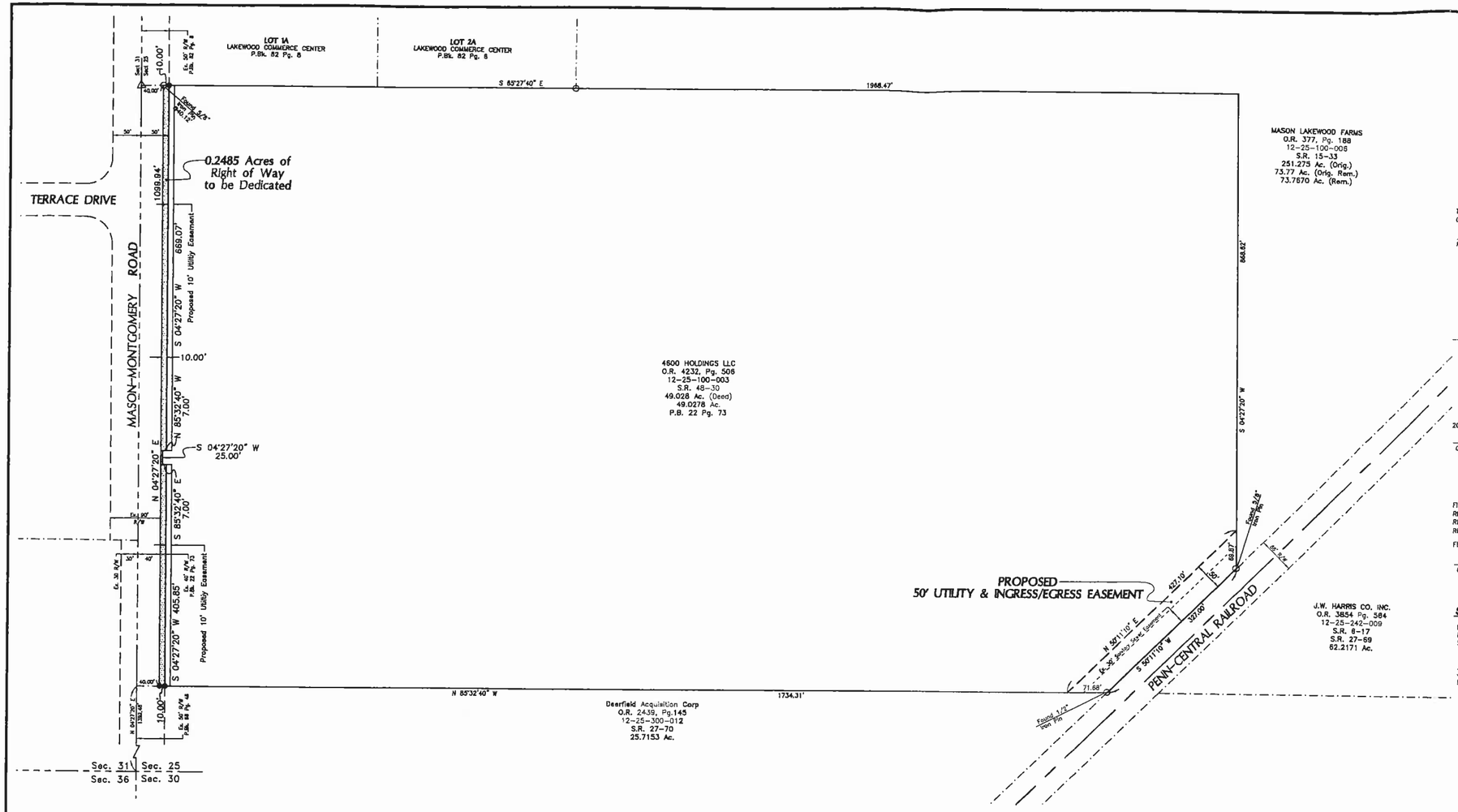


APPROVALS

CITY OF MASON PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

_____
CHAIRMAN

_____
Planning Commission No.

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO.

_____ ATTEST: _____
MAYOR CLERK

_____
Ordinance No.

CITY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____ 20____.

_____
CITY ENGINEER

COUNTY AUDITOR

RECEIVED AND TRANSFERRED ON THIS _____ DAY OF _____ 20____ AT _____ M.

