

# Adena Pointe Section 3

201611180009625 11/18/2016  
Pages: 3 F: \$129.60 1:04 PM  
Teresa Markham T20160006396  
Union County Recorder DOC: PLAT

1  
3

### 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 there of and do hereby dedicate the Buckmeyer Drive, and Cowan Creek Drive to the public use forever.

*Matthew Beuhle*  
*Kirk D. Ridder*  
Witnesses

FISCHER DEVELOPMENT COMPANY  
A KENTUCKY CORPORATION

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 **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 14<sup>th</sup> day of November, 2016.

My commission expires 1/13/2018

*Danielle Borman*  
**DANIELLE BORMAN**  
Notary Public  
State of Kentucky  
My Commission Expires on Jan. 13, 2018  
Notary ID# 503579  
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 proceeding paragraph

Approved this 16<sup>th</sup> day of November, 2016

*[Signature]*  
Chairman, Planning Commission  
Marysville, Ohio

Approved this 15<sup>th</sup> day of November, 2016

*[Signature]*  
City Engineer, Marysville, Ohio

Approved this 16<sup>th</sup> day of November, 2016

*[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 November 18<sup>th</sup> 2016

*[Signature]*  
Union County Auditor

I hereby certify that this plat was filed for recording on 11-18 2016, and that it was recorded on 11-18 2016 in Plat Book 5, Pages 397 ABC plat records of Union County, Ohio.

*Teresa L. Markham KGR*  
Union County Recorder

Fee \$ 129.60



LOCATION MAP

### 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

FISCHER DEVELOPMENT COMPANY  
Acres  
Instrument Number: 201609220007732  
Parcel Number: 29-0019041.1020  
Map Number: 101-16-05-001.000

### PARENT PARCEL

ADENA POINT INVESTMENT, LLC  
61.457 Acres  
O.R. 802, PG. 83 95.159 ACRES  
Parcel No. 29-0019041.1020  
Map No. 101-16-05-001.000

AREA IN LOTS = 7.089 ACRES  
AREA IN RIGHT-OF-WAY = 1.388 ACRES  
TOTAL = 8.477 ACRES



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:

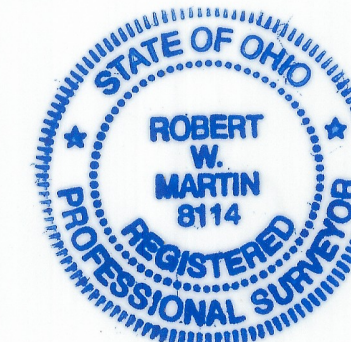
**BASIS OF BEARINGS:** For the purposes of this description a bearing of South 23°58'37" East was held on the centerline of Weaver Road. Said bearing being determined by GPS observations, and based upon the Ohio North Zone State Plane Coordinate System, North American Datum of 1983, from monumentation 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, 3/4" inside diameter, thirty inches long with ID.

### 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 *[Signature]* **Robert W. Martin** 11-9-16  
Professional Surveyor No. 8114 Date

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

Z:\ADENA POINT 2013\DRAWINGS\FINAL PLAT\SECTION 3\ADENA POINT SECTION 3 FINAL PLAT.DWG - 1 XREFS: Adena Point Sec 2-3 Base-Engineering - PLOTTED BY NOLAN - November 09, 2016 - 2:59 PM



# Adena Pointe

## Section 3

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" - TEMPORARY VEHICLE TURNAROUND EASEMENT (TVTE) - COWAN CREEK 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 easterly terminus of Cowan Creek 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 "E": 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 3, 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.

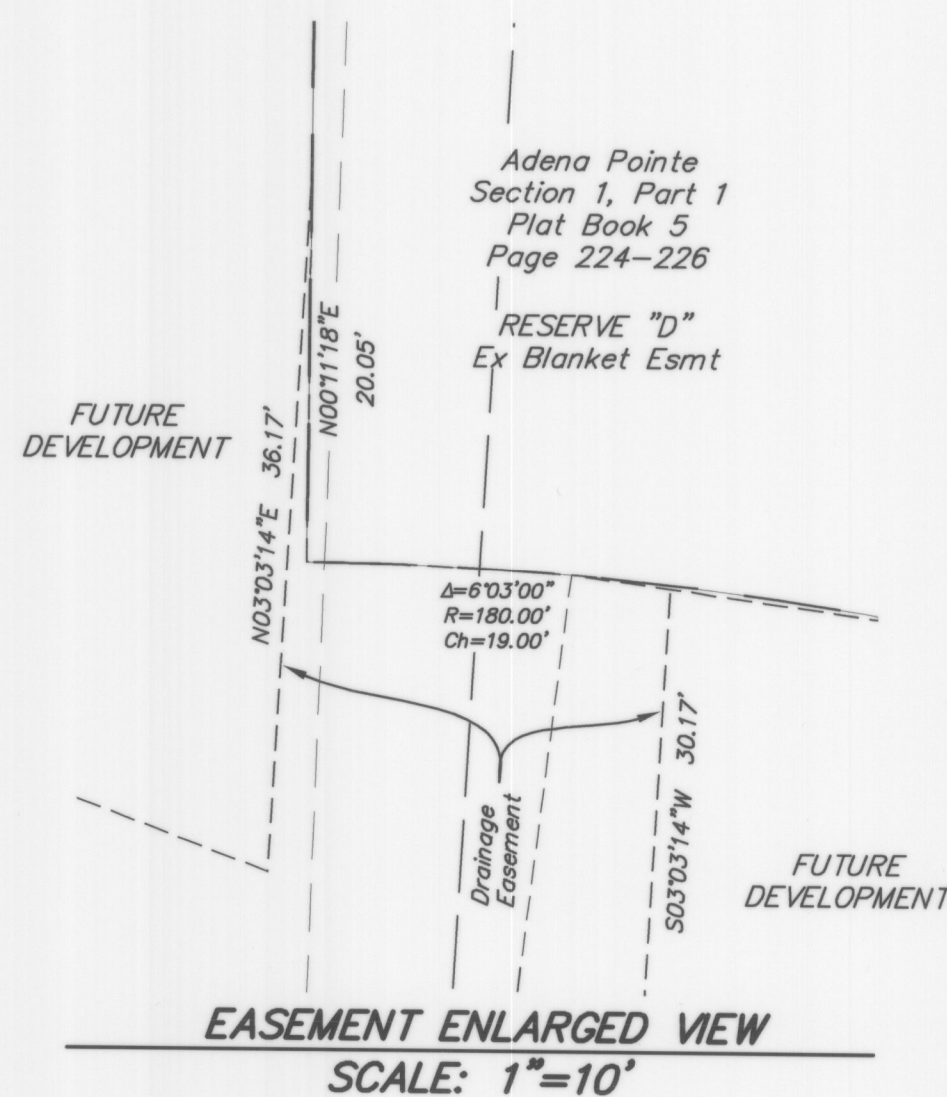
NOTE "F": All of subject Adena Pointe Section 3 lies on the FEMA Flood Insurance Rate Map, Map Number 39159C 0355D, Effective Date 12-16-08. Prior FEMA Flood Insurance Rate Map, Map Number 39080B 0150B, Effective date of September 27, 1991 shows all of Adena Pointe Section 3 lies in Zone X.

