

Adena Pointe

Section 2

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, and in Virginia Military Survey No. 2256, containing 7.353 acres of land, more or less, (1.643 acres of land being right of way), said 7.353 acres being part of those tracts of land conveyed to FISCHER DEVELOPMENT COMPANY a Kentucky Corporation by deeds of record in Instrument Number 201407090004494, Recorder's Office, Union County, Ohio.

The undersigned, FISCHER DEVELOPMENT COMPANY a Kentucky Corporation 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 2", a subdivision containing 17 lots, both inclusive, and area designated Reserve "A" 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 Road and Drives (1.643 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.

All common side yard property lines shall have a 5ft "Private Community Drainage Easement" (PCDSE). This Drainage Easement shall be maintained continuously by the lot owner(s). Within the Private Community Drainage Easements, no structure(s), planting(s), culvert or other materials shall be placed or permitted to remain which may obstruct, retard, or divert the flow through the watercourse.

DEDICATION

Known by all men by these presents that TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY a Kentucky Corporation proprietors of the land indicated on the accompanying plat have authorized the platting thereof and do hereby dedicate the Adena Pointe Drive, and Buckmeyer Drive to the public use forever.

[Signature]
 FISCHER DEVELOPMENT COMPANY
 A KENTUCKY CORPORATION
 By *[Signature]*
 TODD E. HUSS, President

STATE OF KENTUCKY
 COUNTY OF BOONE

Before me, a Notary Public in and for said State, personally came TODD E. HUSS President of FISCHER DEVELOPMENT COMPANY a Kentucky Corporation, on behalf of the corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 30th day of August, 2014.

My commission expires 12/31/2015
[Signature]
 Notary Public, Commonwealth of Kentucky County of Boone.

OFFSITE EASEMENTS

The easements shown hereon outside the platted area are within those tracts of land owned by FISCHER DEVELOPMENT COMPANY a Kentucky Corporation and are dedicated for the use and purpose stated in the preceding paragraph

Approved this 4th day of August, 2014
[Signature]
 Chairman, Planning Commission
 Marysville, Ohio

Approved this ___ day of _____, 2014
[Signature]
 City Engineer,
 Marysville, Ohio

