

SITUATE

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, and in Virginia Military Survey No. 2256, containing 5.090 acres of land, said 5.090 acres being all of a 5.073 acre parcel of land conveyed to FISCHER DEVELOPMENT COMPANY a Kentucky Corporation of record in Instrument Number 201705010003565, and 0.017 acres of land out of Reserve "D" of Adena Pointe, Section 1, of record in Plat Book 5, Pages 224-226, all references to record being on file in the Office of the Recorder, 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 5", a subdivision containing 12 lots, both inclusive, and an area designated as Reserves "E", "F", "G" & "H" and 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 (0.634 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" (PCD5E). 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.

The within subdivision is subject to the Declaration of Covenants, Easements, Conditions and Restrictions for Adena Pointe Subdivision which is recorded in Official Record Book 744, Page 297, at the recorders office Union County, Ohio.

NOTES

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 "E", "F", "G" & "H" 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.

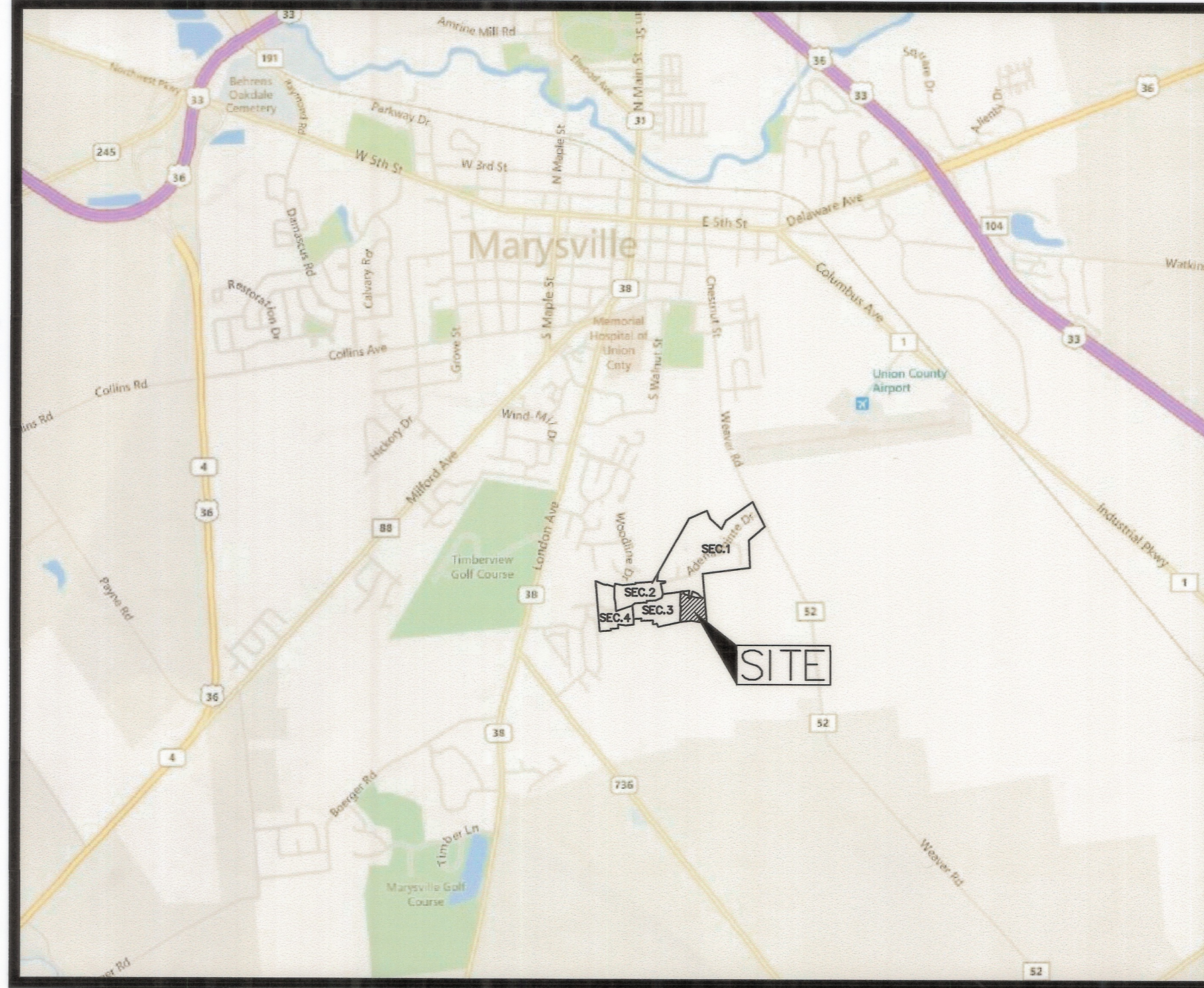
NOTE "E": At the time of platting, electric, cable, and telephone services providers have not issued information required so that easements areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easements information about Adena Pointe, Section 5, 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 5 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 390808 0150B, Effective date of September 27, 1991 shows all of Adena Pointe Section 5 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 5, are given in the following table:

