

# Adena Pointe Section 6

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Terre Markham T20170804928  
Union County Recorder DOC:PLAT

1/2

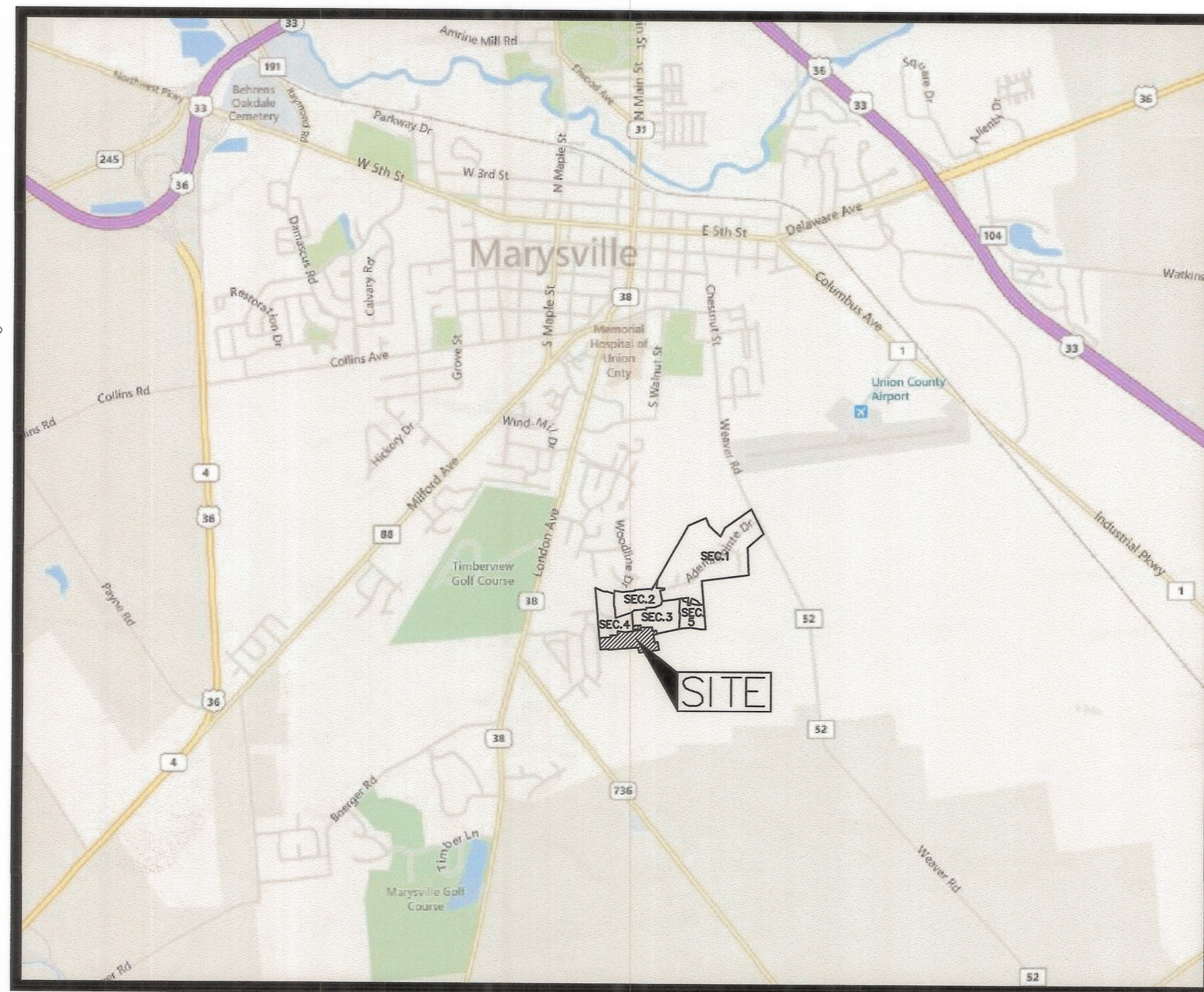
### SITUATE

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, and in Virginia Military Survey No. 2256, containing 7.573 acres of land, said 7.573 acres being the second tract of land conveyed to FISCHER DEVELOPMENT COMPANY, a Kentucky Corporation of record in Instrument Number 201705010003565, 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 6", a subdivision containing 21 lots, both inclusive, 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, Court and Drives 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.



