## **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. 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 PERMANENT STRUCTURES OR PLANTIONS, ETC. SHALL BE PERMITTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED.

REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_ (YEAR) \_

JEROME TOWNSHIP TRUSTEES UNION COUNTY ENGINEER UNION COUNTY HEALTH DEPT. APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_ (YEAR) LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION APPROVED THIS \_\_\_\_\_DAY OF \_\_\_\_\_(YEAR) COUNTY COMMISSIONERS TRANSFERRED THIS \_\_\_\_DAY OF \_\_\_\_ (YEAR) COUNTY AUDITOR FILED FOR RECORD THIS \_\_\_\_DAY OF\_\_\_\_ (YEAR), AT \_\_\_\_M.

RECORDED THIS \_\_\_\_\_DAY OF \_\_\_\_\_ (YEAR) IN PLAT CABINET\_\_

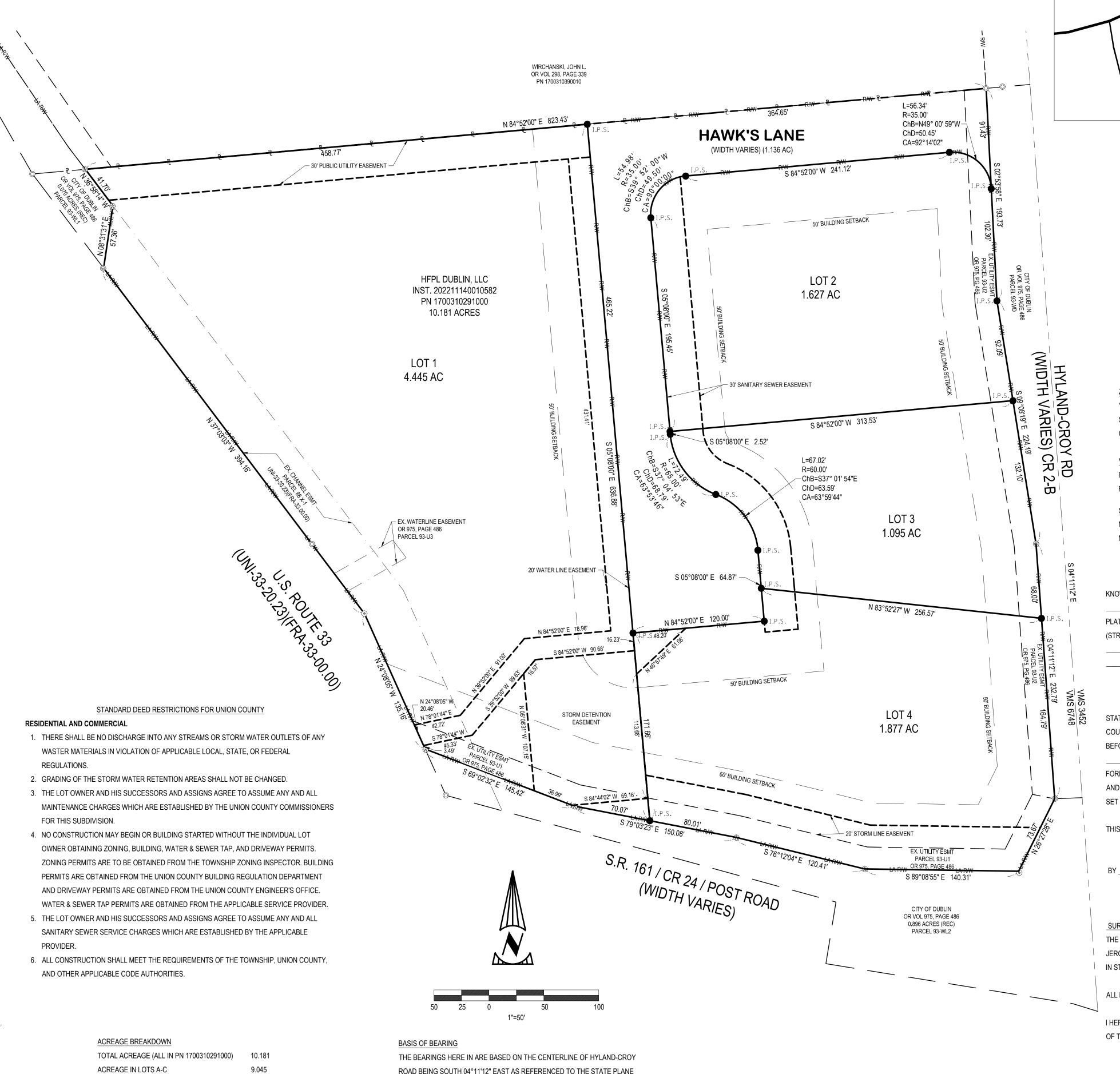
COUNTY RECORDER

ACREAGE IN RIGHT OF WAY

1.136

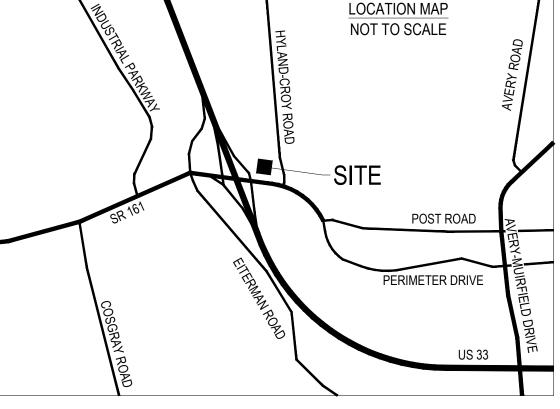
# THE SHOPS AT HAWK'S LANDING

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



ROAD BEING SOUTH 04°11'12" EAST AS REFERENCED TO THE STATE PLANE

COORDINATE SYSTEM, OHIO NORTH ZONE, NAD 83 (2011).



### LEGEND OF EXISTING CONDITIONS

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

"THE SHOPS AT HAWK'S LANDING" IS ZONED REGIONAL RETAIL DISTRICT (RR) AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS CONTAINED WITHIN THE JEROME TOWNSHIP ZONING RESOLUTION, AS AMENDED.

#### VARIANCES GRANTED ON 06-26-2025:

FOR THROUGH LOTS (SECTION 413, #4) - RESOLUTION 24-324 FOR RIGHT-OF-WAY WIDTH (SECTION 406) - RESOLUTION 24-325

SETBACKS	FRONT	SI
MIN. BUILDING SET BACK	50'	4
MIN. FRONT PARKING SETBACK	20'	2

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_ , 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	202

## 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.

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

SHOP