

Tracy Richardson  
Deb Groat  
Alan Seymour

**ORDINANCE** 30-18

**ACCEPTING THE DEDICATION OF THE  
WOODS AT MILL VALLEY NORTH PHASE 1, PART 14  
PUBLIC INFRASTRUCTURE**

WHEREAS, the City Administration has reported that the improvements for the sanitary sewers, water lines, storm sewers and public roadway shown on the final as-built construction plans for the Woods at Mill Valley North Phase 1, Part 14 development have been satisfactorily completed per City of Marysville Specifications, and have been maintained by the developer for a period in excess of one year, and

WHEREAS, the developer has offered for dedication for public use certain land for the public infrastructure and associated appurtenances as shown on said final as-built construction plans, now therefore;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO,  
That:

SECTION I. Council accepts and approves the dedication of the final as-built construction plans for the Woods at Mill Valley North Phase 1, Part 14 development. The Final Plat (Exhibit A) is attached to this Dedication Ordinance.

SECTION II. The final as-built construction plans have been previously approved and accepted. The dedication on the public uses of the sanitary sewers, water lines, storm sewers and public roadway, all as shown thereon, is accepted and confirmed.

SECTION III. The Clerk of Council is authorized to cause this dedication to be recorded with the Recorder of Union County as provided by law.

SECTION IV. The Clerk of Council and the President of Council are hereby authorized and directed to sign this document as proof of dedication and acceptance in coordination with the City Engineer

1st Reading March 12, 2018

2nd Reading March 26, 2018

3rd Reading April 9, 2018

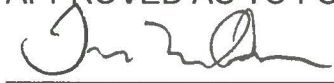
Passed April 9, 2018

  
MAYOR / PRESIDENT OF COUNCIL

ATTEST:

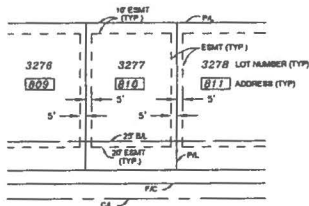
  
CLERK OF COUNCIL

APPROVED AS TO FORM

  
\_\_\_\_\_

Law Director     Date 3/1/18

# WOODS AT MILL VALLEY NORTH PHASE 1, PART 14 CITY OF MARYSVILLE, OHIO 8.811 ACRES FINAL PLAT



WOODS AT MILL VALLEY NORTH  
TYPICAL EASEMENT CONFIGURATION

NO SCALE  
MINIMUM EASEMENTS PROVIDED FOR ALL LOTS  
LARGER EASEMENTS, WHERE REQUIRED, WILL  
SUPERSEDE MINIMUM REQUIREMENTS

R-2 ZONING MINIMUM YARD DIMENSIONS  
FRONT SETBACK 25 FEET  
ONE SIDE 6 FEET  
Rear of Side 15 FEET  
REAR YARD 30 FEET

LOT ACREAGE 8.812 AC  
RIGHT-OF-WAY ACREAGE 1.998 AC  
TOTAL ACREAGE 8.811 AC  
TOTAL LOTS (R-2 ZONED) 31

## BASES OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 84°47'45" E FOR THE NORTHERLY LINE OF THE WOODS AT MILL VALLEY SECTION 1, OF RECORD IN PLAT BOOK 4, PAGE 288-289 RECORDER'S OFFICE, UNION COUNTY, OHIO

## CERTIFICATION:

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND LYING IN VIRGINIA MILITARY SURVEY NUMBER 9136, PARTS TOWNSHIP, CITY OF MARYSVILLE, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.998 ACRES IN RIGHTS-OF-WAY, 8.812 ACRES IN LOTS, MAKING A TOTAL OF 8.811 ACRES. ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD DISTANCES.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS. MONUMENTS ARE TO BE PLACED UPON COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND.

STANTEC CONSULTING SERVICES INC.

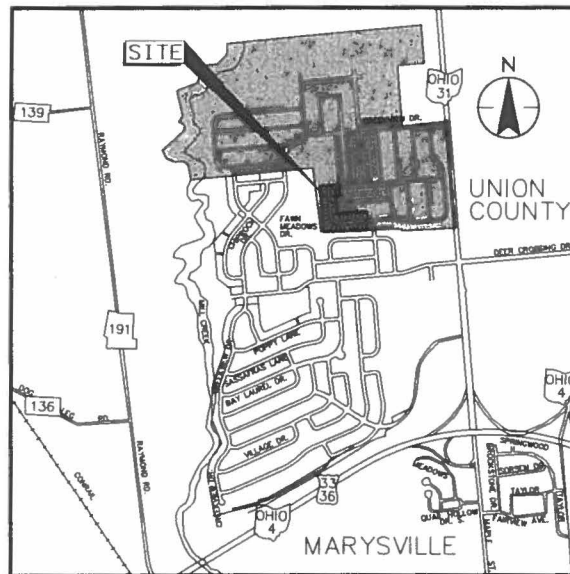
BY: Robert J. Sanders DATE: 07/21/15  
ROBERT J. SANDERS DATE  
PROFESSIONAL SURVEYOR NO. 8-0033