LOCATION MAP

### 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": 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 6, 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 6 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 6 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 6, 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 Recorder's Office.

### 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

### PARCEL

Parcel No. 29-0019041.1710  
Map No. 101-16-05-001.002

AREA IN 21 LOTS = 5.473 ACRES  
AREA IN RIGHT-OF-WAY = 2.100 ACRES  
TOTAL = 7.573 ACRES

### SURVEY DATA

BASIS OF BEARINGS: For the purposes of this document a bearing of North 94°55'16" East was held on the south line of Lot 6592 as shown on the Plat of Adena Pointe Section 3 of record in Plat Book 5, Pages 397A, B & C, and is based on the Ohio State Plane Coordinate System, South 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 document is based on a survey completed by or under the supervision of Robert W. Martin in December of the year 2016.

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: Iron pins, where indicated, unless otherwise noted, are to be set and are 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 8-11-17  
Professional Surveyor No. 8114 Date

### 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 Dickson Drive North to the public use forever.

Daniell Bourma

Hilary Laffin  
Witnesses

FISCHER DEVELOPMENT COMPANY  
A KENTUCKY CORPORATION

By Todd E Huss  
TODD E HUSS, President

STATE OF KENTUCKY

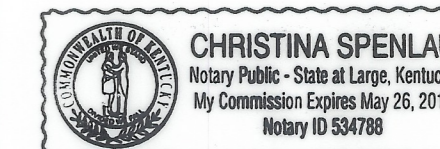
County of Boone  
Before me, a Notary Public in and for said State, personally came TODD E HUSS President of FISCHER DEVELOPMENT COMPANY a Kentucky Corporation, on behalf of the corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 14th day of August, 2017.

Christina Spenlau

Notary Public, Commonwealth of Kentucky, County of Boone.

My commission expires 5-26-2019



### OFFSITE EASEMENTS

The offsite easements and offsite private utility easement are 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:

ADENA POINT INVESTMENT, LLC, AN OHIO  
LIMITED LIABILITY CORPORATION

Daniell Bourma

Hilary Laffin  
Witnesses

By Todd E Huss  
TODD E HUSS, President

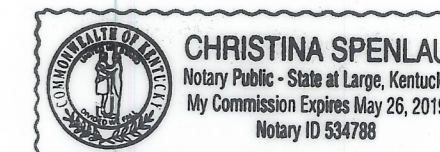
Kentucky  
STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared TODD E HUSS, Member of ADENA POINT INVESTMENT, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 14th day of August, 2017.

Christina Spenlau

Notary Public, Commonwealth of Kentucky, County of Boone



### SIGNATURE BLOCK

Approved this 22nd day of August, 2017

Eric L. Schuman  
Chairman, Planning Commission  
Marysville, Ohio

Approved this 23rd day of August, 2017

James V. H. H.  
City Engineer, Marysville, Ohio

Approved this 21 day of August, 2017

John R. ...  
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 Aug. 28th 2017.

Andrea L. Weaver  
Union County Auditor T. Thompson

I hereby certify that this plat was filed for recording on Aug 28, 2017, and that it was recorded on Aug 28, 2017 in Plat Book 10, Pages 19 AB, records of Union County, Ohio.

