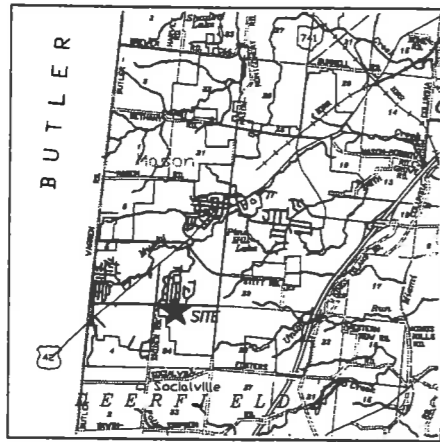
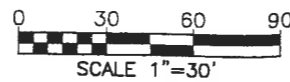


# WESTERN ESTATES SECTION ONE

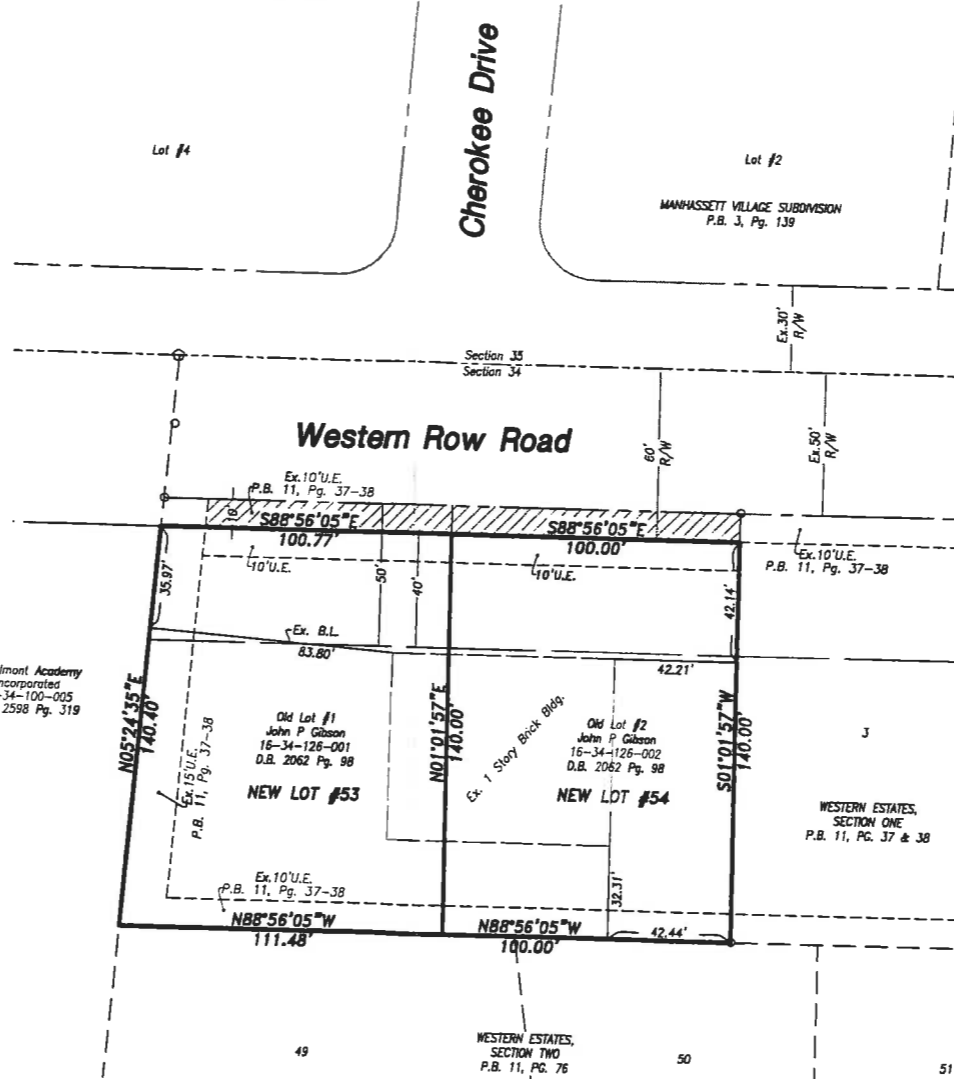
BEING A REPLAT LOTS #1 & #2  
AS RECORDED IN P.B. 11 PAGES 37 & 38  
SECTION 34, TOWN 4, RANGE 2,  
CITY OF MASON, WARREN COUNTY, OHIO



VICINITY MAP  
NOT TO SCALE



JULY 12, 2004



Royalmont Academy  
Incorporated  
16-34-100-005  
D.B. 2598 Pg. 319

**LEGEND**

- Existing Spike
- Existing 5/8" Iron Pin

**SIDWELLS:**

- OLD LOT #1 - 16-34-126-001
- OLD LOT #2 - 16-34-126-002

- NEW LOT #\_\_\_ -
- NEW LOT #\_\_\_ -

EXHIBIT "A"  
PAGE 1 OF 1

**OWNERS CONSENT AND DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS, AND LIENHOLDERS OF THE LANDS HEREDIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

EASEMENTS ON SAID PLAT, DESIGNATED AS (UTILITY EASEMENT) ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION HEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, AND OTHER UTILITIES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, ELECTRIC, TELEPHONE, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THEIR NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDING OR OTHER STRUCTURE MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR
- (4) CREATE A HAZARD.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS.