Approved this ___ day of _____, 2014
[Signature]
 Mayor,
 Marysville, Ohio

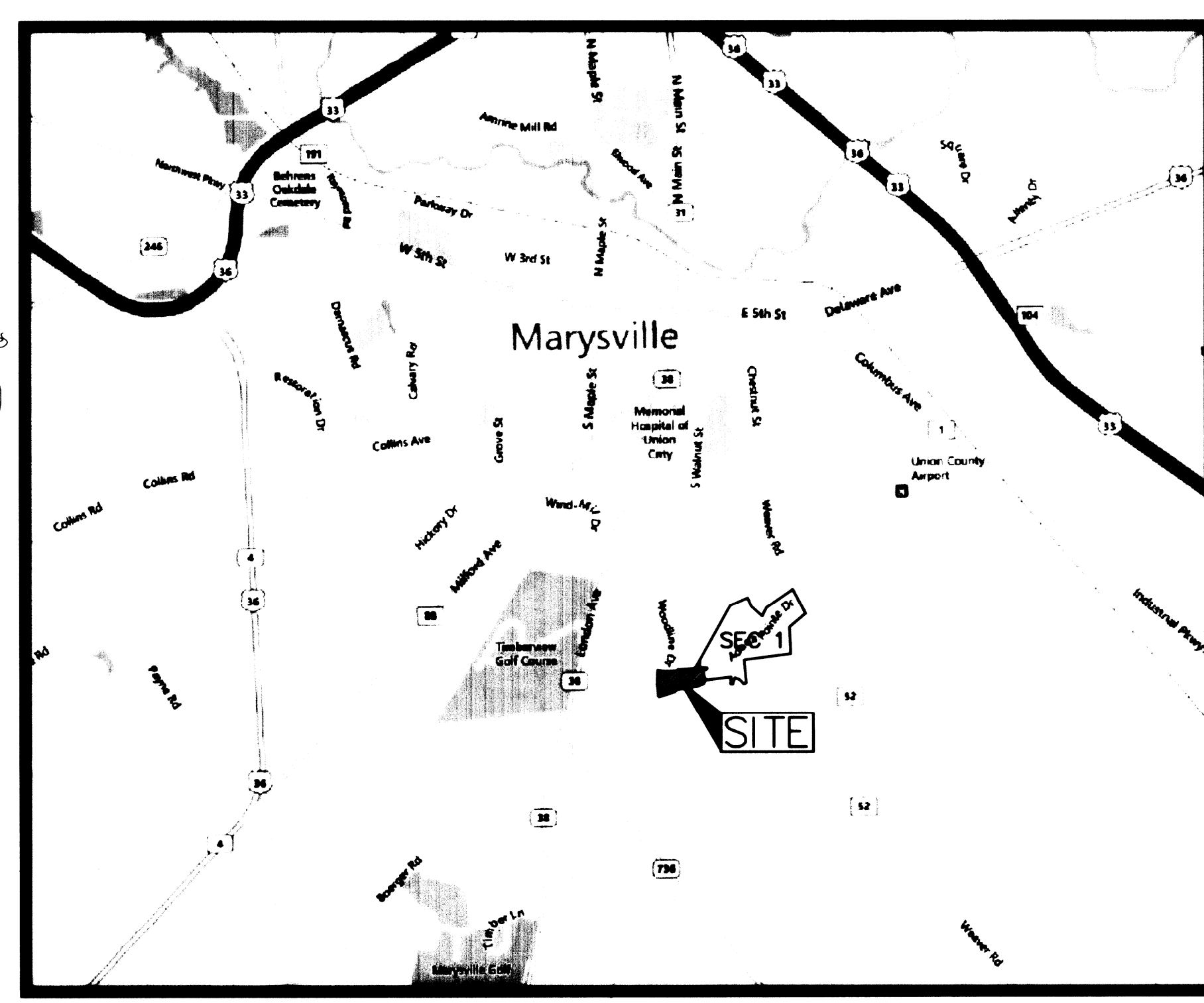
In Witness Whereof, I have hereunto set my hand and I hereby certify that the land described by this plat was transferred on August 20th, 2014

[Signature]
 Union County Auditor

I hereby certify that this plat was filed for recording on _____, 2014, and that it was recorded on _____, 2014 in Plat Book _____ Pages _____ plat records of Union County, Ohio.

Union County Recorder

Fee \$ _____



LOCATION MAP

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" - RESERVE "A": Reserves "A" as designated and delineated hereon, shall be owned and maintained by the Adena Pointe Homeowners Association for the purpose of Open Space. Said Reserves shall be considered a "Blanket" Easement hereby reserved for the purpose of constructing, operating and maintaining any and all cable or utility lines that may cross them.

NOTE "C": 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 "D": 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 "E" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - ADENA POINTE DR: The City of Marysville, Ohio is hereby granted a nonexclusive easement for vehicular turnaround use by the public in and over the areas of land designated "Temporary Vehicle Turnaround Easement" at the westerly terminus of Adena Pointe Drive on that parcel owned by Fischer Development Company as shown hereon. Temporary easements shall be of no force at such time as the temporary turn-around is removed and the street is extended by dedicated right-of-way or easement in a manner acceptable to the City of Marysville.

NOTE "F": 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 2, 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 "G": All of subject Adena Pointe Section 2 lies on the FEMA Flood Insurance Rate Map, Map Number 39159C 0355D, Panel not Printed. Prior FEMA Flood Insurance Rate Map, Map Number 390808 0150B, Effective date of September 27, 1991 shows all of Adena Pointe Section 2 lies in Zone X.

