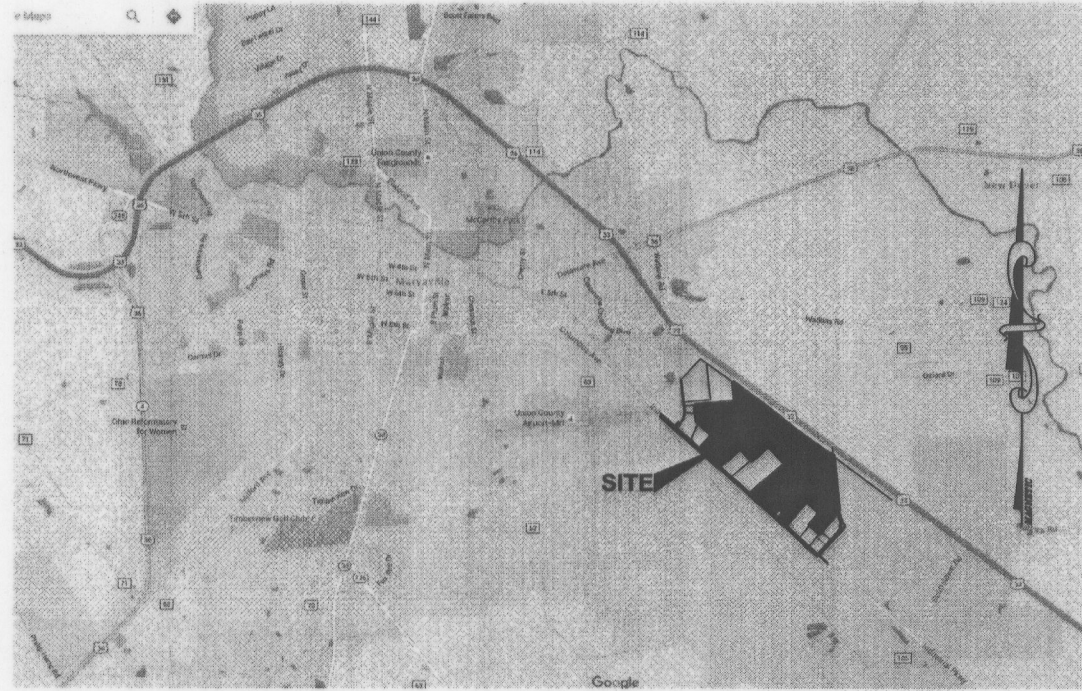


Final Plat and Dedication of Innovation Way Phase I and Easements

City of Marysville, Township of Paris, Union County, Ohio,
Survey No. 2254 & 3350 of the Virginia Military District



VICINITY MAP
SCALE: NTS

SITE DATA

TOTAL AREA (BY RECENT SURVEY): 206.487 ACRES
INNOVATION WAY R/W: 4.078 ACRES
INDUSTRIAL PARKWAY R/W: 1.004 ACRES
TOTAL R/W AREA: 5.082 ACRES
SITE AREA LESS R/W: 201.405 ACRES
OPEN SPACE: 0.00 ACRES

ZONING DISTRICT: M-2 Heavy Manufacturing

Front Building Setback (Industrial Parkway/US 33): 80'
Front Building Setback (Innovation Way): 80'
Front Parking Setback (Industrial Parkway/US 33): 30'
Front Parking Setback (Innovation Way): 10'

Side Building Setback: 30'
Side Parking Setback: 10'

Rear Building Setback: 50'
Rear Parking Setback: 10'

Note: The side and rear yard setbacks for parking areas shall be 10' on each side of property line for a total of 20' between areas unless a common parking lot is established within the district.

Building height Maximum is 50' per City Code.

This development shall be subject to all city code sections for the "M-2" Zoning District along with the additional requirements of the "Design Guidelines and Development Standards" set forth by The City of Marysville.