Table with 2 columns: Setback Type and Distance. R-2: Front: 30 feet (from the street right-of-way line), Side: 7.5 feet, 17.5 total, Rear: 35 feet Minimum.

Adena Pointe Section 5



LOCATION MAP

R-2 LOT REQUIREMENTS

Table listing lot requirements: MINIMUM LOT SIZE 9100 S.F., MINIMUM LOT WIDTH 70', MINIMUM FLOOR AREA 1200 S.F., TYPICAL LOT DIMENSION 70'x130'.

SETBACKS

Table listing setback requirements: FRONT YARD 30' FEET, SIDE YARD 7.5' FEET (17.5' Ft. Total), REAR YARD 35' FEET.

PARENT PARCEL 1

Parcel No. 29-0019041.1020 Map No. 101-16-05-001.000

AREA IN LOTS = 3.921 ACRES, AREA IN RESERVE = 0.518 ACRES, AREA IN RIGHT-OF-WAY = 0.634 ACRES, TOTAL = 5.073 ACRES

PARENT PARCEL 2

Adena Pointe, Section 1, Reserve "D" Plat Book 5, Pages 224-226

AREA IN LOTS = 0.017 ACRES, TOTAL = 0.017 ACRES

SURVEY DATA

BASIS OF BEARINGS: For the purpose of this exhibit a bearing of S 05°31'50" E was held on the east line of a 95.159 acre parcel of land as conveyed to ADENA POINT INVESTMENT, LLC of record in Official Record 802, Page 83, and is based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, and was determined by using National Geodetic Survey, OPUS-S service. This exhibit is based on an actual field survey completed in January of 2017.

SOURCE OF DATA: All references to records on this plat are on file in the Office of the Recorder, Union County Ohio.

IRON PINS SET: Where indicated, unless otherwise noted, are to be 3/4" inside diameter X 30" long galvanized iron pipes with ID caps inscribed P.S. 8114 to be set upon the completion of construction of Adena Pointe.

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, Professional Surveyor No. 8114, Date 7-6-17



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, Woodline Drive, Asher Court, Dickerson Drive North and Shawnee Drive to the public use forever.

Signed and acknowledged in the presence of: Danull Pama, Hillary Laffin, FISCHER DEVELOPMENT COMPANY A KENTUCKY CORPORATION, By TODD E. HUSS, President

STATE OF KENTUCKY COUNTY OF BOONE ss:

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 27th day of June, 2017.

My commission expires 5-20-2019

Notary Public seal for Christina Spenlau, Notary Public - State of Large, Kentucky, My Commission Expires May 20, 2019, Notary ID 534788

Known by all men by these presents that Colleen Miedema, Secretary of the Adena Pointe Homeowners' Association, Inc. owner of that 0.017 acres of land in ADENA POINTE, SECTION 1, indicated on the accompanying plat has authorized the platting there of and do hereby dedicate said 0.017 acres as part of Lot Number 6575.

Signed and acknowledged in the presence of: Colleen Miedema, ADENA POINTE, Homeowners' Association, INC., By Colleen Miedema, Secretary

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally came Colleen Miedema, Secretary of the Adena Pointe Homeowners' Association, Inc., on behalf of the Association.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 29th day of June, 2017.

My commission expires 9-16-18

Notary Public seal for Jennifer Phifer, Notary Public - Ohio, FRANKLIN COUNTY, MY COMMISSION EXPIRES SEPTEMBER 16, 2018

OFFSITE EASEMENTS

The offsite easement is shown hereon outside the platted area are within those tracts of land owned by ADENA POINT INVESTMENT, LLC, an Ohio Limited Liability Company and is dedicated for the use and purpose stated in the above paragraph

Signed and acknowledged in the presence of: Danull Pama, Hillary Laffin, ADENA POINT INVESTMENT, LLC. A OHIO LIMITED LIABILITY CORPORATION, By TODD E. HUSS, President

STATE OF KENTUCKY COUNTY OF BOONE ss:

Before me, a Notary Public in and for said State, personally appeared TODD E. HUSS, Member of ADENA POINT INVESTMENT, LLC., on behalf of the corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 27th day of June, 2017.

