

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF 2,413.8 ACRES OF LAND IN SECTION 29, TOWN 4, RANGE 2 & 13,631.4 ACRES OF LAND IN SECTION 30, TOWN 4, RANGE 2 FOR A TOTAL OF 16,045.2 ACRES OF LAND IN THE CITY OF MASON, WARREN COUNTY, OHIO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A SUBDIVISION OF SAID LAND TO BE KNOWN AS COMMUNITY CAMPUS SUBDIVISION, SECTION TWO AND THE LOT IS NUMBERED 3 AND IS THE SHAPE AND SIZE AS SHOWN ON THE PLAT AND THE STREETS WITHIN THE BOUNDARIES OF SAID PLAT, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE AND FOR THE REMOVAL OF ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO FREE THE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

WITNESSES: (OWNER) CITY OF MASON

BY: _____ BY: _____

BY: _____

STATE OF OHIO
COUNTY:

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____ 2009 A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED THE CITY OF MASON AS REPRESENTED BY _____ WHO, ON BEHALF OF SAID CITY, AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE OF SAID INSTRUMENT MENTIONED IN TESTIMONY WHEREOF, I HEREBY SUBSCRIBE MY NAME AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

WITNESSES: NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES: _____

BY: _____

BY: _____

DEED REFERENCE

SITUATED IN THE CITY OF MASON, THE COUNTY OF WARREN, STATE OF OHIO, AND BEING A SUBDIVISION OF 16,045.2 ACRES NAMED COMMUNITY CAMPUS SUBDIVISION, SECTION TWO AND IS PART OF THE PREMISES CONVEYED TO THE CITY OF MASON, DESCRIBED IN OFFICIAL RECORD BOOK 2270, PAGE 374, ALL OF LOT #1 OF COMMUNITY CAMPUS SUBDIVISION, SECTION ONE DESCRIBED IN PLAT BOOK 60, PAGE 40 OF THE RECORDS OF WARREN COUNTY, OHIO

RESTRICTIONS ON UTILITY EASEMENTS

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 THEREWITH, 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:

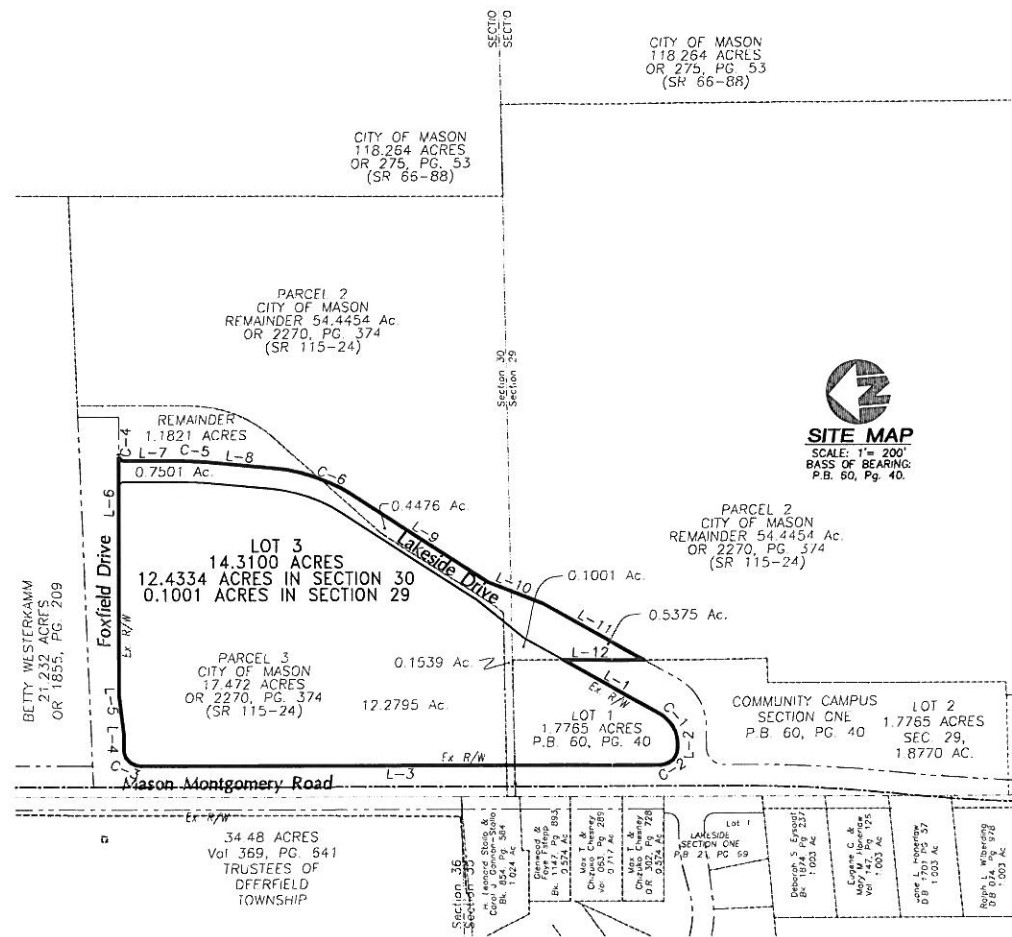
- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES.
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES.
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR
- (4) CREATE A HAZARD.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, SPRINT, AND TIME WARNER CABLE, AND THE CITY OF MASON.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

