

Tracy Richardson
Deb Groat
Alan Seymour

ORDINANCE 32-18

**ACCEPTING THE DEDICATION OF THE
WOODS AT MILL VALLEY NORTH PHASE 1, PART 16
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 16 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 16 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

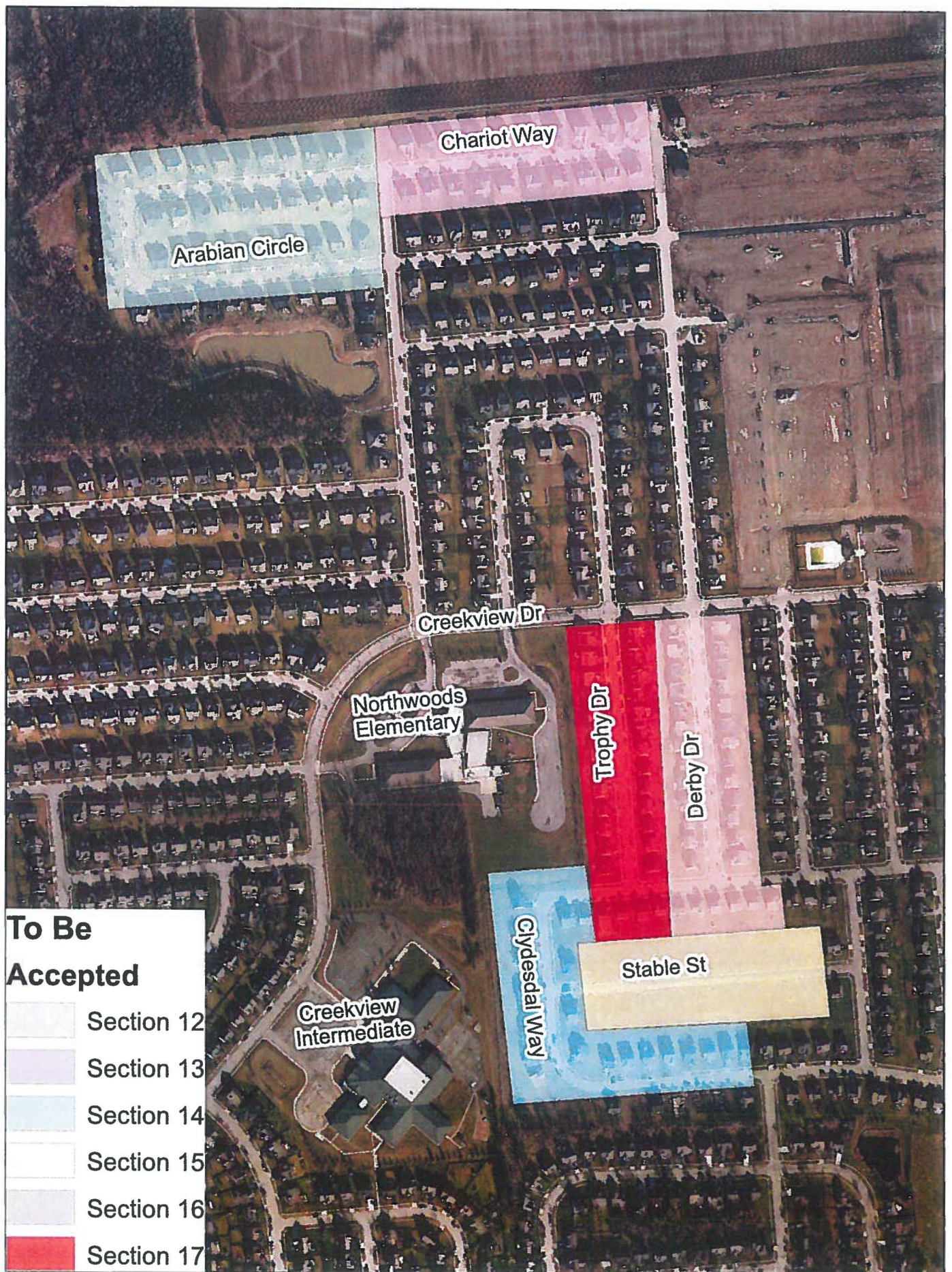
ATTEST:


CLERK OF COUNCIL

APPROVED AS TO FORM

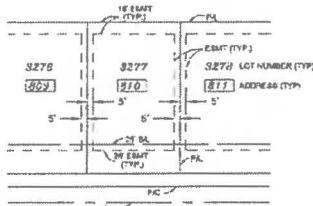


Law Director Date 3/1/18



- To Be Accepted**
- Section 12
 - Section 13
 - Section 14
 - Section 15
 - Section 16
 - Section 17

WOODS AT MILL VALLEY NORTH PHASE 1, PART 16 CITY OF MARYSVILLE, OHIO 7.660 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
SUM OF SIDES	16 FEET
REAR YARD	30 FEET

LOT ACREAGE	6.731 AC.
RIGHT-OF-WAY ACREAGE	1.829 AC.
TOTAL ACREAGE	7.660 AC.
TOTAL LOTS (R-2 ZONED)	32

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS OF N 81° 45' E FOR
THE NORTHERLY LINE OF THE WOODS AT MILL VALLEY SECTION 1, OF RECORD IN
PLAT BOOK 4, PAGE 29, RECORDER'S OFFICE, UNION COUNTY, OHIO.