My commission expires 5-20-2019

Notary Public seal for Christina Spenlau, Notary Public - State of Large, Kentucky, My Commission Expires May 20, 2019, Notary ID 534788

SIGNATURE BLOCK

Approved this 11th day of July, 2017, Approved this 6th day of July, 2017, Approved this ___ day of ___, 2017. Signatures of Danull Pama (Chairman), Hillary Laffin (City Engineer), and Tanya Thompson (Mayor).

In Witness Whereof, I have hereunto set my hand and I hereby certify that the land described by this plat was transferred on July 12th, 2017

Signature of Tanya Thompson, Union County Auditor

I hereby certify that this plat was filed for recording on July 13, 2017, and that it was recorded on July 13, 2017 in Plat Book 10, Pages 10AB plat records of Union County, Ohio.

Signature of Teresa Markham, Union County Recorder

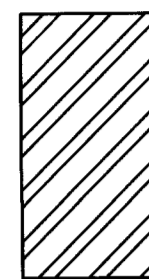
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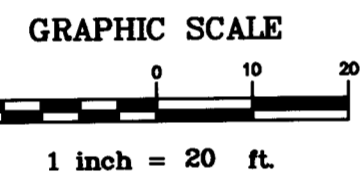
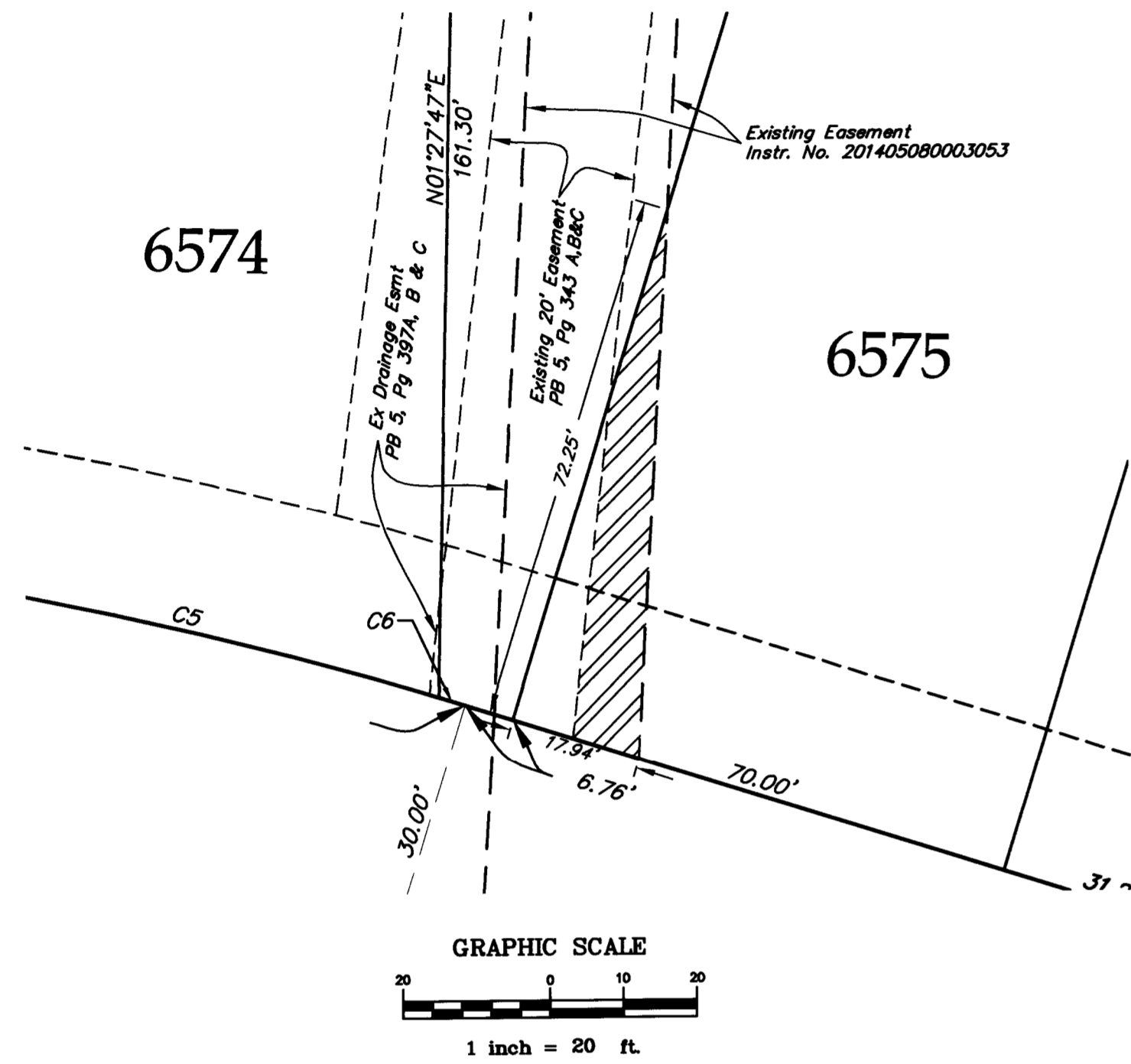
Plat Book 10 Page 10AB Slide 8