OWNER:

City of Marysville

LEGEND

○ = IRON PIN SET
● = PERMANENT MARKER
x = PK NAIL SET
• = IRON PIN FOUND
x = PK NAIL FOUND

Situated in the State of Ohio, County of Union, Township of Paris, City of Marysville, Part of Virginia Military Survey 2254 and 3350, containing 206.487 acres of land, more or less, said 206.487 being the same as conveyed to The City of Marysville in Instrument Number 201611040009148 (Parcel Number 2900230580000, TIF #29-0023058.0009), being of record in the Recorder's Office, Union County, Ohio:

The undersigned, The City of Marysville, by Terry Emery, City Manager for The City of Marysville, duly authorized in the premises, has authorized the platting thereof and does hereby certify that this plat correctly represents "Final Plat and Dedication of Innovation Way Phase I and Easements", and do hereby dedicate the streets, roads, and easements to the Public use forever.

In Witness, Whereof, Terry Emery, City Manager for The City of Marysville, has hereunto set his hand this 16th day of February, 2018.

Signed and Acknowledged
in the presence of:

Terry Emery
Witness
Amanda Dunnavant
Witness

The City of Marysville
By Terry Emery
Terry Emery
City Manager
The City of Marysville

STATE OF OHIO
COUNTY OF UNION ss:

Before me, a Notary Public in and for said State, personally appeared Terry Emery, City Manager for The City of Marysville, who acknowledged the signing of the foregoing instrument to be their free and voluntary act and deed and the free and voluntary act and deed of The City of Marysville, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 16th day of February, 2018.

My Commission expires September 21, 2020

Amanda Dunnavant
Notary Public, State of Ohio
AMANDA DUNNAVANT
Notary Public, State of Ohio
My Commission Expires
September 21, 2020

SURVEY DATA

Bearings are based on the Ohio State Plane Coordinate System NAD83, NSRS 2007. A bearing of N 48°36'21" W was held for the centerline of Industrial Parkway as shown.

Source of Data: The sources of recorded survey data are the records of the Union County, Ohio, Recorder.

Iron Pins Set: Where indicated, are iron pipes, thirteen-sixteenths inch inside diameter, thirty inches long with a plastic cap placed in the top bearing the inscription "ADVANCED 7661".

Permanent Markers Set: Where indicated, are one-inch diameter, thirty-inch long, solid iron pins, with the top end flush with the surface of the ground, capped with an aluminum cap stamped "ADVANCED". once installed, the top of the cap shall be marked (punched) to record the actual location of the point. All markers shall be set following the completion of the construction/installation of the street pavement and utilities.

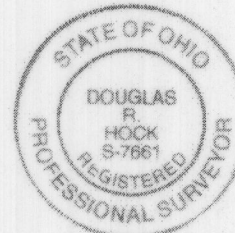
The accompanying plat represents a subdivision of land in Survey No. 2254 & 3350 of the Virginia Military District, City of Marysville, Township of Paris, Union County, Ohio. The tract has an area of 5.082 acres in streets, out of the total land area of 206.487 acres.

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. Both Chord and Arc distances are shown on all curve measurements.

We further certify that the accompanying plat is a correct representation of Final Plat and Dedication of Innovation Way and Easements, as surveyed in August of 2016.

Douglas R Hock
Douglas R Hock
Reg. No. 7661

7/6/15
date



Approved this 21 day of February, 2018.

Eric E. Adams
Chairman, Planning Commission, Marysville Ohio

Approved this 15 day of February, 2018.

James V. Hock
City Engineer, Marysville Ohio

Approved this 16 day of February, 2018.

R. R. Roush
Mayor, Marysville Ohio

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this 20 day of February, 2018 for the City of Marysville. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by the City of Marysville. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by the City of Marysville.

Transferred this 6th day of April, 2018.

Andrea L. Weber
Auditor, Union County, Ohio
T. Thompson
Deputy Auditor, Union County, Ohio

Filed for record this 6th day of April, 2018 at 9:20 AM.

Recorded this 6th day of April, 2018.