NOTE "G": - 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 3, 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

Curve Table						Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord	Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	330.00'	6° 36' 05"	38.02'	N5°32'01"E	38.00'	C20	530.00'	3° 51' 44"	35.73'	N68°21'59"E	35.72'
C2	530.00'	1° 02' 51"	9.69'	N87°44'04"W	9.69'	C21	220.00'	5° 34' 41"	21.42'	N69°13'28"E	21.41'
C3	300.00'	19° 38' 59"	102.89'	S4°44'47"W	102.38'	C22	220.00'	12° 54' 29"	49.56'	N78°28'03"E	49.46'
C4	300.00'	6° 50' 22"	35.81'	S1°39'32"E	35.79'	C23	120.00'	6° 50' 22"	14.32'	N88°20'28"E	14.32'
C5	300.00'	12° 48' 37"	67.07'	S8°09'58"W	66.93'	C24	25.00'	102° 48' 37"	44.86'	S36°50'02"E	39.08'
C6	300.00'	5° 44' 13"	30.04'	S11°42'10"W	30.03'	C25	330.00'	12° 20' 18"	71.06'	N8°24'07"E	70.93'
C7	150.00'	6° 50' 22"	17.91'	S88°20'28"W	17.90'	C26	330.00'	5° 44' 13"	33.04'	N11°42'10"E	33.03'
C8	250.00'	18° 29' 10"	80.66'	S75°40'42"W	80.31'	C27	270.00'	5° 44' 13"	27.03'	N11°42'10"E	27.02'
C9	500.00'	26° 21' 03"	229.95'	S79°36'38"W	227.93'	C28	330.00'	2° 31' 39"	14.56'	N13°18'27"E	14.56'
C10	25.00'	96° 50' 22"	42.25'	S43°20'28"W	37.40'	C29	330.00'	12° 24' 07"	71.43'	N5°50'34"E	71.29'
C11	180.00'	6° 50' 22"	21.49'	S88°20'28"W	21.47'	C30	330.00'	4° 43' 13"	27.19'	N2°43'06"W	27.18'
C12	280.00'	4° 20' 51"	21.25'	S82°44'52"W	21.24'	C31	245.00'	11° 34' 48"	49.52'	S10°52'07"E	49.43'
C13	280.00'	14° 08' 19"	69.09'	S73°30'16"W	68.92'	C32	270.00'	11° 34' 48"	54.57'	S10°52'07"E	54.48'
C14	470.00'	4° 52' 40"	40.01'	S68°52'27"W	40.00'	C33	524.50'	0° 34' 29"	5.26'	N86°55'26"W	5.26'
C15	470.00'	10° 36' 46"	87.06'	S76°37'11"W	86.93'	C34	20.00'	86° 50' 30"	30.31'	N49°56'33"E	27.49'
C16	470.00'	10° 51' 23"	89.05'	S87°21'15"W	88.92'	C35	560.00'	5° 10' 48"	50.63'	N81°57'03"W	50.61'
C17	530.00'	7° 08' 55"	66.13'	N88°10'03"E	66.08'	C36	440.00'	5° 41' 56"	43.76'	S81°55'52"E	43.75'
C18	530.00'	7° 08' 53"	66.12'	N81°01'09"E	66.08'	C37	20.00'	92° 52' 57"	32.42'	N39°55'10"W	28.99'
C19	530.00'	7° 08' 52"	66.12'	N73°52'17"E	66.08'						





# Adena Pointe Section 3

GRAPHIC SCALE



1 inch = 60 feet

### LEGEND:

0000 = LOT NUMBER

Adr. = HOUSE ADDRESS  
0000

■ = 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

--- = 5' Private Community Drainage Easement

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

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

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

WEAVER ROAD LLC  
42.045 AC.  
O.R. 640, PG. 627

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

FUTURE  
DEVELOPMENT

RESERVE "D"  
Ex Blanket Esmt  
PB 5, Pg 324-326