ADENA POINTE 2013.03.DRAWINGS FINAL PLAT SECTION 5 SEC 5 FINAL PLATTING - 1.XREFS: Adena Pointe, Sec. 5-16 Base-Engineering - PLOTTED BY JIM WATKINS - June 26, 2017 - 12:40 PM

Adena Pointe Section 5

EXISTING UTILITY EASEMENT AREA TO BE RELEASED

 Adena Point Investment, LLC
Fischer Development Company
Adena Pointe Homeowners Association
Weaver Road, LLC
Instrument Number: 201405080003053



NOTE: RELEASE OF CERTAIN EASEMENTS

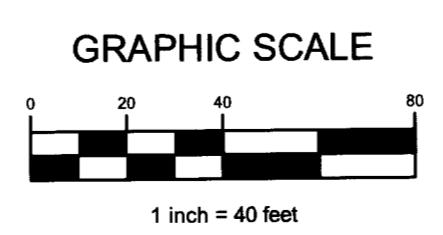
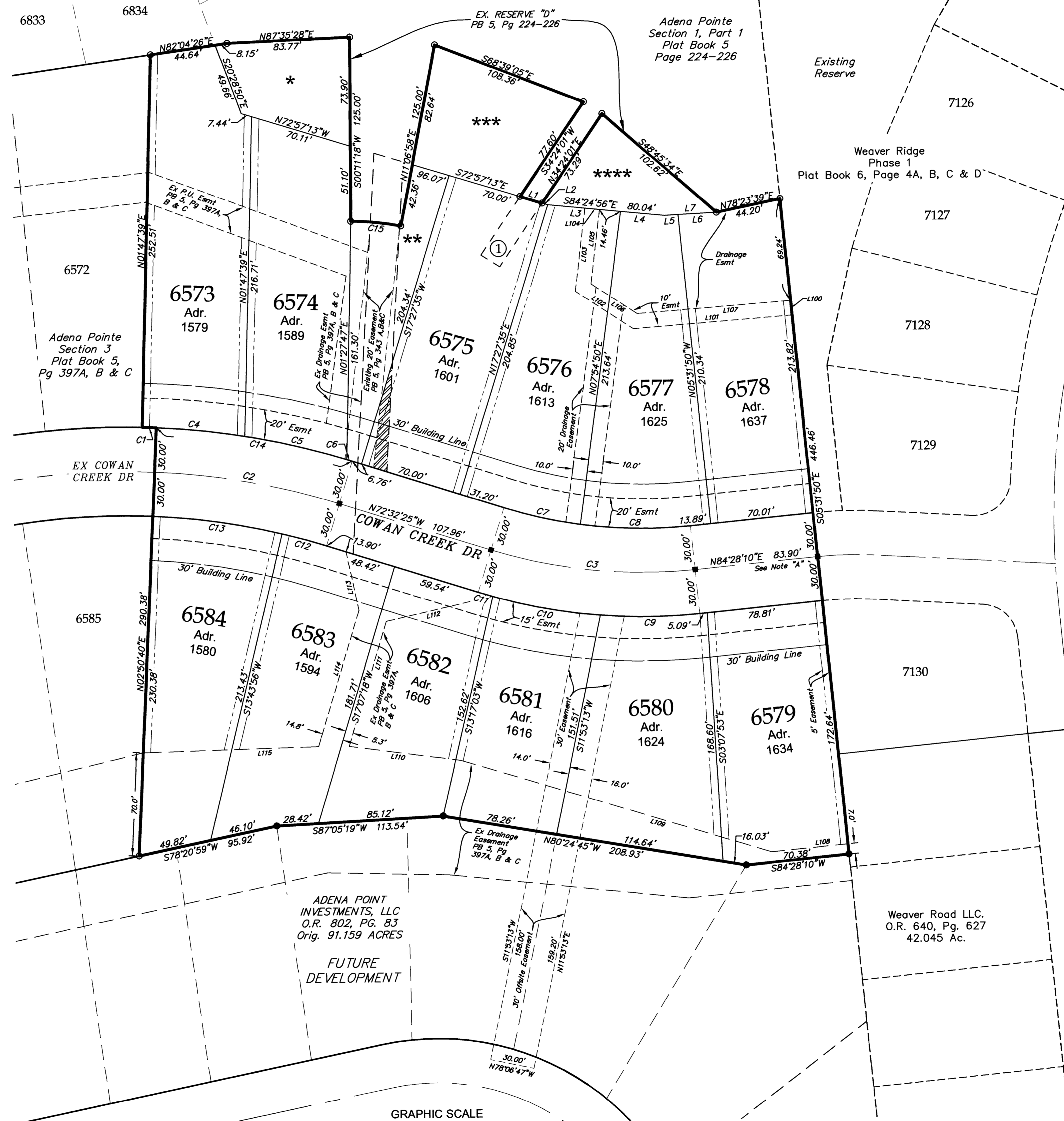
All rights and easements granted to Adena Point Investment, LLC, Fischer Development Company, Adena Pointe Homeowners Association and Weaver Road, LLC of record in Instrument Number: 201405080003053, of record in the Office of the Recorder, Union County, Ohio, in, over and under the areas indicated hereon by hatching and are hereby released and rendered null and void.