Plat Book 6, Page(s) 31 ABC
Slide 16

Jessie A. Markham
Recorder, Union County, Ohio

Karen Benedict
Deputy Recorder, Union County, Ohio

PLAN PREPARED BY: DRH
CHECKED BY: BOK

422 Beecher Road
Gahanna, Ohio 43230
ph 614-428-7750
fax 614-428-7755

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS

DATE: May 15, 2017
REV: June 2, 2017
REV: June 23, 2017

SHEET 1 / 3
JOB NO.: 16-0003-339

Pl. Bk 6 Pg. 31 ABC Slide 16

Final Plat and Dedication of Innovation Way Phase I and Easements

City of Marysville, Township of Paris, Union County, Ohio,
Survey No. 2254 & 3350 of the Virginia Military District

Easements are hereby reserved in, over and under areas designated on this plat as "Utility Easement" for the following purposes:

1. Construction, operation and maintenance of public storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams, plantings, permanent structures or other obstructions to the flow of storm water runoff are permitted within utility easement area as delineated on this plat unless approved by the City of Marysville.
2. Construction, operation and maintenance of public sanitary sewers. No permanent structures or plantings, etc. are permitted within utility easement area as delineated on this plat unless approved by the City of Marysville.
3. Construction, operation and maintenance of public waterlines. No permanent structures or plantings, etc. are permitted within utility easement area as delineated on this plat unless approved by the City of Marysville.
4. Construction, operation and maintenance of all public and quasi-public utilities (electric, telephone, cable television, etc.). No permanent structures or plantings, etc. are permitted within utility easement area as delineated on this plat.

An easement is hereby reserved in, over and under areas designated on this plat as "Drainage Easement" for the construction, operation and maintenance of public storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams, plantings, permanent structures or other obstructions to the flow of storm water runoff are permitted within utility easement area as delineated on this plat unless approved by the City of Marysville.

An easement is hereby reserved in, over and under areas designated on this plat as "Access and Utility Easement" for ingress/egress and the construction, operation and maintenance of all public and quasi-public utilities (electric, telephone, water, cable television, etc.).

An easement is hereby reserved in, over and under areas designated on this plat as "Landscaping Easement" for ingress/egress and the construction, operation and maintenance of all development signage (including monument signs and the associated landscaping) and public and quasi-public utilities (electric, telephone, water, cable television, etc.).

By graphic plotting only this property is located in Zone "x" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39159C0352D, with an effective date of December 16, 2008, in Union County, Ohio and Community Panel No. 39159C0355D (No map printed). No field surveying was performed to determine this zone.



LEGEND
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● = IRON PIN FOUND
⊕ = PK NAIL FOUND

SURVEY DATA

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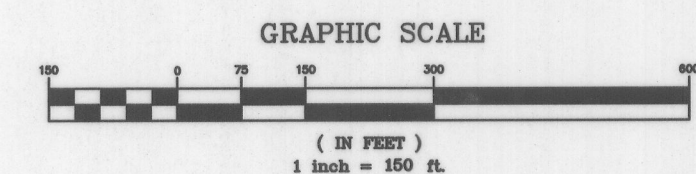
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LINE TABLE		
LINE	DISTANCE	BEARING
L1	20.00'	S48°36'21"E
L2	25.36'	N31°07'42"W
L3	40.00'	N58°52'18"E
L4	25.36'	S31°07'42"E
L5	25.36'	N26°53'52"E
L6	40.00'	S63°06'08"E
L7	25.36'	S26°53'52"W
L8	419.92'	N48°36'21"W
L9	42.85'	N35°06'36"W
L10	213.46'	N48°36'21"W
L11	25.00'	N39°29'17"E
L12	25.00'	S39°29'17"W
L13	20.00'	S51°07'57"E

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°00'00"	50.00'	78.54'	N03°36'21"W	70.71'
C2	015°24'51"	555.50'	149.45'	N49°06'05"E	149.00'
C3	086°58'24"	535.50'	812.87'	N84°52'51"E	737.05'
C4	086°58'24"	500.00'	758.99'	N84°52'51"E	688.19'
C5	053°53'59"	555.50'	522.57'	N87°53'05"E	503.52'
C6	011°14'28"	2000.00'	392.39'	S46°00'43"E	391.76'
C7	011°14'40"	2035.50'	399.47'	S46°00'37"E	398.83'
C8	011°14'28"	1975.50'	387.58'	S46°00'43"E	386.96'
C9	086°58'24"	475.50'	721.80'	N84°52'51"E	654.47'