Fee \$ 916.40

Terese J. Markham  
Union County Recorder

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

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

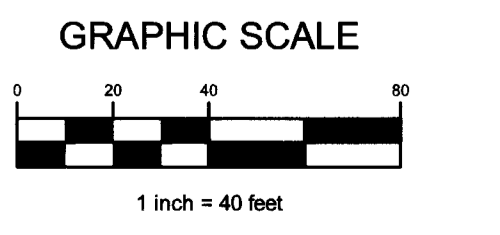
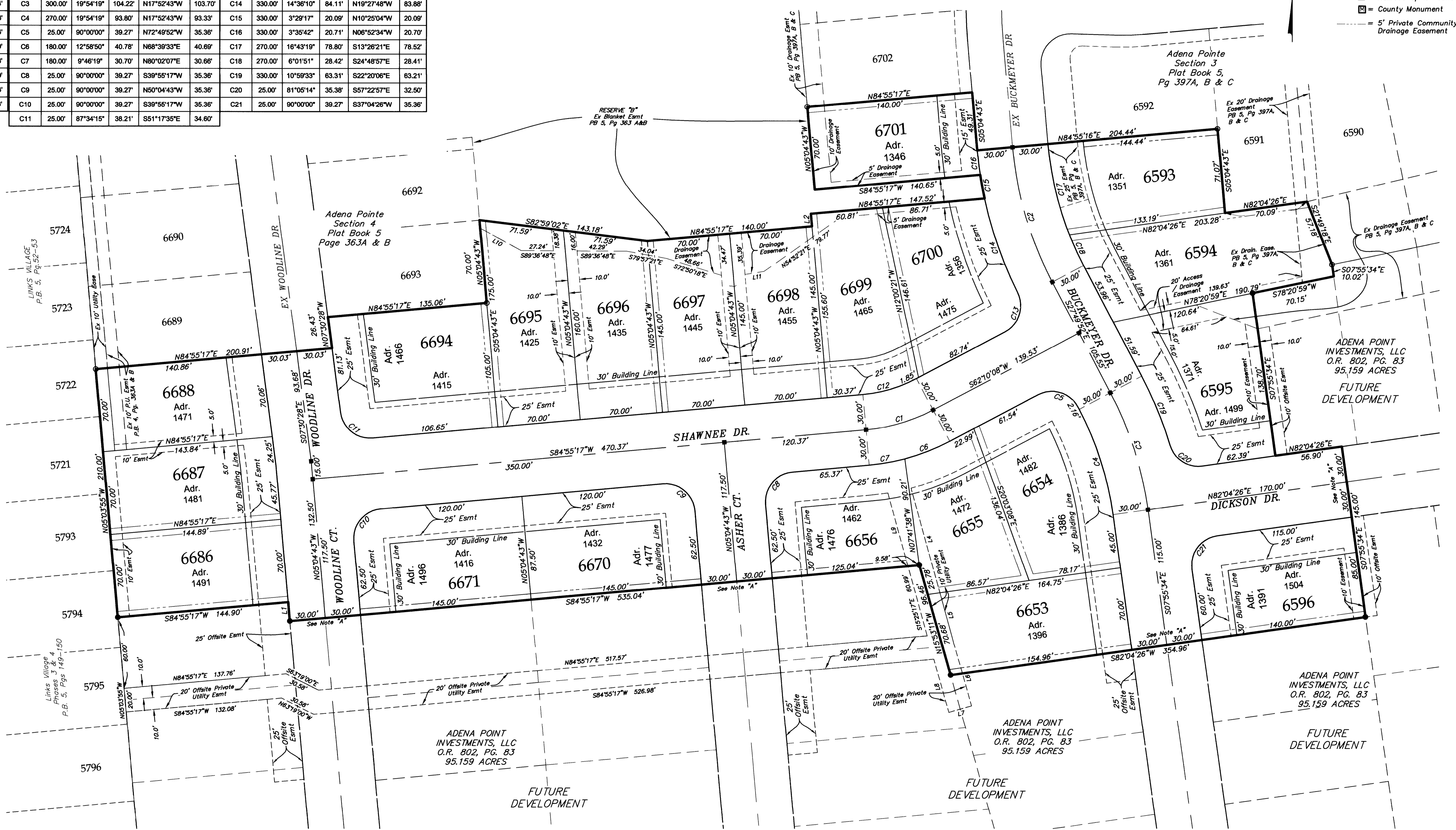
DRAWING NUMBER ADENA POINTE SEC 6  
DRAWING NUMBER P.D. Pg 19A,B  
DRAWING NUMBER MARYSVILLE CORP PARIS TWP.  
DRAWING NUMBER ADENA POINTE SEC 6

