

Adena Pointe Section 4

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Pages: 2 of 586-40 11:16 AM
Teresa Markham T2015002182
Union County Recorder DOC:

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Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, and in Virginia Military Survey No. 2256, containing 8.178 acres of land, more or less, said 8.178 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 4", a subdivision containing 18 lots, both inclusive, and areas designated as Reserve "B" and Reserve "C" 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 (1.496 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

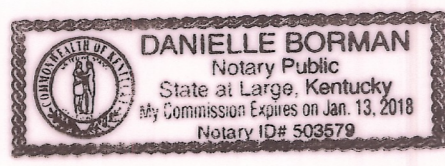
Known by all men by these presents that TODD E HUSS, President of FISCHER DEVELOPMENT COMPANY a Kentucky Corporation proprietors of the land indicated on the accompanying plat have authorized the platting there of and do hereby dedicate the Adena Pointe Drive, Glenn Oaks Drive, and Woodline Drive to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

Mattie A
Witnesses
Jacquelyn Snow
Witnesses
By Todd E Huss
TODD E HUSS, President
FISCHER DEVELOPMENT COMPANY
A KENTUCKY CORPORATION

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 10th day of April, 2015.



My commission expires 1/13/2018
Danielle Borman
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 22nd day of April, 2015
[Signature]
Chairman, Planning Commission
Marysville, Ohio

Approved this 15th day of April, 2015
[Signature]
City Engineer
Marysville, Ohio

Approved this 24th day of April, 2015
[Signature]
Mayor,
Marysville, Ohio

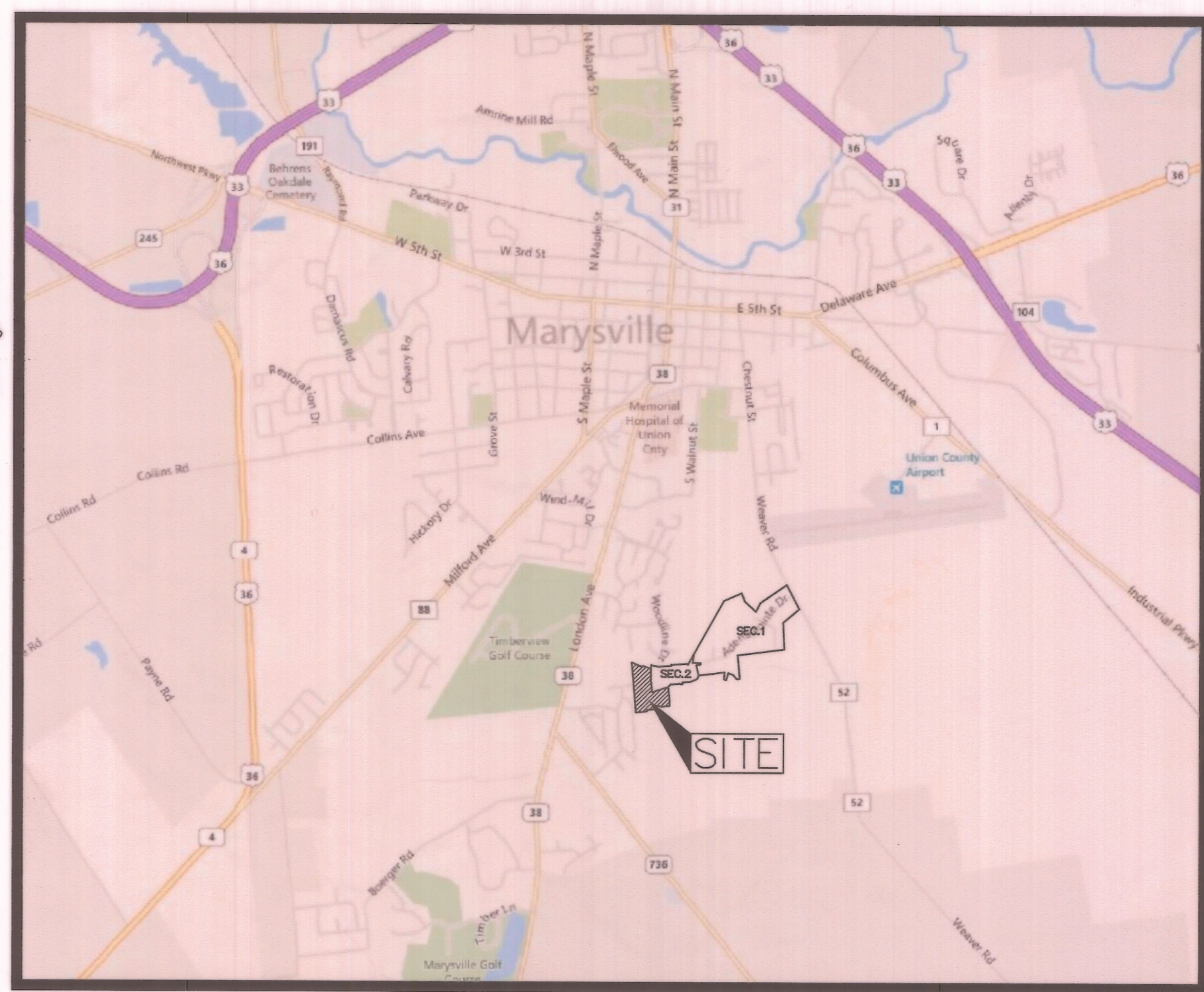
In Witness Whereof, I have hereunto set my hand and I hereby certify that the land described by this plat was transferred on May 5th, 2015