JEFFREY O. LAMBERT
REG. SURVEYOR #7568 IN THE STATE OF OHIO



SITE MAP
SCALE: 1" = 200'
BASIS OF BEARING: P.B. 60, Pg. 40.

SIDWELLS

LOT #	OLD#
LOT #3	

ACREAGE TABLE

LOT 3	14.3100	ACRES
RIGHT OF WAY	1.7352	ACRES
TOTAL SECTION TWO	16.0452	ACRES

STREET CENTERLINE LENGTH

LAKE SIDE DRIVE	1269.82	L.F.
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LINE TABLE

NUMBER	DIRECTION	DISTANCE
L-1	S 33°01'48" W	267.09'
L-2	N 86°00'17" W	11.34'
L-3	N 03°59'43" E	1243.62'
L-4	S 86°14'33" E	35.80'
L-5	N 87°03'01" E	94.29'
L-6	S 85°56'48" E	572.45'
L-7	S 04°03'12" W	135.52'
L-8	S 09°12'33" W	163.47'
L-9	S 37°01'48" W	378.69'
L-10	S 25°12'00" W	143.84'
L-11	S 33°01'48" W	275.55'
L-12	N 04°00'00" E	194.74'

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	DELTA ANGLE
C-1	79.50	84.59	80.66	S63°30'46"W	60°57'56"
C-2	40.00	62.83	56.57	N41°00'17"W	90°00'00"
C-3	40.00	62.67	56.45	N48°52'35"E	89°45'44"
C-4	14.00	21.59	19.80	S49°03'12"W	90°00'00"
C-5	625.00	56.24	56.22	S06°37'52"W	05°09'21"
C-6	425.00	206.36	204.34	S23°07'11"W	27°49'14"

APPROVALS

PLANNING COMMISSION OF THE CITY OF MASON, OHIO

I HEREBY CERTIFY THAT ON THE ____ DAY OF _____ 200__, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

PC NO. _____ CHAIRMAN _____

COUNCIL OF THE CITY OF MASON, OHIO

I HEREBY CERTIFY THAT ON THE ____ DAY OF _____ 200__, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO.

MAYOR _____ ATTEST: _____
CLERK OF COUNCIL _____

CITY ENGINEER OF THE CITY OF MASON, OHIO

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS ____ DAY OF _____ 200__.

CITY ENGINEER _____

COUNTY AUDITOR

RECEIVED AND TRANSFERRED ON THIS ____ DAY OF _____ 200__ AT ____ M.

