel No. 29-0019041.1020 and 29-0019041.1029
Map No. 101-16-05-001.000

SITE STATISTICS
AREA IN RIGHT-OF-WAY = 1.195 ACRES
AREA IN 23 LOTS = 6.286 ACRES
TOTAL = 7.481 ACRES

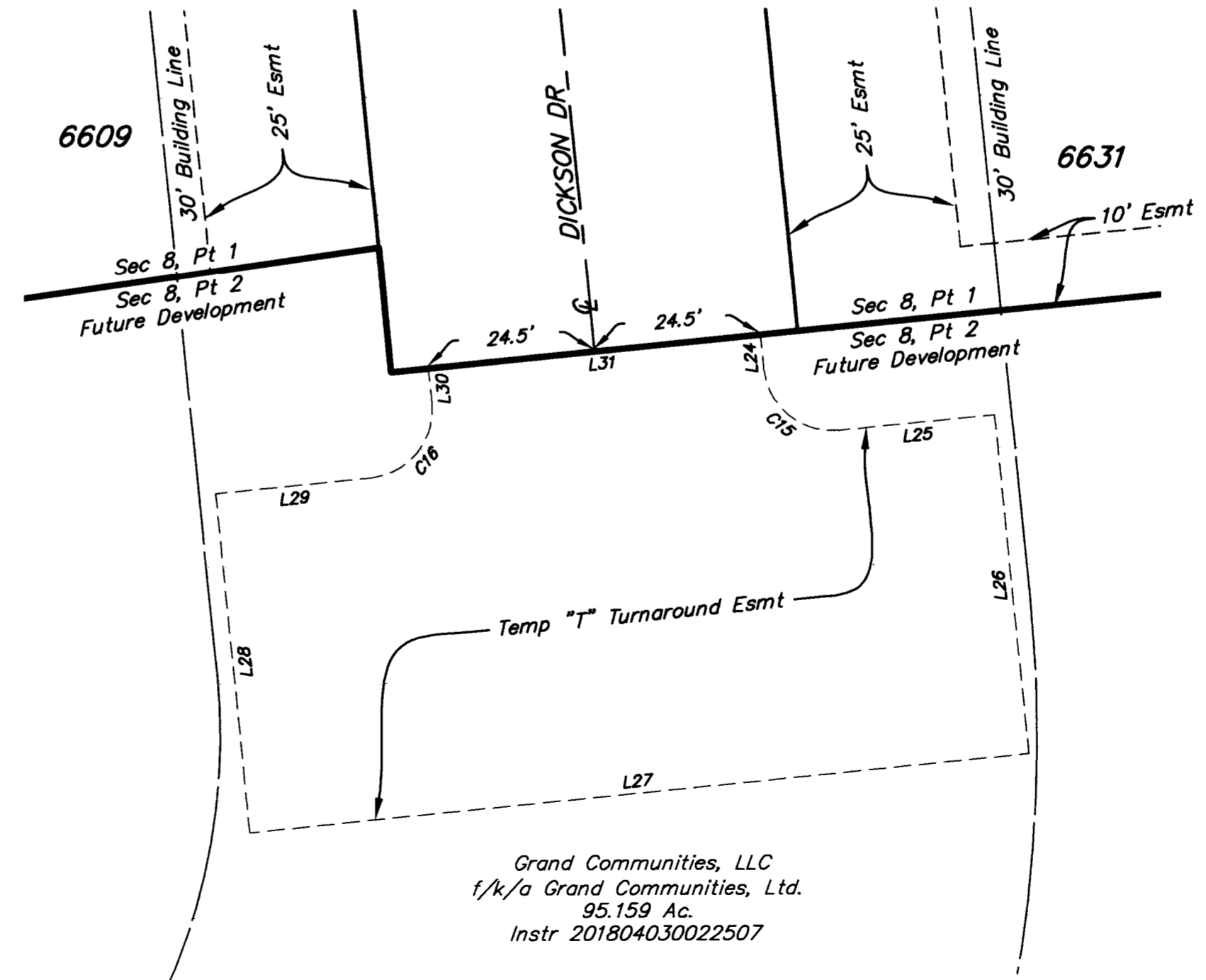
R-2 LOT REQUIREMENTS
Minimum Lot Size 9100 S.F.
Minimum Lot Width 70'
Minimum Floor Area 1200 S.F.
Typical Lot Dimension 70'x130'