SITUATED IN THE CITY OF MASON, THE COUNTY OF WARREN, STATE OF OHIO AND BEING \_\_\_\_\_ ACRES OF LAND IN LOT, CONVEYED TO JOHN P. GIBSON, TRUSTEE AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 2062, PAGE 98, OF THE DEED RECORDS OF WARREN COUNTY, OHIO.

In witness whereof, we have unto set our hand on this \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_.

Owner  
John P. Gibson, Trustee

Print name: \_\_\_\_\_

STATE OF OHIO COUNTY OF \_\_\_\_\_ S.S.:

The foregoing instrument was acknowledged before me this \_\_\_\_ of \_\_\_\_ AD., 20\_\_ by John P. Gibson, Trustee, on his behalf.

Notary Public, State of Ohio

My Commission Expires \_\_\_\_\_

**RESTRICTIONS ON PRIVATE DRAINAGE EASEMENT:**

THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY "DRAINAGE FACILITIES EASEMENT" OR "100 YEAR PERMANENT DRAINAGE EASEMENT" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER WITHIN THE EASEMENT. NO STRUCTURE, PLANTING, FENCING, CULVERT, GRADING, TOPSOIL, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATER COURSE.

**RESTRICTIONS ON SEWER EASEMENTS AND WATER LINE EASEMENTS:**

NO IMPROVEMENTS OF ANY KIND, EXCEPT STREET TREES, AS REQUIRED BY THE LANDSCAPE ORDINANCE SHALL BE MADE ON SAID RIGHT-OF-WAY OF EASEMENT, WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY OR OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE AND THE CITY OF MASON SHALL BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DONE ON SAID RIGHT-OF-WAY OR EASEMENT TO SOO, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

**ACCESS EASEMENT:**

THE ACCESS AND UTILITY EASEMENT NOTED ON THIS PLAT ARE FOR THE BENEFIT OF THE OWNERS OF THE VARIOUS PARCELS SET FORTH ON THE PLAT IN ORDER TO ALLOW FOR ACCESS TO SAID PARCELS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES OVER THE PRIVATE ROADS NOTED ON THE PLAT.

**CITY PLANNING COMMISSION**

We the Planning Commission of the City of Mason, Ohio, do hereby approve and accept this Plat on this \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_.

By \_\_\_\_\_  
Chairman

**CITY COUNCIL**

I hereby certify that on on this \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_ that this Plat was approved and accepted by Ordinance passed by the Council of the City of Mason, Ohio. Ordinance Number \_\_\_\_\_

By \_\_\_\_\_ By \_\_\_\_\_  
Clerk Mayor

**CITY ENGINEER**

I hereby approve and accept this Plat on on this \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_.

By \_\_\_\_\_  
City Engineer

**COUNTY AUDITOR**

Received and Transferred on this \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_.

By \_\_\_\_\_ By \_\_\_\_\_  
Deputy County Auditor

**COUNTY RECORDER**

File No. \_\_\_\_\_  
Received on this \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_  
Recorded on this \_\_\_\_ day of \_\_\_\_ A.D., 20\_\_  
Recorded in Plat Book No. \_\_\_\_ on Page No. \_\_\_\_  
Fee \_\_\_\_\_

By \_\_\_\_\_ By \_\_\_\_\_  
Deputy County Recorder

I hereby certify that to the best of my knowledge, information and belief that the accompanying plat is the correct return of a survey made under my direction.

Todd K. Turner, P.S.  
Registered Surveyor #7684 in Ohio

**NOTES:**

1. Basis of Bearings: State Plane Coordinate System (NAD 1983), Ohio South Zone 3402. (Western Row Road & Snider Road, Roadway Improvement Plans by Bayer Becker)
2. References: Western Row Road & Snider Road Improvement Plans by Bayer Becker Inc.  
Western Estates Subdivision, Section One, P.B. 11, Pages 37 & 38  
Western Estates Subdivision, Section One Replat P.B. 19, Page 31
3. Lines of occupation where they exist generally agree with boundary lines unless otherwise shown on plat.
4. Additional monumentation not required by owner.



700 Nilles Rd. Fairfield, OH 45014 513-889-2149  
File name: J:\2001\01183A\Survey\01183CSP.dwg