PLAN PREPARED BY: DR1
CHECKED BY: BCK

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7760
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

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SHEET 2/3
JOB NO.: 16-0003-339

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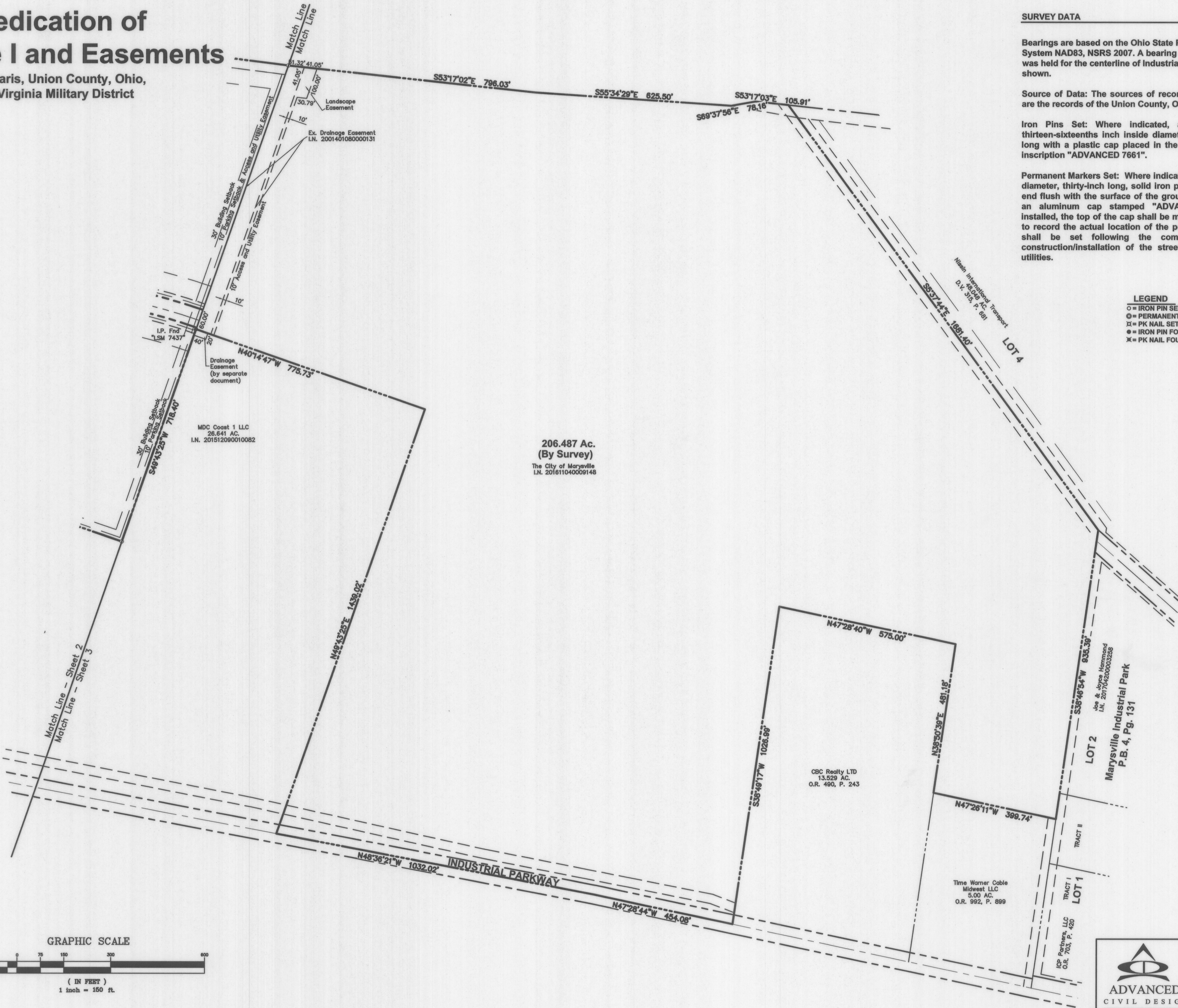
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