## PREPARED BY:

1500 LARK SHORE DRIVE  
SUITE 100  
COLLINGSWOOD, OHIO 43004  
(614) 486-4863 1-800-368-8763  
FAX (614) 486-4867



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LOCATION MAP  
SCALE: 1" = 4000'

## NOTE:

1. THE CITY OF MARYSVILLE WILL ONLY MAINTAIN STORM DRAINAGE FACILITIES FOR PUBLIC RIGHTS-OF-WAY AND NOT THOSE INSTALLED SOLELY FOR YARD DRAINAGE SYSTEMS. YARD DRAINAGE SYSTEMS ARE TO BE MAINTAINED BY EITHER THE PROPERTY OWNER OR A PROPERTY OWNERS' ORGANIZATION.
2. NO PERMANENT STRUCTURES OR PLANTINGS WILL BE PERMITTED IN THE EASEMENT AREAS.
3. ALL "RESERVES" TO BE DESIGNATED AND DELINEATED HEREON IN "WOODS AT MILL VALLEY NORTH" SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS IN "WOODS AT MILL VALLEY NORTH, PHASE 1, PART 14" AND ALL PREVIOUS AND SUBSEQUENT PARTS OF THIS DEVELOPMENT.

## FLOOD NOTE:

THE PLATTED AREA LIES IN ZONE "X" AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 28150C0204 D, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2006, AND PER LETTER OF MAP REVISION CASE NO. 04-05-0128A

PARCEL NUMBERS  
28-00250014000  
28-00250014009

MAP NUMBERS  
078-00-00-019.001

SITUATE IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, AND CITY OF MARYSVILLE, LYING IN VIRGINIA MILITARY SURVEY NUMBER 9136, AND CONTAINING 8.811 ACRES, MORE OR LESS, INCLUDING 1.998 ACRES OF RIGHT-OF-WAY AREA, BEING OUT OF THE 22.146 ACRE, PARCEL 18 TRACT AS CONVEYED TO PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY BY DEED OF RECORD IN INSTRUMENT NUMBER 201408190008571, RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND PLATTED HEREIN, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "WOODS AT MILL VALLEY NORTH PHASE 1, PART 14", A SUBDIVISION OF LOTS 4880 THROUGH 4898 AND LOTS 4857-4888, 4888 AND 4887, INCLUDING AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE WAY AND STREET, SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND, AND WHERE NECESSARY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS PARAGRAPH.

IN WITNESS WHEREOF, PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 24th DAY OF July, 2015.

SIGNED AND  
ACKNOWLEDGED IN THE  
PRESENCE OF  
Matthew J. Callahan  
PRINTED: Matthew J. Callahan  
Matthew J. Callahan  
WRITTEN: Matthew J. Callahan

OWNER/DEVELOPER  
PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED  
LIABILITY COMPANY  
5000 TUTTLE CROSSING BLVD  
DUBLIN, OHIO 43015-6566  
BY: Matthew J. Callahan  
MATTHEW J. CALLAHAN  
DIVISION VICE PRESIDENT OF LAND  
ACQUISITION

STATE OF OHIO

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF July, 2015 BY MATTHEW J. CALLAHAN, DIVISION VICE PRESIDENT OF LAND ACQUISITION OF PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL.

STEPHEN PECK  
Notary Public, State of Ohio  
My Commission Expires 11/28/2017  
MY COMMISSION EXPIRES

Stephen Peck  
NOTARY PUBLIC, STATE OF OHIO

THE WITHIN DRIVE IS HEREBY APPROVED AND ACCEPTED FOR PUBLIC USE AND MAINTENANCE BY ORDINANCE NUMBER \_\_\_\_\_ RECORDED IN CITY COUNCIL'S RECORD BOOK ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ATTEST: \_\_\_\_\_  
CLERK

APPROVED THIS 1st DAY OF September, 2015

James J. Dwyer  
MAYOR, CITY OF MARYSVILLE

APPROVED THIS 3rd DAY OF August, 2015

James J. Dwyer  
CHAIRMAN, CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

James J. Dwyer  
MAYOR, CITY OF MARYSVILLE

TRANSFERRED THIS 1st DAY OF November, 2015

James J. Dwyer  
AUDITOR, UNION COUNTY

FILED FOR RECORD THIS 13th DAY OF Nov., 2015 AT 9:00AM

RECORDED THIS 13th DAY OF Nov., 2015 PLAT BOOK 5 PAGE 376 AB

James J. Dwyer  
RECORDER, UNION COUNTY OHIO Kgt



EXHIBIT A

Pl. Bk 5 Pg. 376 AB

SHEET 1 OF 2