Line #	Direction	Length
L1	S72°57'13"E	15.72'
L2	S72°57'13"E	3.99'
L3	N84°24'56"W	49.91'
L4	N84°24'56"W	30.13'
L5	N87°05'59"E	9.08'
L6	N87°05'59"E	26.08'
L7	N87°05'59"E	35.14'

Line #	Direction	Length
L100	S05°31'50"E	446.45'
L101	S85°34'15"W	108.22'
L102	N56°49'16"W	46.92'
L103	N07°07'28"E	56.85'
L104	S84°24'56"E	10.00'
L105	N07°07'28"E	50.68'
L106	N56°49'16"W	37.27'
L107	S85°34'15"W	104.82'

Line #	Direction	Length
L108	N84°28'10"E	52.19'
L109	N73°09'14"W	220.50'
L110	S82°28'30"E	76.50'
L111	N17°07'18"E	88.32'
L112	N77°19'35"E	74.32'
L113	S11°52'02"E	40.78'
L114	N17°07'18"E	96.21'
L115	S88°31'54"W	119.53'

Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	530.00'	1°02'51"	9.89'	N87°44'04"W	9.69'
C2	500.00'	14°40'28"	128.05'	N79°52'37"W	127.70'
C3	350.00'	22°59'25"	140.44'	N84°02'07"W	139.50'
C4	530.00'	7°35'21"	70.20'	N84°27'49"W	70.15'
C5	530.00'	7°43'32"	71.46'	S76°48'23"E	71.41'
C6	530.00'	0°24'12"	3.73'	N72°44'31"W	3.73'
C7	320.00'	9°32'45"	53.31'	S77°18'47"E	53.25'
C8	320.00'	13°26'40"	75.09'	S88°48'30"E	74.92'
C9	380.00'	10°11'57"	67.84'	S89°34'08"W	67.55'
C10	380.00'	11°15'08"	74.63'	N79°42'19"W	74.51'
C11	380.00'	1°32'21"	10.21'	N73°18'35"W	10.21'
C12	470.00'	3°49'07"	31.32'	N74°26'58"W	31.32'
C13	470.00'	10°51'33"	89.08'	N81°47'17"W	88.94'
C14	530.00'	14°40'14"	135.71'	N79°52'31"W	135.34'
C15	180.00'	10°55'38"	34.33'	N84°20'52"W	34.28'



LEGEND

- * RESERVE "E"
0.114 Acres
- ** RESERVE "F"
0.146 Acres
- *** RESERVE "G"
0.166 Acres
- **** RESERVE "H"
0.092 Acres

① PARENT PARCEL 2

TOTAL AREA = 0.017 ACRES
This area was a part of Adena Pointe, Section 1, Reserve "D", Plat Book 5, Pages 224-226

LEGEND:

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

2. ADENA POINT 2013 DRAWINGS FINAL PLAT SECTION 5 SEC 5 FINAL PLAT WITH EASE TO BE RELEASED DWG - 1. XREFS: Adena Pointe, Sec. 5-6 Base-Engineering - PLOTTED BY JIM WATKINS - May 26, 2017 - 12:39 PM