[Signature]
Union County Auditor

I hereby certify that this plat was filed for recording on May 5, 2015, and that it was recorded on May 5, 2015 in Plat Book 5, Pages 363 AB plat records of Union County, Ohio. AB

Teresa L. Markham
Union County Recorder
KGR

Fee \$ 86.40



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 "B" and Reserve "C": Reserve "B" and Reserve "C" 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. Reserve "C" will also be used for a future multi-use path.

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) - WOODLINE 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 southern terminus of Woodline 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, 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 4, 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 4 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 4 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 4, 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
Parcel Number 29-0019041-1030
Map Number 101-16-05-001.001

PARENT PARCEL

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

AREA IN LOTS = 4.170 ACRES
AREA IN RESERVES = 2.512 ACRES
AREA IN RIGHT-OF-WAY = 1.496 ACRES
TOTAL = 8.178 ACRES

TAT
WATSON
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Cohanna, 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 "#8114".

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.



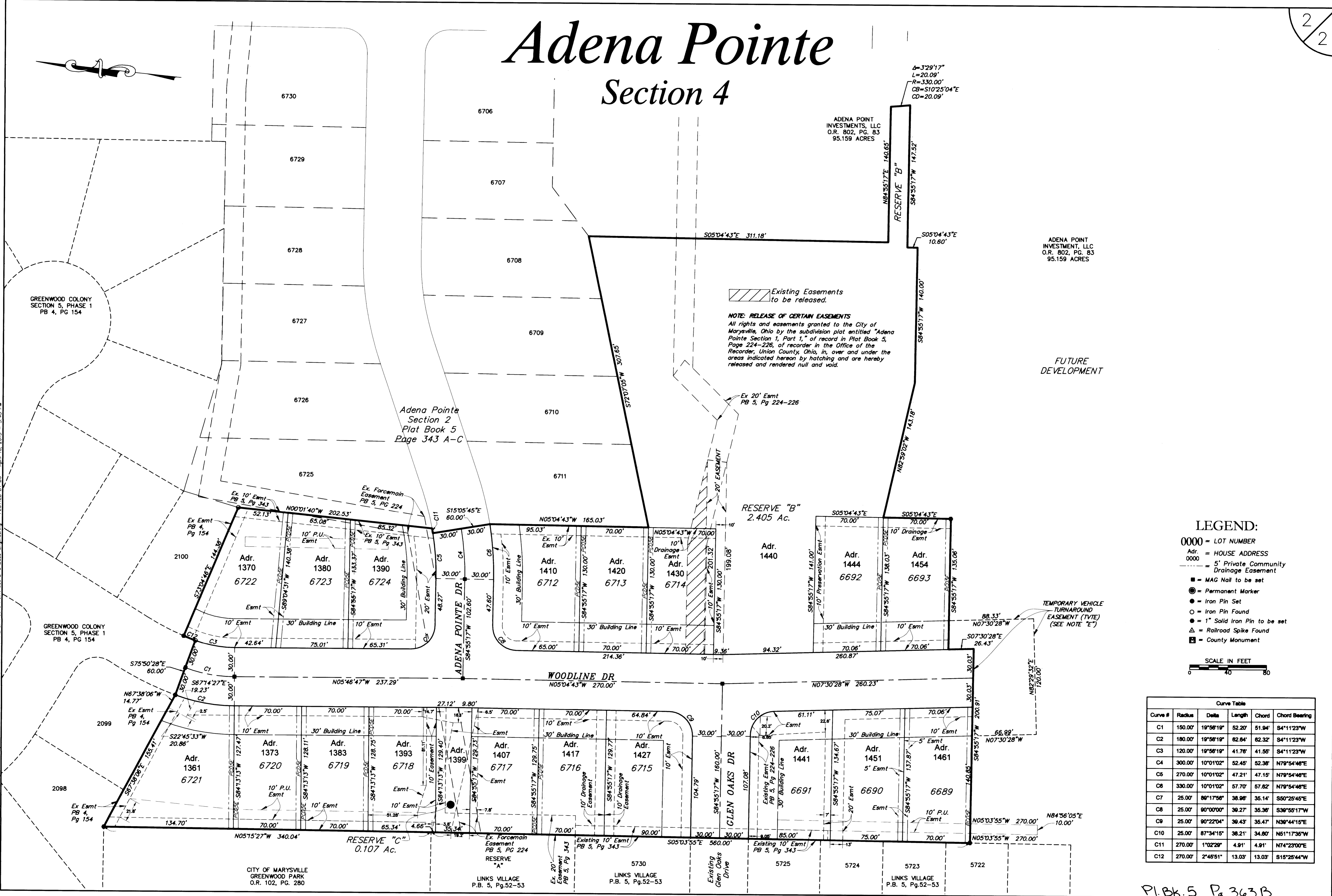
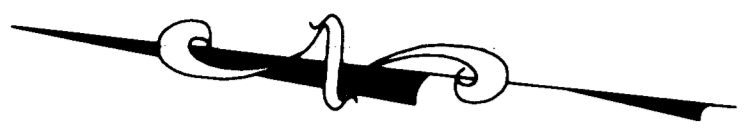
SURVEYED & PLATTED
BY
ROBERT W. MARTIN
Registered Surveyor #8114