COUNTY AUDITOR _____ DEPUTY _____

COUNTY RECORDER

FILE NO.: _____
RECEIVED ON THIS ____ DAY OF _____ 200__, AT ____ M.
RECORDED ON THIS ____ DAY OF _____ 200__, AT ____ M.
RECORDED IN BOOK NO. _____ ON PAGE NO. _____

FEE: _____

COUNTY RECORDER _____ DEPUTY _____

NOTES

- EASEMENT TIES THAT ARE GIVEN A DISTANCE ALONG CURVES ARE ARC DISTANCES.
- INES OF OCCUPATION WHEREVER THEY EXIST, GENERALLY AGREE WITH BOUNDARY LINES.
- IRON PINS WILL BE SET ON EACH LOT CORNER, BY REQUEST OF DEVELOPER.
- ALL EXISTING MONUMENTATION IS IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE PLAT.
- ALL DOCUMENTATION USED AS SHOWN.
- BASIS OF BEARING: P.B. 60, Pg. 40.
- AS RIGHT OF WAY IS PLATTED IN SUBSEQUENT SECTIONS OF THIS SUBDIVISION, ANY PORTION OF AN EASEMENT SHOWN ON THIS PLAT LOCATED WITHIN THE PROPOSED RIGHT OF WAY SHALL BE AUTOMATICALLY VACATED.