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	18.42	N5°31'50"W	L18	75.51	N5°31'50"W
L2	10.02	N7°55'34"W	L19	12.00	N84°28'10"E
L4	138.66	N6°35'09"W	L20	41.64	S5°31'50"E
L5	686.05	S82°04'26"W	L21	25.00	S80°32'29"E
L6	210.54	N77°59'18"E	L22	41.64	S5°31'50"E
L7	198.38	N82°04'26"E	L23	25.00	N84°28'10"E
L8	122.79	N6°35'09"W	L24	5.00	S5°31'50"E
L9	14.71	N7°56'22"W	L25	23.00	N84°28'10"E
L10	221.96	N82°04'26"E	L26	50.00	S5°31'50"E
L11	281.25	N77°59'18"E	L27	115.00	S84°28'10"W
L12	12.50	N82°14'57"E	L28	50.00	N5°31'50"W
L13	30.00	N7°55'34"W	L29	23.00	N84°28'10"E
L14	11.96	N82°04'26"E	L30	5.00	N5°31'50"W
L15	70.18	N77°59'18"E	L31	49.00	N84°28'10"E
L16	75.51	N5°31'50"W			
L17	12.00	N84°28'10"E			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	65.00	1000.00	3°43'28"	N80°12'43"E	64.99
C2	251.64	150.00	96°07'11"	S53°35'26"E	223.15
C3	63.05	970.00	3°43'28"	N80°12'43"E	63.04
C4	19.85	180.00	6°19'03"	N81°30'30"E	19.84
C5	69.92	180.00	22°15'28"	S84°12'14"E	69.49
C6	71.86	180.00	22°52'26"	S61°38'17"E	71.38
C7	67.42	180.00	21°27'42"	S39°28'13"E	67.03
C8	61.32	180.00	19°31'06"	S18°58'49"E	61.02
C9	11.59	180.00	3°41'26"	S7°22'33"E	11.59
C10	201.31	120.00	96°07'11"	N53°35'26"W	178.52
C11	16.99	1030.00	0°56'43"	S78°49'20"W	16.99
C12	49.96	1030.00	2°46'45"	S80°41'04"W	49.96
C13	53.63	205.00	14°59'21"	N1°57'50"E	53.48
C14	47.09	180.00	14°59'21"	N1°57'50"E	46.96
C15	15.71	10.00	90°00'00"	S50°31'50"E	14.14
C16	15.71	10.00	90°00'00"	N39°28'10"E	14.14



OFFSITE EASEMENT
Scale: 1"=20'



TEMP T TURNAROUND EASEMENT
Scale: 1"=20'

Grand Communities, LLC
f/k/a Grand Communities, Ltd.
95.159 Ac.
Instr 201804030022507