NOTE "H": - 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 2, 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

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'

SETBACKS

FRONT YARD	30' FEET
SIDE YARD	7.5' FEET (17.5' Feet Total)
REAR YARD	35' FEET

PARENT PARCEL AS OF 7/9/14

FISCHER DEVELOPMENT COMPANY
 15.531 Acres
 Instrument Number 201407090004494

PARENT PARCEL

ADENA POINT INVESTMENT, LLC
 61.457 Acres
 O.R. 802, PG. 83 95.159 ACRES
 Parcel ID # 29-00190411020
 TIF # 29-00190411029
 GIS Map # 101-16-05-001.000

AREA IN LOTS = 5.276 ACRES
 AREA IN RESERVES = 0.434 ACRES
 AREA IN RIGHT-OF-WAY = 1.643 ACRES
 TOTAL = 7.353 ACRES

VARIANCES

- 1) A variance has been approved for a sixty (60') foot Right-of-Way on Buckmeyer Drive (Standard Drawing STR-11) Approval Date: May 6th, 2014
- 2) A variance has been approved from the Planning and Zoning Code 1109.1 "Storm Sewers and Stormwater Drainage" that the subdivider shall be released from extending laterals from the public system to the following lots, 6559 to 6563, and 6706 to 6711. Approval Date: June 9th, 2014



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

OWNER/DEVELOPER:
 FISCHER DEVELOPMENT COMPANY
 3940 Olympic Blvd, Suite 100
 Erlanger, Kentucky 41018

SURVEY DATA:

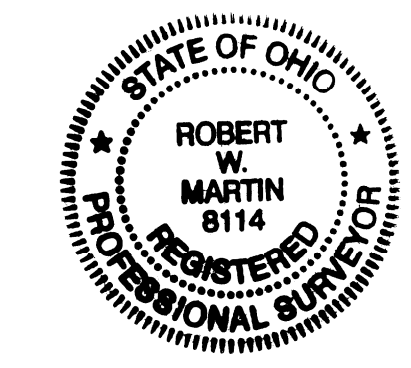
BASIS OF BEARINGS: For the purposes of this description a bearing of South 23°58'37" East was held on the centerline of Weaver road. Said bearing being determined by GPS observations, and based upon the Ohio North Zone State Plane Coordinate System, North American Datum of 1983, from monumentation and 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 "#B114".

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.



SURVEYED & PLATTED BY
 ROBERT W. MARTIN
 Registered Surveyor #8114

By *[Signature]* 7-30-14
 Professional Surveyor No. 8114 Date

Z:\ADENA POINTE\2013\COMMISSIONS\FINAL PLAT\SECTION 2\ADENA POINTE SEC 2 FINAL PLAT.DWG - J. ARENS: Adena Pointe, Sec 2 - J. Bost - Engineering - PLOTTED BY: JEREMY - July 30, 2014 - 5:56 AM

Adena Pointe Section 2

NOTE: See sheet 3 for construction of the existing forcemain easement PB 5, PG 224.

FISCHER DEVELOPMENT COMPANY OFFICIAL INSTRUMENT NUMBER 201407090004494 15.531 Acres

GREENWOOD COLONY SECTION 5, PHASE 1 PB 4, PG 154

ADENA POINT INVESTMENT, LLC 31.294 ACRES O.R. 900, PG. 971

ALICE R. AHLERS 30.00 AC. D.B. 299, PG. 507

SECTION 1, PART 1 S86°20'33"E 145.58'

RESERVE "A" EX 20' ESMT PB 5, PG 224

ADENA POINT SECTION 1, PART 1 PB 5, PAGES 224-226

ADENA POINT INVESTMENT, LLC O.R. 802, PG. 83 95.159 ACRES

FISCHER DEVELOPMENT COMPANY OFFICIAL INSTRUMENT NUMBER 201407090004494 15.531 ACRES

ADENA POINT INVESTMENT, LLC O.R. 802, PG. 83 95.159 ACRES

LEGEND:

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

SCALE IN FEET
0 40 80

Z:\ADENA POINT\2013\DRAWINGS\FINAL PLATS\SECTION 2\ADENA POINT SEC 2 FINAL PLAT.DWG - 1.XREFS: Adena Point Sec 2-3 Base-Engineering - PLOTTED BY: JREMY - JULY 30, 2014 - 7:27 AM

