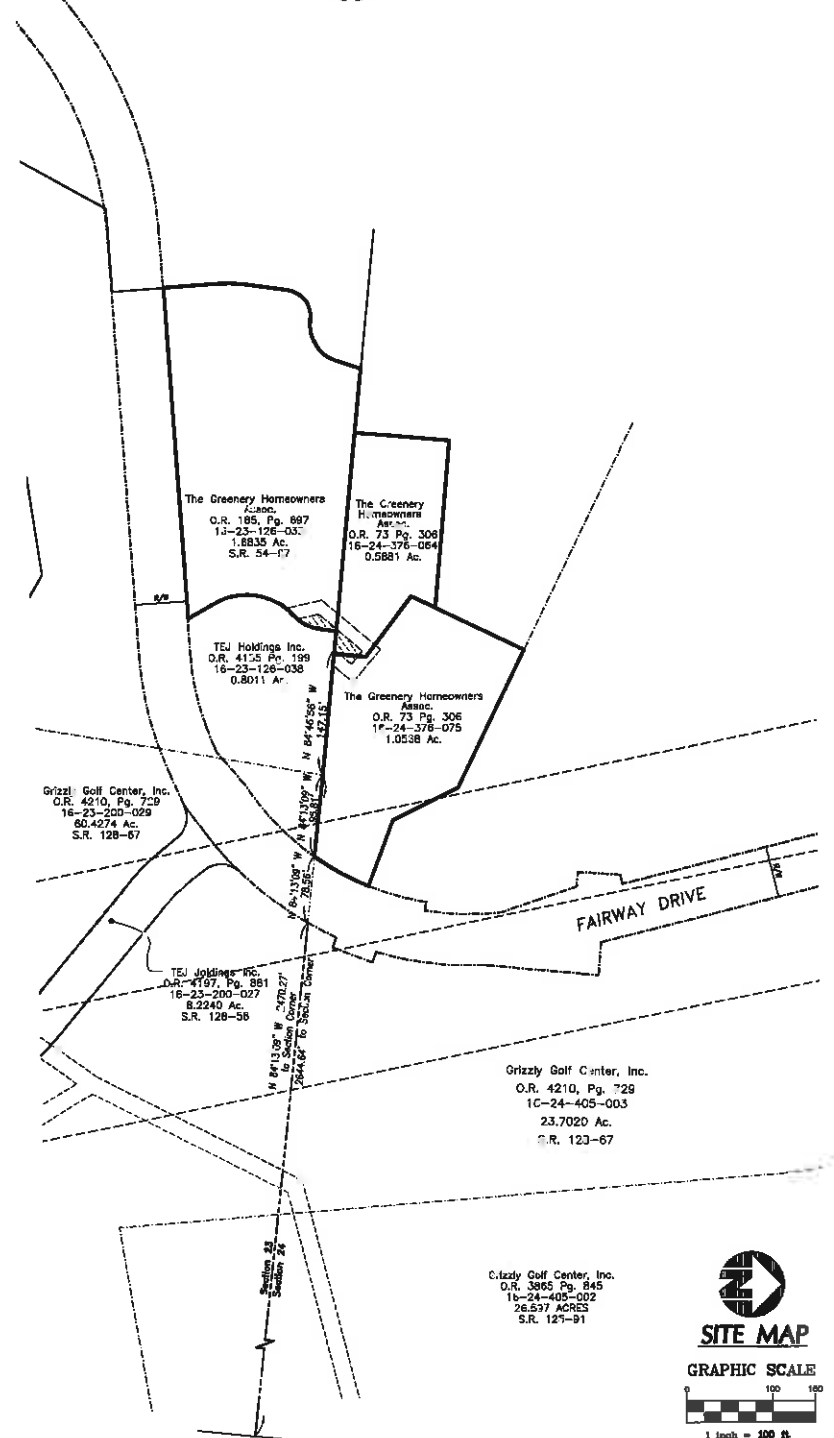


VICINITY MAP
NO SCALE



The Greenery Homeowners Assoc.
O.R. 583 Pg. 243
16-23-126-033
1.6835 Ac.
S.R. 54-97

The Greenery Homeowners Assoc.
O.R. 73 Pg. 306
16-24-376-064
Common Area

TEJ Holdings Inc.
O.R. 4185 Pg. 199
16-23-126-038
0.8011 Ac.

