THE SHOPS AT HAWK'S LANDING

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,
IN VIRGINIA MILITARY SURVEY NO. 6748

SOURCE OF DATA

THE SOURCES OF RECORD SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8"x30" REBAR WITH A PLASTIC CAP MARKED "MANNIK SMITH GROUP". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID 5/8"x30" REBAR WITH AN ALUMINUM CAP STAMPED "ODOT R/W / MANNIK SMITH GROUP / PS 8822". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN VIRGINIA MILITARY SURVEY NO. 6748, TOWNSHIP OF JEROME, COUNTY OF UNION, STATE OF OHIO CONTAINING 10.181 ACRES OF LAND, MORE OR LESS, BEING ALL OF THE LAND CONVEYED TO HFPL DUBLIN, LLC, OF RECORD IN INSTRUMENT NUMBER 202211140010582.

THE UNDERSIGNED, HFPL DUBLIN, LLC, BY _____, BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "THE SHOPS AT HAWK'S LANDING", A SUBDIVISION CONTAINING LOTS LETTERED A-C AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF _____.

UTILITY EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), DAYTON POWER AND LIGHT, AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6 AND THE CITY OF MARYSVILLE.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN 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 GRADE 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 ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

THE RIGHT OF WAY WITHIN _____ IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC MAINTENANCE BY ORDINANCE (RESOLUTION) NUMBER _____ RECORDED IN CITY COUNCIL'S RECORD BOOK _____ (UNIOIN COUNTY COMMISSIONER'S JOURNAL) _____ ON THIS THE _____ DAY OF _____, 2024.