CITY OF MARYSVILLE GREENWOOD PARK D.B. 102, PG. 280

RESERVE "A" LINKS VILLAGE P.B. 5, Pg. 52-53

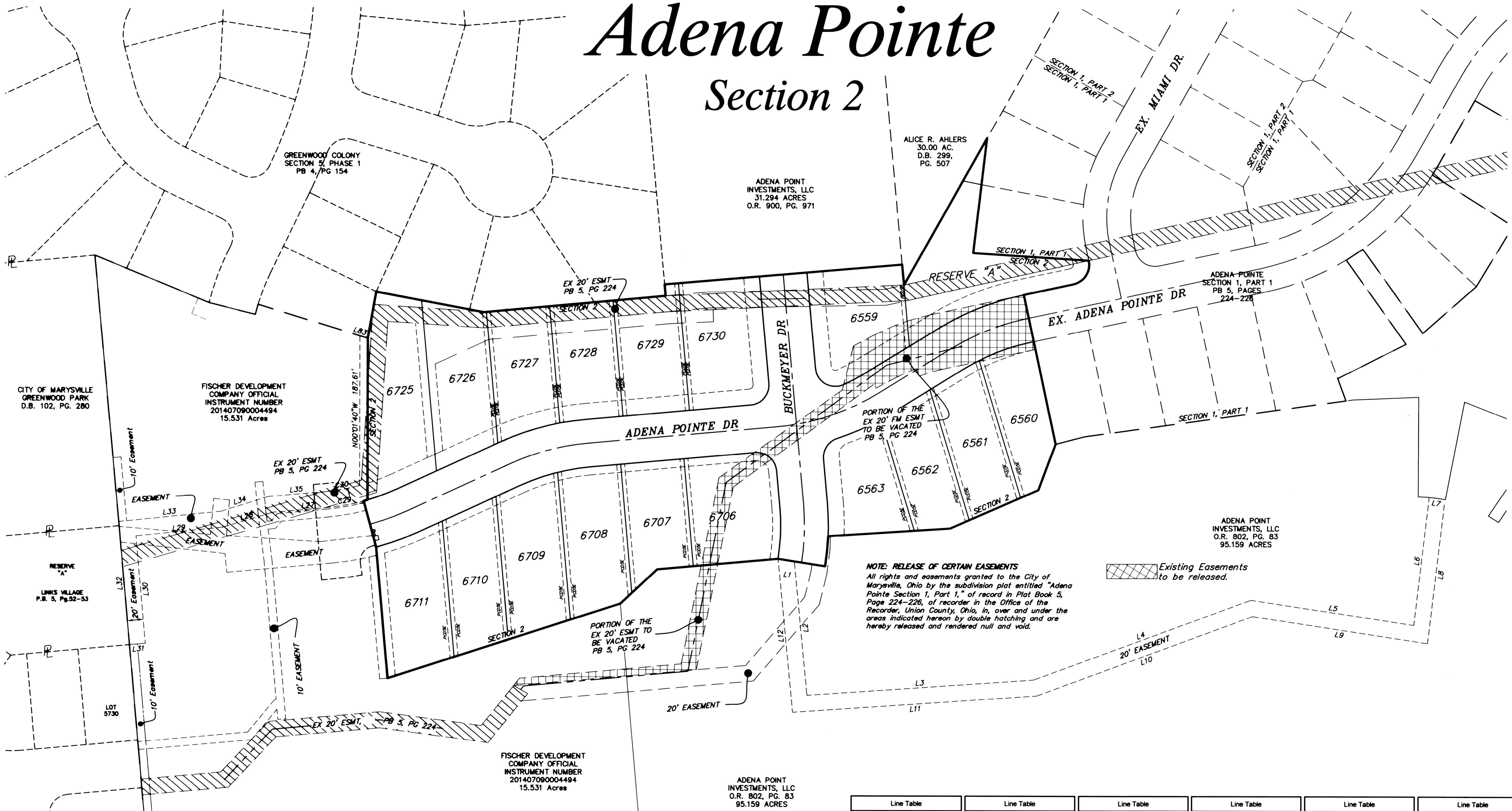
LOT 5730

L92

2 3

Adena Pointe

Section 2



NOTE: RELEASE OF CERTAIN EASEMENTS
 All rights and easements granted to the City of Marysville, Ohio by the subdivision plat entitled "Adena Pointe Section 1, Part 1," of record in Plat Book 5, Page 224-226, of recorder in the Office of the Recorder, Union County, Ohio, in, over and under the areas indicated hereon by double hatching and are hereby released and rendered null and void.

Existing Easements to be released.

Curve #	Radius	Delta	Length	Chord	Chord Bearing
C2	270.00'	1°02'29"	4.91'	4.91'	N74°23'00"E
C3	25.00'	90°00'00"	39.27'	35.36'	N32°50'23"E
C4	300.00'	19°19'44"	101.21'	100.73'	S68°10'31"W
C5	300.00'	26°24'36"	136.29'	137.06'	N71°42'56"E
C6	300.00'	21°19'07"	111.62'	110.98'	N69°10'13"E
C7	300.00'	5°05'31"	26.86'	26.85'	N82°22'32"E
C8	300.00'	19°29'32"	102.06'	101.57'	S75°10'31"W
C9	300.00'	9°28'30"	49.61'	49.55'	N70°10'00"E
C10	300.00'	14°02'14"	73.50'	73.32'	S1°48'56"W
C11	270.00'	14°02'14"	66.15'	65.98'	N1°48'56"E
C12	25.00'	86°52'32"	39.22'	35.32'	N50°06'27"W
C13	270.00'	8°52'29"	41.82'	41.78'	S80°29'03"W
C14	270.00'	10°37'03"	50.03'	49.96'	S70°44'16"W