_____ _____
COUNTY AUDITOR DEPUTY

COUNTY RECORDER

FILE NO._____
RECEIVED ON THIS _____ DAY OF _____, 20____, AT _____M.
RECORDED ON THIS _____ DAY OF _____, 20____, AT _____M.
RECORDED IN BOOK NO. _____ ON PAGE NO. _____.
FEE: _____

_____ _____
COUNTY RECORDER DEPUTY

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.

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

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF THE DEDICATED STREET AS SHOWN HEREON TO THE PUBLIC USE FOREVER AND HEREBY DEDICATE EASEMENTS SHOWN ON THE PLAT FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, STORM DRAINAGE DITCHES, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE 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.

ALL PERSONS INTERESTED IN THIS PLAT AS OWNERS OR LIENHOLDERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

WITNESS: OWNER: 4600 Holdings, LLC

_____ _____
NAME

_____
PRINTED NAME

_____
NAME

_____
PRINTED NAME

STATE OF: _____
COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____ 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME BUNNELL HILL DEVELOPMENT CO., INC, AS REPRESENTED BY _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

_____
NOTARY PUBLIC:

_____
MY COMMISSION EXPIRES:

WITNESSES: (LIEN HOLDER)

_____ _____
BY: BY:

_____ _____
TITLE

_____ _____
BY: BY:

STATE OF: _____
COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____ 20____, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME BUNNELL HILL DEVELOPMENT CO., INC, AS REPRESENTED BY _____ WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

_____
NOTARY PUBLIC:

_____
MY COMMISSION EXPIRES:

DEED REFERENCE

SITUATED IN SECTION 25, TOWN 4, RANGE 3, CITY OF MASON, WARREN COUNTY, OHIO CONTAINING 49.028 ACRES AS RECORDED IN OFFICIAL RECORD 4232, PAGE 508 AS CONVEYED TO 4600 HOLDINGS, LLC.

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS

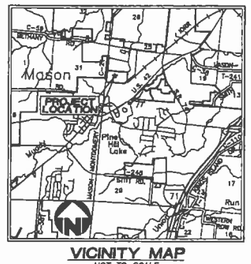
THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY "DRAINAGE FACILITIES EASEMENT" OR "100 YEAR PERMANENT DRAINAGE EASEMENT" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER WITHIN THE EASEMENTS. NO STRUCTURE,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

RESTRICTIONS ON UTILITY EASEMENTS

EASEMENTS OF SAID PLAT, DESIGNATED AS "UTILITY EASEMENTS" 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, HEAT, ELECTRIC, TELEPHONE, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE 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 STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

(1) REDUCE THE CLEARANCE OF UNDERGROUND FACILITIES.
(2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES.
(3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY.
(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, TIME WARNER CABLE, CITY OF MASON.



VICINITY MAP
NOT TO SCALE

ACREAGE SUMMARY

SUBJECT	49.0278 ACRES
PROP. RIGHT OF WAY	0.2485 ACRES
REMAINDER	48.77793 ACRES

LEGEND

△ – INDICATES EXISTING MAG NAIL
○ – INDICATES EXISTING AS NOTED
● – INDICATES SET 5/8" IRON PIN

NOTES

1. BASIS OF BEARING: P.BK. 22 PG. 73
2. MONUMENTATION IS TO BE SET AS SHOWN
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS NOTED.
5. PRIOR DEED REF. O.R. 4232, Pg. 508
6. ALL DOCUMENTS USED AS SHOWN.

EXHIBIT A
PAGE 1 OF 1

CENTERLINE LENGTH

MASON ~ MONTGOMERY ROAD 1099.94 L.FT.

SIDWELL

12 – 25 – 100 – 003

OWNER

4600 HOLDINGS, LLC
4600 MASON MONTGOMERY ROAD
MASON, OH 45040

ENGINEER

BAYER BECKER
5900 TYLERSVILLE ROAD SUITE A
MASON, OHIO 45040
PH: 513-336-6600
FAX: 513-336-9365

GRAPHIC SCALE
0 100 150
(IN FEET)
1 inch = 100 ft.

Item	Revision Description	Date	Drwn	Chk

MASON-MONTGOMERY ROAD
4600 HOLDINGS, LLC
SECTION 25, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO
DEDICATION & EASEMENT PLAT

bayer becker
www.bayerbecker.com
5900 Tylersville Road Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 08M013-001 DP
Drawn by: J.a.l.
Checked By:
Issue Date: 06-25-09
Sheet: 1 of 1

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Plot time: Jun 24, 2009 - 3:17pm
Drawing name: J:\2008\08M013-001\SIV\DWG\08M013-001 DP.DWG - Layout Tab: Dedication