CERTIFICATION:

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND LYING IN VIRGINIA
MILITARY SURVEY (NUMBER 6136, PARIS TOWNSHIP, CITY OF MARYSVILLE, UNION
COUNTY, OHIO). THE TRACT HAS AN AREA OF 1.829 ACRES IN RIGHTS-OF-WAY, 6.031
ACRES IN LOTS, MAKING A TOTAL OF 7.660 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 SUPERSEDED THE ATTACHED PRELIMINARY
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.

STARTING CONSULTING SERVICES INC.

BY: Robert J. Smith DATE: 10/16/2013
PROFESSIONAL ENGINEER NO. 5-8832

PREPARED BY:

1560 LEXY DRIVE NORTH
SUITE 100
COLUMBUS, OHIO 43204
(614) 444-0000 1-800-444-0000
FAX (614) 444-0007

Stantec

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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 "RESERVED" TO BE DESIGNATED AND DELINEATED HEREBY 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 16" AND ALL
PREVIOUS AND SUBSEQUENT PARTS OF THIS DEVELOPMENT.

FLOOD NOTE:

THE PLATTED AREA IS IN ZONE "X" AS DETERMINED BY GRAPHIC
INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER
1915AC0234 D, WITH AN EFFECTIVE DATE OF DECEMBER 18, 2008 AND PER
LETTER OF MAP REVISION CASE NO. 04-35-0018A.

PARCEL NUMBERS
29-0025001-000
29-0025004-000

MAP NUMBERS
078-00-00-018.001
082-00-00-030.000



SITUATE IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF PARIS, AND CITY OF
MARYSVILLE, LYING IN VIRGINIA MILITARY SURVEY NUMBER 6136, AND CONTAINING 7.660
ACRES, MORE OR LESS, INCLUDING 1.829 ACRES OF RIGHT-OF-WAY AREA, WITH 6.031 ACRES
OF SAID 7.660 ACRES BEING OUT OF THE 82,000 ACRES TRACT CONVEYED TO DOMINION
HOMES, INC. BY DEED OF RECORD IN OFFICIAL RECORD 164, PAGE 78, AND WITH 1.813
ACRES OF SAID 7.660 ACRES BEING OUT OF THE 50.700 ACRES TRACT CONVEYED TO
DOMINION HOMES, INC. BY DEED OF RECORD IN OFFICIAL RECORD 256, PAGE 76, RECORD 35
OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

DOMINION HOMES, INC., AN OHIO CORPORATION, BEING THE OWNER OF THE LAND
PLATTED HEREON, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS
"WOODS AT MILL VALLEY NORTH PHASE 1, PART 16", A SUBDIVISION OF LOTS 4550
THROUGH 4561 AND 5117 THROUGH 5142, EXCLUDING AND DOES HEREBY ACCEPT THIS
PLAT OF SAME AND DEDICATES TO PUBLIC USE, AS SUCH, ALL OR PARTS OF THE DRIVE
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 DOMINION HOMES, INC., AN OHIO CORPORATION, AND ARE
DEDICATED FOR THE USES AND PURPOSES STATED IN THE PRECEDING EASEMENTS
PARAGRAPH.

IN WITNESS WHEREOF, DOMINION HOMES, INC., AN OHIO CORPORATION, HAS CAUSED THIS
PLAT TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 16 DAY OF
SEPT., 2013.

SIGNED AND
ACKNOWLEDGED IN THE
PRESENCE OF:
WITNESSES:
PRINTED: Brandon VanDusen

OWNER/DEVELOPER
DOMINION HOMES, INC., AN OHIO CORPORATION
5600 TUTTLE CREEK DR. BLVD.
DUBLIN, OHIO 43003-6668
BY: Matthew J. Callahan
MATTHEW J. CALLAHAN
VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF OHIO

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF SEPT., 2013 BY
MATTHEW J. CALLAHAN, VICE PRESIDENT OF LAND DEVELOPMENT OF DOMINION HOMES, INC., AN OHIO
CORPORATION, ON BEHALF OF THE CORPORATION.

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

MY COMMISSION EXPIRES

Stephen F. Fox
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 _____, 2013.

ATTEST: _____ PRESIDENT OF COUNCIL

APPROVED THIS 16 DAY OF October, 2013
John V. Kip
MAYOR, CITY OF MARYSVILLE

APPROVED THIS 16 DAY OF October, 2013
MOE R. R.
CHAIRMAN, CITY PLANNING COMMISSION

APPROVED THIS 16 DAY OF October, 2013
John R. Smith
MAYOR, CITY OF MARYSVILLE

TRANSFERRED THIS 16 DAY OF Feb., 2013
Robert J. Smith
AUDITOR, UNION COUNTY

FILED FOR RECORD THIS 28 DAY OF Feb., 2013 AT 2:30 PM

RECORDED THIS 28 DAY OF Feb., 2013 PLAT BOOK 5, PAGE 330 AB

Thomas L. Markham
RECORDER, UNION COUNTY, OHIO

EXHIBIT A

SHEET 1 OF 2