Curve #	Radius	Delta	Length	Chord	Chord Bearing
C15	330.00'	9°28'30"	54.57'	54.51'	N70°10'00"E
C16	270.00'	8°28'01"	39.74'	39.71'	N69°38'45"E
C17	330.00'	13°40'04"	78.72'	78.53'	S72°15'47"W
C18	330.00'	5°49'29"	33.55'	33.53'	S82°00'33"W
C19	25.00'	90°07'28"	39.32'	35.39'	N39°51'33"E
C20	25.00'	106°18'01"	47.89'	40.78'	S59°51'11"E
C21	270.00'	6°59'09"	32.92'	32.90'	N62°00'14"E
C22	330.00'	19°19'44"	111.33'	110.80'	S68°10'31"W
C23	270.00'	14°40'21"	69.14'	68.95'	S70°30'13"W
C24	270.00'	4°39'23"	21.94'	21.94'	S80°50'21"W
C25	330.00'	2°43'05"	15.86'	15.85'	N59°52'12"E
C26	330.00'	10°22'57"	59.80'	59.72'	N66°25'13"E
C27	25.00'	76°48'52"	33.52'	31.06'	S33°12'15"W

Curve #	Radius	Delta	Length	Chord	Chord Bearing
C28	330.00'	7°26'09"	42.83'	42.80'	N1°29'06"W
C29	270.00'	10°01'02"	47.21'	47.15'	N79°54'46"E
C30	250.00'	9°59'59"	43.63'	43.58'	N79°55'18"E
C31	282.00'	10°01'02"	49.30'	49.24'	N79°54'46"E
C32	272.00'	10°01'02"	47.55'	47.49'	N79°54'46"E
C33	340.00'	9°25'49"	55.96'	55.90'	N80°12'23"E
C34	327.50'	0°46'46"	4.46'	4.46'	N75°17'38"E
C35	20.00'	85°02'51"	29.89'	27.04'	S33°09'36"W
C36	360.00'	5°52'37"	36.93'	36.91'	N81°58'59"E
C37	240.00'	6°40'24"	27.95'	27.94'	N81°35'05"E
C38	15.00'	95°34'17"	25.02'	22.22'	S57°08'59"E
C39	272.50'	0°09'38"	0.76'	0.76'	N74°59'04"E