The Greenery Homeowners Assoc.
O.R. 73 Pg. 306
16-24-376-075
Common Area

The Greenery Homeowners Assoc.
O.R. 185, Pg. 697
13-23-126-037
1.6835 Ac.
S.R. 54-17

The Greenery Homeowners Assoc.
O.R. 73 Pg. 306
16-24-376-064
0.5881 Ac.

TEJ Holdings Inc.
O.R. 4155 Pg. 199
16-23-126-038
0.8011 Ac.

The Greenery Homeowners Assoc.
O.R. 73 Pg. 306
16-24-376-075
1.0538 Ac.

Grizzly Golf Center, Inc.
O.R. 4210, Pg. 729
16-23-200-029
60.4274 Ac.
S.R. 128-67

TEJ Holdings Inc.
O.R. 4157, Pg. 851
16-23-200-027
8.2240 Ac.
S.R. 128-58

Grizzly Golf Center, Inc.
O.R. 4210, Pg. 729
16-24-405-003
23.7020 Ac.
S.R. 123-67

Grizzly Golf Center, Inc.
O.R. 3895, Pg. 845
16-24-405-002
26.577 ACRES
S.R. 123-91



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L-1	S 07°35'59" W	20.07'
L-2	S 84°46'52" E	2.50'
L-3	S 53°15'25" E	7.64'
L-4	S 50°15'25" E	12.36'
L-5	S 39°44'35" W	17.97'
L-6	S 33°44'35" W	8.29'
L-7	S 05°13'04" W	21.81'
L-8	S 05°13'04" W	6.83'
L-9	N 84°48'44" W	4.70'
L-10	N 84°48'56" W	24.26'

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	DELTA ANGLE
C-1	49.63	29.20	28.78	S 24°27'27" W	33°42'40"

NOTES

1. BASIS OF BEARING: WARREN COUNTY OBSERVATIONS
2. ALL DOCUMENTS USED 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.

LEGEND

- Indicate: Watermain Easement



OWNER'S CONSENT AND DEDICATION

THE UNDERSIGNED, BEING THE OWNER OF CERTAIN REAL ESTATE LOCATED IN SECTIONS 23 & 24, TOWN 4, RANGE 2, IN THE CITY OF MASON, WARREN COUNTY, OHIO, DO HEREBY DECLARE FOR THE BENEFIT OF CERTAIN REAL ESTATE CONSISTING OF APPROXIMATELY 3.3284 ACRES DEPICTED ON THIS PLAT ("THE PROPERTY") CERTAIN EASEMENTS 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 AND AS SUCH CONSENT TO THE EXECUTION OF THE SAID PLAT.

WITNESS: _____ OWNER: THE GREENERY HOMEOWNERS ASSOCIATION
BY: _____ BY: _____
BY: _____ NAME: _____
BY: _____ TITLE: _____

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 _____ AS _____ OF GRIZZLY GOLF CENTER, INC., AN OHIO CORPORATION, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2006 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 _____, 2006 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO.

MAYOR: _____ ATTEST: _____
CLERK: _____
Ordinance No. _____

CITY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____, 2006.

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: _____

CERTIFICATE OF SURVEYOR

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 D. LAMBERT
REG. SURVEYOR #7569 IN THE STATE OF OHIO

THIS DOCUMENT AND ALL REVISIONS THEREON ARE THE PROPERTY OF BAYER BECKER ENGINEERS, ARCHITECTS, PLANNERS AND LANDSCAPE ARCHITECTS - SURVEYORS. IT IS TO BE KEPT IN THE ORIGINAL FILED HEREIN AND IS TO BE RETURNED TO THE FIRM UPON REQUEST. ALL RIGHTS RESERVED.

Date	Drawn	Check
06-09-11	Jak	

Revision Description

Item	Revisions
1	

EASEMENT PLAT
SECTIONS 23 & 24, TOWN 4, RANGE 2
CITY OF MASON, OHIO
WARREN COUNTY, OHIO
EASEMENT PLAT

bayer becker
engineers • architects • planners
landscape architects • surveyors
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 • 513.336.6600

Drawn: _____
Checked: _____
Issue Date: _____
Scale: _____

044057-000 EP02
S.R.R.
R.L.B.B.
1-9-08

Sheet: **1 OF 1**

Plot Date: 04/05/2011 11:52:20am
Drawing name: J:\2005A\044057-000.dwg
User: jlambert
Title: (1)

PC2011-012 DP