

Ex. R/W  
 C/L LONGFORD DRIVE (50' R/W)

Ex. R/W

PARKSIDE SECTION 3 BLOCK "C" (P.B. 49, PG. 3)

LOT 178

LOT 179  
 OLD = 0.4936 ACRES  
 NEW = 0.4792 ACRES

BEGIN FOR REFERENCE  
 0.0144 ACRE TRACT

LOT 180

	ACREAGE		
	ORIGINAL	SPLIT	NEW
LOT 168	0.4449	0.0144	0.4593
LOT 179	0.4936	(0.0144)	0.4792
TOTALS	0.9385	0.0000	0.9385

CITY PLANNING COMMISSION:  
 WE, THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO DO HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

CHAIRMAN \_\_\_\_\_

**SUBJECT TO HOA RESTRICTIONS**

THE ENTIRE PROPERTY SHOWN HEREON AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS, LIENS AND RESTRICTIONS OF EASEMENTS FOR PARKSIDE, AS RECORDED IN OFFICIAL BOOK 1506, PAGE 757 AND ALL OTHER RESTRICTIONS AS RECORDED IN PLAT BOOK 49, PAGES 3-4, OF THE WARREN COUNTY, OHIO RECORDS.

THIS CONVEYANCE IS A TRANSFER BETWEEN ADJOINING LOT OWNERS MADE IN COMPLIANCE WITH SECTION 711.001 (B) (1) OF THE OHIO REVISED CODE, AND DOES NOT CREATE AN ADDITIONAL BUILDING SITE NOR VIOLATE ANY ZONING REGULATION OR OTHER PUBLIC REGULATION IN THE PARCEL HEREBY CONVEYED OR THE BALANCE OF THE PARCEL RETAINED BY THE GRANTOR HEREIN. THE PARCEL HEREBY CONVEYED MAY NOT HERINAFTER BE CONVEYED SEPARATELY FROM THE GRANTEE'S ADJOINING PARCEL.

**LOT SPLIT  
 0.0144 ACRES**

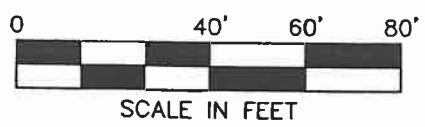
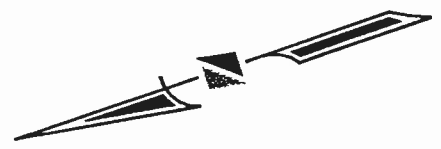
BEING PART OF  
 LOT 179  
 PARKSIDE SUBDIVISION  
 SECTION 3 BLOCK "C"  
 OF RECORD IN P.B. 49, PG. 3  
 LYING IN SECTION 31, TOWN 4, RANGE 3, M.R.S.  
 CITY OF MASON  
 WARREN COUNTY, OHIO

SCALE: 1"=40'

DATE: 4/23/01

JOB NO: C429S

DRAWN BY: GMF



**BASIS OF BEARINGS**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 05°27'22" E FOR THE WESTERLY LINE OF LOT 179 AS DELINEATED ON THE PLAT OF PARKSIDE, SECTION 3, BLOCK "C" OF RECORD IN PLAT BOOK 49, PAGE 3.

30' PRIVATE DRAINAGE EASEMENT (P.B. 40, PG. 25)

POINT OF TRUE BEGINNING  
 0.0144 ACRE TRACT  
 IPS

FUTURE DEVELOPMENT

N 84°26'16" W  
 15.00'

0.0144 ACRES

LOT 168A  
 OLD = 0.4449 ACRES  
 NEW = 0.4593 ACRES

LOT 169A

PARKSIDE SECTION 1 (P.B. 40, PG. 25)

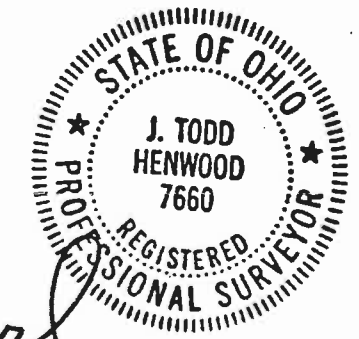
Ex. R/W

C/L WILDERNESS WAY  
 50' R/W

PREPARED BY

**R.D. Zande & Associates**

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*J. Todd Henwood*  
 J. TODD HENWOOD, P.S., REG. SURVEYOR #7660