OWNER

CITY OF MASON
6000 MASON-MONTGOMERY ROAD
MASON, OH 45040
513-299-8500

ENGINEER

BAYER-BECKEP
6900 TYLERSVILLE ROAD SUITE A
MASON, OH 45040
PH: 513.336.6600

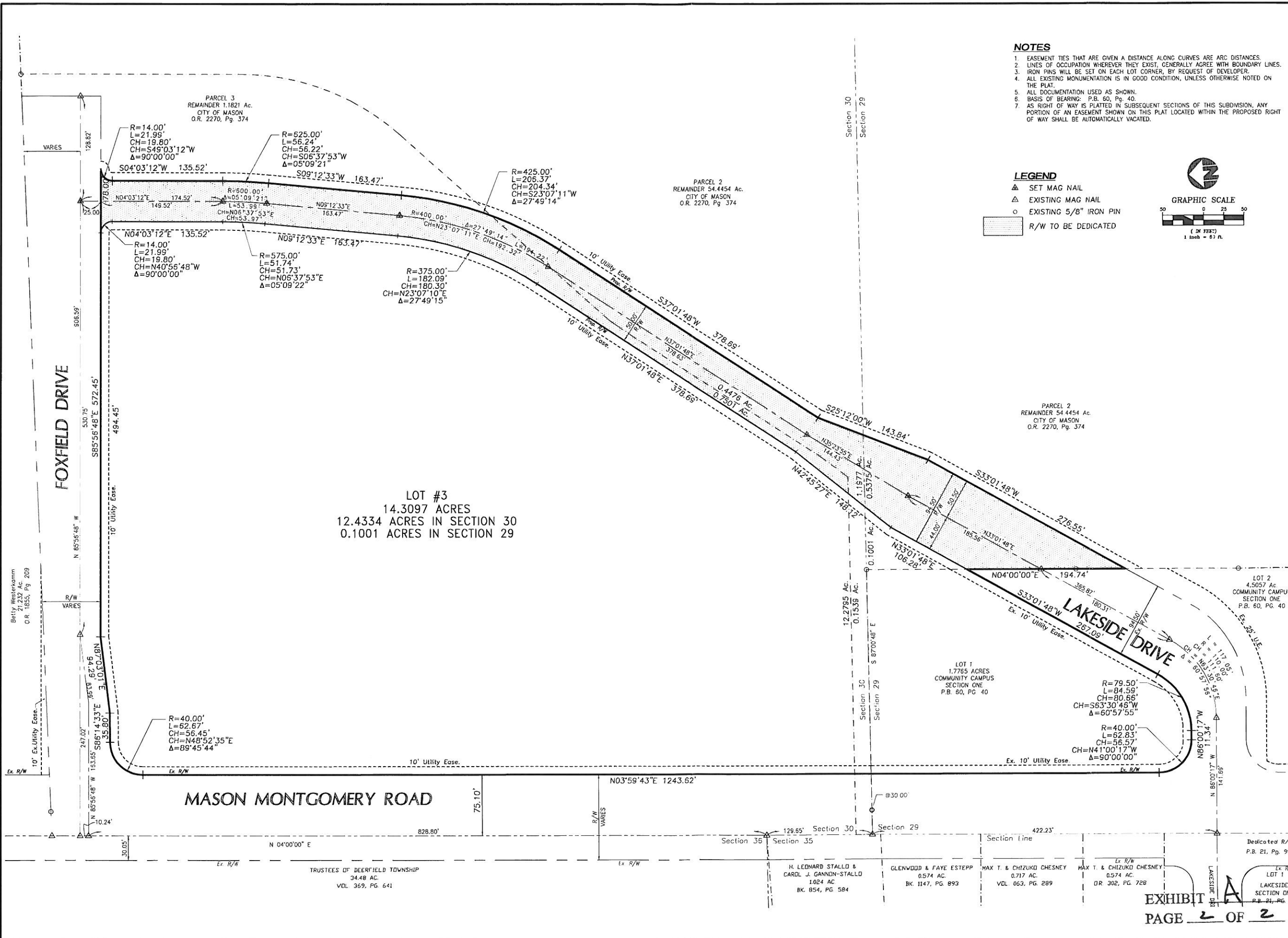
EXHIBIT A
PAGE 1 OF 2

**COMMUNITY CAMPUS
SUBDIVISION, SECTION TWO**
PART OF A RE-PLAT OF LOT #1, P.B. 60, PG. 40
OF THE CITY OF MASON,
SECTIONS 29 & 30, TOWN 4, RANGE 2
WARREN COUNTY, OHIO



Drawing: 08C053.000 RP
Drawn by: GJK
Checked by: JOL
Issue Date: 3/05/09
Sheet:

Plot time: Aug 27, 2009 - 10:36am
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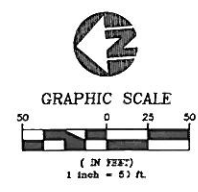


NOTES

1. EASEMENT TIES THAT ARE GIVEN A DISTANCE ALONG CURVES ARE ARC DISTANCES.
2. LINES OF OCCUPATION WHEREVER THEY EXIST, GENERALLY AGREE WITH BOUNDARY LINES.
3. IRON PINS WILL BE SET ON EACH LOT CORNER, BY REQUEST OF DEVELOPER.
4. ALL EXISTING MONUMENTATION IS IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE PLAT.
5. ALL DOCUMENTATION USED AS SHOWN.
6. BASIS OF BEARING: P.B. 60, Pg. 40.
7. AS RIGHT OF WAY IS PLATTED IN SUBSEQUENT SECTIONS OF THIS SUBDIVISION, ANY PORTION OF AN EASEMENT SHOWN ON THIS PLAT LOCATED WITHIN THE PROPOSED RIGHT OF WAY SHALL BE AUTOMATICALLY VACATED.

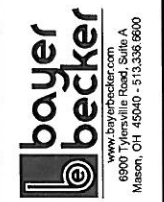
LEGEND

- ▲ SET MAG NAIL
- △ EXISTING MAG NAIL
- EXISTING 5/8" IRON PIN
- R/W TO BE DEDICATED



LOT #3
 14.3097 ACRES
 12.4334 ACRES IN SECTION 30
 0.1001 ACRES IN SECTION 29

COMMUNITY CAMPUS SUBDIVISION, SECTION TWO
 PART OF A RE-PLAT OF LOT #1, P.B. 60, PG. 40
 CITY OF MASON
 SECTIONS 29 & 30, TOWN 4, RANGE 2
 WARREN COUNTY, OHIO



Drawing:	C5053.000.RP
Drawn by:	GJK
Checked by:	JOL
Issue Date:	3/05/09
Sheet:	2/2

EXHIBIT A
 PAGE 2 OF 2

2/2

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