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S81°09'57"E	20.64'	L17	S40°44'43"W	126.34'	L34	S72°40'53"W	61.69'	L51	S39°55'17"W	52.98'	L67	N83°50'04"W	132.07'	L85	N84°43'47"E	10.00'
L2	S5°29'54"E	168.64'	L18	S84°55'17"W	158.70'	L35	S84°55'17"W	72.76'	L52	S84°55'17"W	1.83'	L68	N85°07'12"W	115.25'	L86	S5°16'13"E	80.00'
L3	N86°03'28"E	285.31'	L19	S85°03'39"W	134.04'	L37	N15°05'45"W	2.00'	L53	N5°04'43"W	158.54'	L70	N4°55'26"E	45.01'	L87	S84°13'13"W	129.28'
L4	N69°46'54"E	291.41'	L20	N38°58'37"E	11.67'	L38	N15°05'45"W	10.00'	L54	N5°04'43"W	15.44'	L71	S85°04'34"E	20.00'	L88	N84°56'05"E	10.00'
L5	S81°20'37"E	207.49'	L21	N60°00'38"W	20.25'	L39	S84°55'17"W	58.29'	L55	N7°18'46"W	80.67'	L72	N4°55'26"E	44.78'	L89	S84°56'05"W	20.00'
L6	N6°49'04"E	161.82'	L23	S84°55'17"W	150.56'	L40	S39°55'17"W	11.80'	L56	S5°46'47"E	39.19'	L73	N86°19'07"W	118.01'	L90	S5°03'55"E	282.37'
L7	N82°14'04"W	20.00'	L24	S40°44'43"W	113.47'	L41	N82°41'14"E	9.51'	L57	N84°13'13"E	10.00'	L74	N83°08'18"E	67.22'	L92	N84°56'05"E	10.00'
L8	N6°49'04"E	175.59'	L25	S14°00'51"W	33.11'	L42	N7°18'46"W	39.68'	L58	S5°46'47"E	39.19'	L75	S15°05'45"E	15.30'	L94	N65°25'45"E	10.61'
L9	S81°20'37"E	222.99'	L26	S81°09'57"E	16.71'	L43	N5°04'43"W	15.63'	L59	N7°18'46"W	11.19'	L76	S15°05'45"E	2.50'	L95	N65°25'45"E	10.61'
L10	N69°46'54"E	289.12'	L27	S84°55'17"W	68.03'	L44	S5°04'43"E	183.54'	L60	S82°41'14"W	5.80'	L77	N9°21'50"W	13.86'	L96	S5°04'43"E	169.07'
L11	N86°03'28"E	307.63'	L28	S73°30'28"W	66.08'	L45	S84°55'17"W	10.00'	L61	S39°55'17"W	12.03'	L78	N84°55'17"E	14.57'	L97	S5°04'43"E	108.91'
L12	S5°29'54"E	193.22'	L29	S84°13'13"W	109.53'	L46	N5°04'43"W	12.68'	L62	S84°55'17"W	62.44'	L79	S5°04'43"E	120.00'	L98	N65°21'31"E	74.29'
L13	N86°16'23"E	2.83'	L30	N5°03'55"W	135.59'	L47	S39°55'17"W	49.70'	L63	S84°55'17"W	10.00'	L80	N84°55'17"E	14.57'			
L14	S1°05'53"W	16.72'	L31	S84°56'05"W	20.00'	L48	N84°55'17"E	142.65'	L64	S5°04'43"E	153.32'	L81	N9°21'50"W	16.49'			
L15	S7°36'46"W	32.14'	L32	N5°03'55"W	155.34'	L49	S7°36'46"W	10.00'	L65	S84°55'17"W	132.60'	L82	N15°03'55"W	2.50'			
L16	S14°00'51"W	38.98'	L33	S84°13'13"W	129.28'	L50	N84°55'17"E	138.50'	L66	N5°32'23"W	23.48'	L83	N73°04'46"W	10.45'			

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