By Robert W. Martin 4-7-15
Professional Surveyor No. 8114 Date

Pl. Bk. 5 Pg. 363 AB

Z:\ADENA POINT\2015\DRAWINGS\FINAL PLAT\SECTION 4\ADENA POINTE SEC 4 FINAL PLAT.DWG - 1.VREFS: Adena Pointe Sec 4 - 1 Base-Engineering - PLOTTED BY JEREMY - April 07, 2015 - 8:31 AM

Adena Pointe Section 4



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

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

Adena Pointe
Section 2
Plat Book 5
Page 343 A-C

Existing Easements
to be released.

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 hatching and are hereby released and rendered null and void.

FUTURE DEVELOPMENT

RESERVE "B"
2.405 Ac.

LEGEND:

- 0000 = LOT NUMBER
- Adr. = HOUSE ADDRESS
- 0000 = 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



Curve Table				
Curve #	Radius	Delta	Length	Chord Bearing
C1	150.00'	19°56'19"	52.20'	51.94' S4°11'23"W
C2	180.00'	19°56'19"	62.84'	62.32' S4°11'23"W
C3	120.00'	19°56'19"	41.78'	41.55' S4°11'23"W
C4	300.00'	10°01'02"	52.45'	52.38' N79°54'46"E
C5	270.00'	10°01'02"	47.21'	47.15' N79°54'46"E
C6	330.00'	10°01'02"	57.70'	57.62' N79°54'46"E
C7	25.00'	86°17'56"	38.98'	35.14' S50°25'45"E
C8	25.00'	90°00'00"	36.27'	35.36' S39°55'17"W
C9	25.00'	90°22'04"	39.43'	35.47' N38°44'15"E
C10	25.00'	87°34'15"	38.21'	34.60' N51°17'35"W
C11	270.00'	1°02'29"	4.91'	4.91' N74°23'00"E
C12	270.00'	2°45'51"	13.03'	13.03' S15°25'44"W

Z:\ADENA POINT\2013\DRM\DWG\FINAL PLAT\DWG - 4\ADENA POINT, SEC. 4 FINAL PLAT.DWG - 1.XREFS: Adena Point, Sec. 2-3 Base-Engineering - PLOTTED BY BD - April 16, 2015 - 3:45 PM