Z:\ADENA POINT\2013\ORDINANCES\FINAL PLAT SECTION 6 FINAL PLAT.DWG - 1 XREFS: Adena Point\_Sec 5-6 Bldg-Engineering - PLOTTED BY: JIM WATKINS - August 10, 2017 - 3:34 PM

# Adena Pointe Section 6

Line Table			Curve Table				Curve Table							
Line #	Direction	Length	Curve #	Radius	Delta	Length	Chord Bearing	Chord	Curve #	Radius	Delta	Length	Chord Bearing	Chord
L1	N05°04'43"W	16.10'	C1	150.00'	22°45'09"	59.57'	N73°32'43"E	59.18'	C12	120.00'	22°45'09"	47.65'	N73°32'43"E	47.34'
L2	N05°04'43"W	10.60'	C2	300.00'	22°45'09"	119.13'	S16°27'17"E	118.35'	C13	25.00'	88°56'01"	38.80'	N17°42'07"E	35.02'
L4	N15°25'17"W	91.54'	C3	300.00'	19°54'19"	104.22'	N17°52'43"W	103.70'	C14	330.00'	14°38'10"	84.11'	N19°27'48"W	83.88'
L5	S15°25'17"E	44.08'	C4	270.00'	19°54'19"	93.80'	N17°52'43"W	93.33'	C15	330.00'	3°29'17"	20.09'	N10°25'04"W	20.09'
L6	S15°53'11"E	54.96'	C5	25.00'	90°00'00"	39.27'	N72°49'52"W	35.36'	C16	330.00'	3°35'42"	20.71'	N06°52'34"W	20.70'
L7	S74°06'49"W	20.00'	C6	180.00'	12°58'50"	40.78'	N88°39'33"E	40.69'	C17	270.00'	16°43'19"	78.80'	S13°26'21"E	78.52'
L8	N15°53'11"W	46.73'	C7	180.00'	9°46'19"	30.70'	N80°02'07"E	30.66'	C18	270.00'	6°01'51"	28.42'	S24°48'57"E	28.41'
L9	S15°25'17"E	63.99'	C8	25.00'	90°00'00"	39.27'	S39°55'17"W	35.36'	C19	330.00'	10°59'33"	63.31'	S22°20'06"E	63.21'
L10	S61°22'56"E	39.53'	C9	25.00'	90°00'00"	39.27'	N50°04'43"W	35.36'	C20	25.00'	81°05'14"	35.38'	S57°22'57"E	32.50'
L11	N81°13'41"E	16.23'	C10	25.00'	90°00'00"	39.27'	S39°55'17"W	35.36'	C21	25.00'	90°00'00"	39.27'	S37°04'26"W	35.36'
			C11	25.00'	87°34'15"	38.21'	S51°17'35"E	34.60'						

- ### 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
  - △ = Railroad Spike Found
  - ▣ = County Monument
  - = 5' Private Community Drainage Easement



DRAWING NUMBER  
**ADENA POINTE**  
**SECT 6**

DRAWING NUMBER  
**PL 6 PG 19A/B**

DRAWING NUMBER  
**MAYSVILLE CITY**  
**PARIS TWP**

DRAWING NUMBER  
**ADENA POINTE**  
**SECT 6**