_____
PRESIDENT OF COUNCIL

ATTEST: _____
CLERK

APPROVED THIS _____ DAY OF _____, 2024 _____
MARYSVILLE CITY ENGINEER

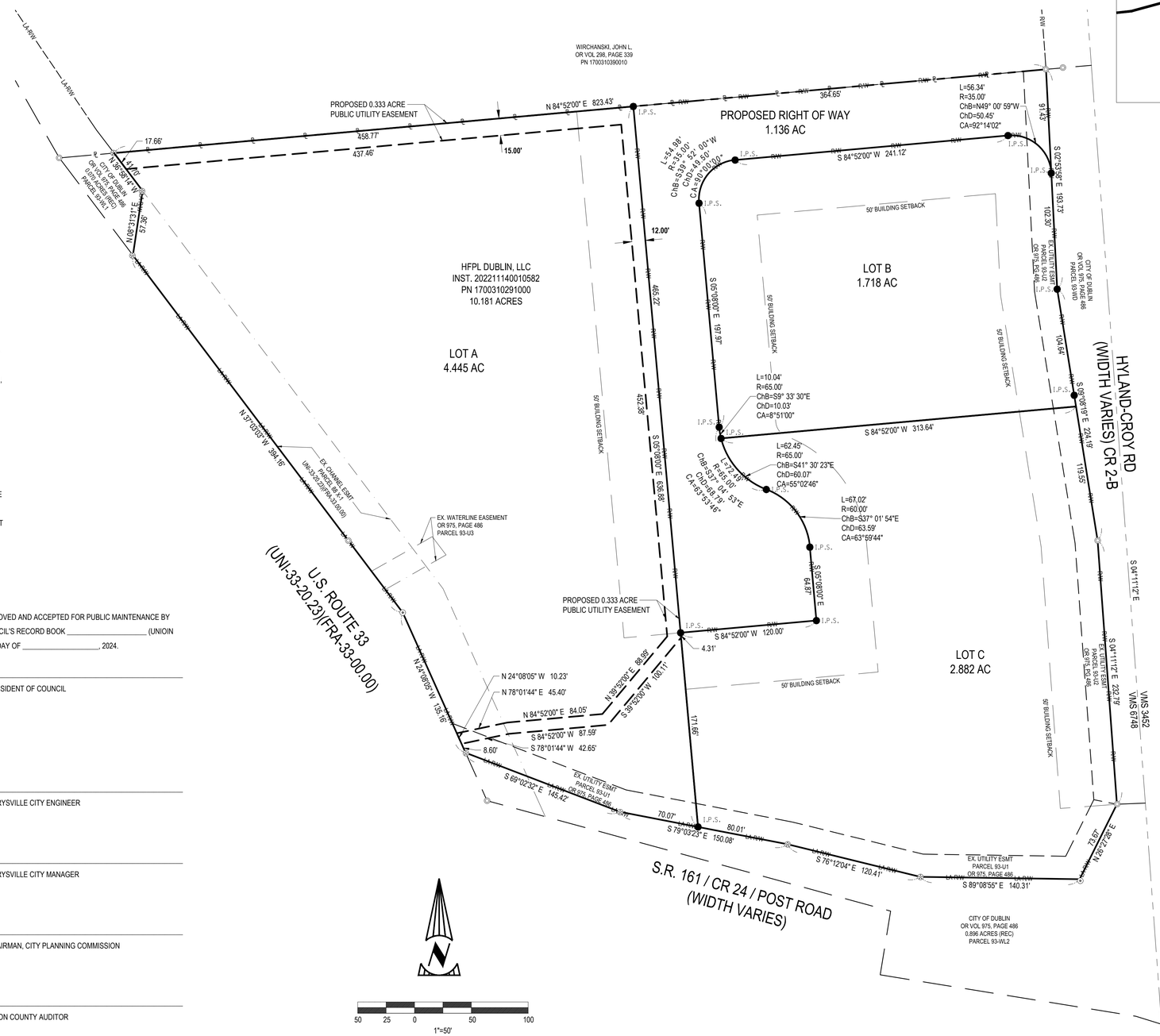
APPROVED THIS _____ DAY OF _____, 2024 _____
MARYSVILLE CITY MANAGER

APPROVED THIS _____ DAY OF _____, 2024 _____
CHAIRMAN, CITY PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 2024 _____
UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2024 IN PLAT BOOK _____, PAGE NO. _____ SLIDE_____

_____
UNION COUNTY RECORDER

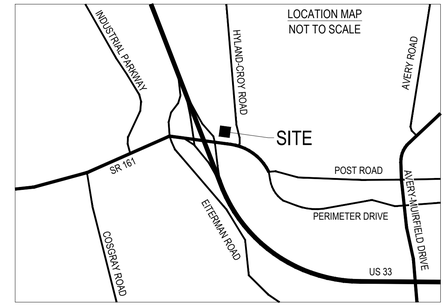


BASIS OF BEARING

THE BEARINGS HERE IN ARE BASED ON THE CENTERLINE OF HYLAND-CROY ROAD BEING SOUTH 04°11'12" EAST AS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011).

ACREAGE BREAKDOWN

TOTAL ACREAGE (ALL IN PN 1700310291000)	10.181
ACREAGE IN LOTS A-C	9.045
ACREAGE IN RIGHT OF WAY	1.136



LEGEND OF EXISTING CONDITIONS

PROPOSED LOT LINE	
EXISTING PROPERTY LINE	℄
EXISTING ADJOINING PROPERTY LINE	
PROPOSED SETBACK LINE	
EXISTING VMS LINE	
PROPOSED RIGHT OF WAY	R/W
EXISTING LIMITED ACCESS RIGHT OF WAY	LA-R/W
EXISTING RIGHT OF WAY	R/W
5/8"x30" IRON PIN SET CAPPED 'MANNIK SMITH GROUP'	I.P.S.
CONCRETE MONUMENT FOUND	
IRON PIPE FOUND	
IRON PIN FOUND	

ZONING

"THE SHOPS AT HAWK'S LANDING" IS ZONED AS REGIONAL RETAIL DISTRICT (RR) PER THE ZONING MAP DATED MAY 4, 2022 AND SHALL BE IN ACCORDANCE TO THE ADOPTED DEVELOPMENT TEXT PER THE CITY PLANNING AND ZONING CODE.

SETBACKS

MIN. FRONT BUILDING SETBACK	50'
MIN. FRONT PARKING SETBACK	20'
MIN. SIDE BUILDING SETBACK	40'
MIN. SIDE PARKING SETBACK	20'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____AND _____, OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

_____ _____
_____ _____
WITNESSES OWNERS

STATE OF OHIO
COUNTY OF _____
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME _____ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS_____DAY OF _____ 2024.

BY _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 6748, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.136 ACRES IN STREETS AND 9.045 ACRES IN LOTS MAKING A TOTAL OF 10.181 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE SHOPS AT HAWK'S LANDING AS SURVEYED MAY 2024.

DRAFT

NICHOLAS J. DEL VALLE, P.S. DATE
PROFESSIONAL SURVEYOR #8822

NO.	DATE	BY	DESCRIPTION

1800 INDIAN WOOD CIRCLE
MAUMEE, OH 43537
TEL: 419.891.2222
FAX: 419.891.1935

PROJECT DATE: 5/14/2024
PROJECT NO.: B1740002
DRAWN BY: NJD

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
HFPL DUBLIN, LLC
4592 ULMERTON ROAD, SUITE 100
CLEARWATER, FL 33762

THE SHOPS AT HAWK'S LANDING
SITUATE IN V.M.S. 6748,
TOWNSHIP OF JEROME,
COUNTY OF UNION, STATE OF OHIO

SUBDIVISION PLAT

1 / 1

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