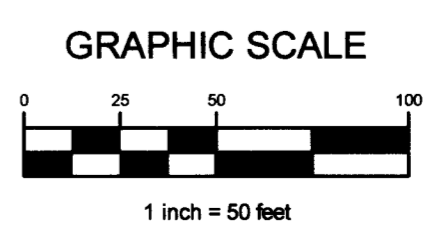
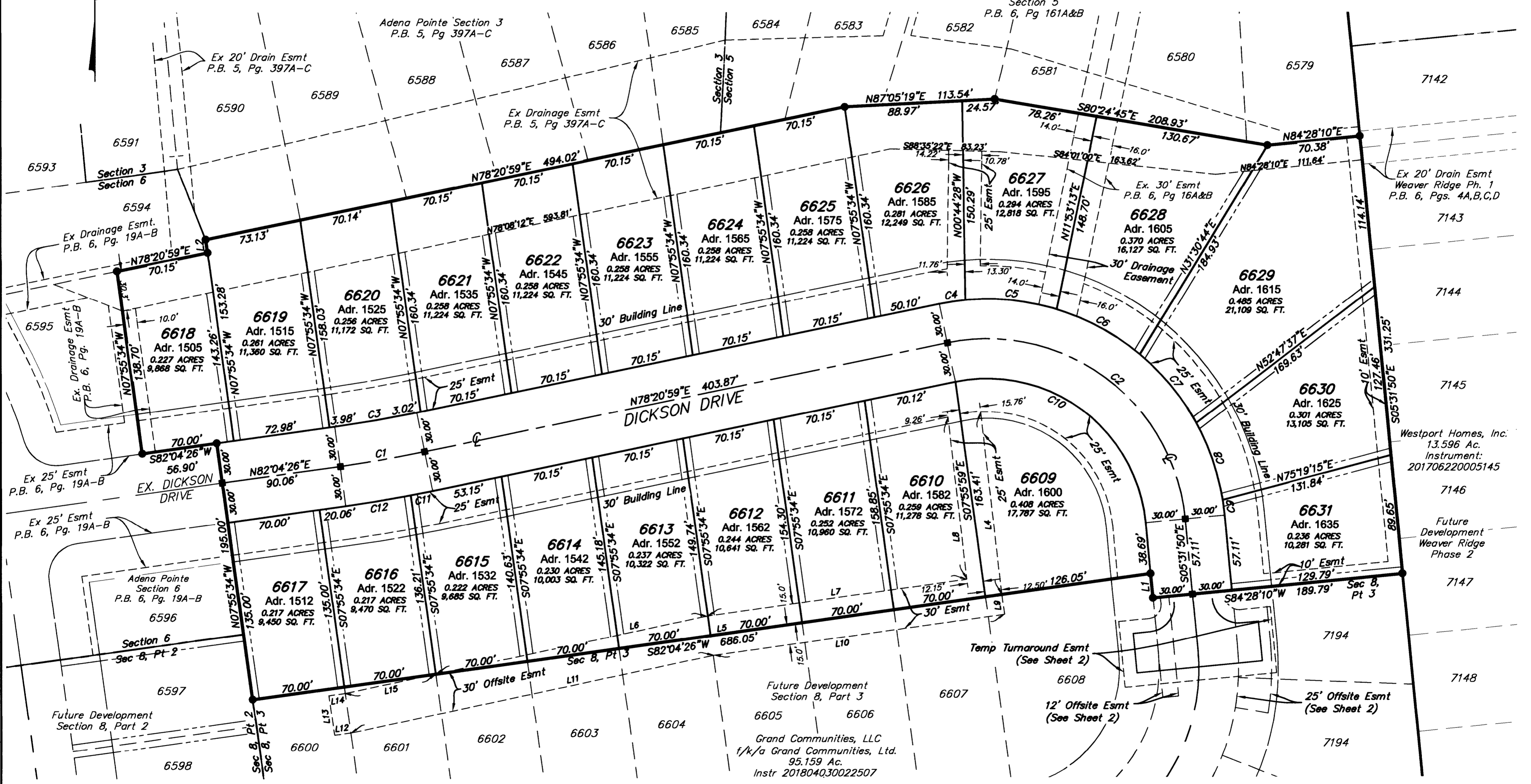
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Adena Pointe Section 8, Part 1

LEGEND:

- 0000 = LOT NUMBER
- Adr. = HOUSE ADDRESS
- 0000
- = MAG Nail to be set
- = MAG Nail Found
- = Permanent Marker
- = Iron Pin Set
- = Iron Pin Found
- = 1" Solid Iron Pin to be set
- = 5' Private Community Drainage Easement



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