

OWNERS CONSENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE THE STREETS, PARKS OR PUBLIC GROUNDS 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.

AS TO ALL: OWNER: MASON MANOR HOUSE, LLC

BY: KATHLEEN A. KINANE MEMBER

NAME: WITNESS

STATE OF OHIO, COUNTY OF _____, SS: _____, 2012

BE IT REMEMBERED ON THIS _____ DAY OF _____, 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME MASON MANOR HOUSE, LLC BY KATHLEEN A. KINANE, MEMBER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

NAME: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC STATE OF OHIO

AS TO ALL: LIENHOLDER:

BY: _____
NAME: _____ PRINT NAME: _____
WITNESS

NAME: WITNESS

STATE OF OHIO, COUNTY OF _____, SS: _____, 2012

BE IT REMEMBERED ON THIS _____ DAY OF _____, 2012 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME _____ BY _____ IT'S WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

NAME: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC STATE OF OHIO

MASON MANOR HOUSE LOT 1A

BEING A REPLAT OF

LOT 1 OF MANOR HOUSE SUBDIVISION

P.B. 39, PG. 9

AND ALSO INCLUDING PARCELS

RECORDED IN OFFICIAL RECORD 4633, PG 773

CONTAINING
15.0039 ACRES
SITUATED IN
SECTION 28, TOWN 4, RANGE 2, B.T.M.
CITY OF MASON
WARREN COUNTY, OHIO

FEBRUARY 2012



VICINITY MAP
NTS

LOT No.	SIDWELL No.
OLD LOT 1 7.241 AC.	16-28-152-008
OLD 4.9814 AC.	16-28-152-0111
OLD 2.7728 AC.	16-28-152-0112
NEW LOT 1A	16-28-152--
REM. NO REM.	

OWNER:
MASON MANOR HOUSE, LLC
7440 MASON-MONTGOMERY ROAD
MASON, OHIO 45040
(513)-459-0177

AREA SUMMARY

	16-28-152-008 O.R. 3752 PG. 375	16-28-152-0111 O.R. 4633 PG. 773	16-28-152-0112 O.R. 4633 PG. 773	TOTAL
LOT 1A	7.2407 AC.	4.9885 AC.	2.7655 AC.	14.9947 AC.
R/W	0.0000 AC.	0.0021 AC.	0.0071 AC.	0.0092 AC.
TOTAL	7.2407 AC.	4.9906 AC.	2.7726 AC.	15.0039 AC.

WARREN COUNTY RECORDER

FILE NO. _____
RECEIVED ON THIS _____ DAY OF _____, 2012 AT _____ M.
RECORDED ON THIS _____ DAY OF _____, 2012 AT _____ M.
RECORDED IN PLAT BOOK NO. _____ ON PAGES NO. _____
FEE: _____

BY: _____
DEPUTY WARREN COUNTY RECORDER

WARREN COUNTY AUDITORS TRANSFER

TRANSFERRED ON THIS _____ DAY OF _____, 2012

BY: _____
DEPUTY WARREN COUNTY AUDITOR

CITY OF MASON PLANNING COMMISSION APPROVAL:

WE, THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO DO HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2012

PC NO. _____ CHAIRMAN

CITY ENGINEER APPROVAL:

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2012

CITY ENGINEER

CITY COUNCIL APPROVAL:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2012, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. _____.

CLERK OF COUNCIL _____ MAYOR

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 1/4/12 AND THAT ALL MONUMENTATION HAS BEEN FOUND OR SET AS SHOWN.



JAMES E. TOERNER SURVEYOR NO. S-7725

DEED REFERENCE

SITUATED IN SECTION 28, TOWN 4, RANGE 2, B.T.M., THE CITY OF MASON, COUNTY OF WARREN, STATE OF OHIO AND BEING A SUBDIVISION CONTAINING A TOTAL OF 15.0039 ACRES OF THE LANDS OF MASON MANOR HOUSE, LLC AND INCLUDES ALL OF LOT 1 OF THE MANOR HOUSE SUBDIVISION AS RECORDED IN PLAT BOOK 39 AT PAGE 9. ALL OF THE 4.9814 ACRE AND 2.7728 ACRE TRACTS AS CONVEYED AND DESCRIBED IN THE DEEDS RECORDED IN OFFICIAL RECORD BOOK 3752 PAGE 375 AND OFFICIAL RECORD BOOK 4633 PAGE 773, WARREN COUNTY, OHIO.

EXHIBIT A
PAGE 2 OF 2

JN: CHF01.L

<p>PREPARED BY HENDERSON AND BODWELL, L.L.P. CONSULTING ENGINEERS 3530 IRWIN-SIMPSON RD. MASON, OHIO 45040 513-398-1728 PLAINMEW, NEW YORK 516-935-8870</p>	<p>MASON MANOR HOUSE BEING A REPLAT OF LOT 1 OF MANOR HOUSE SUBDIVISION P.B. 39, PG. 9 AND ALSO INCLUDING PARCELS RECORDED IN OFFICIAL RECORD 4633, PG 773</p> <p>SITUATED IN SECTION 28, TOWN 4, RANGE 2, B.T.M. CITY OF MASON WARREN COUNTY, OHIO</p>	
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SHT 1 OF 2

WESTERN ROW ROAD
SEC. 35 SEC. 29

SEC. 34 SEC. 28
1" IRON PIN MONUMENT
BOX PING. SEC. COR.

S.R. VOL. 132 PLAT NO. 94

WESTERN ROW SUBDIVISION
P.B. 5 PG. 43

WESTERN ROW LAND DEVELOPERS, INC.
D.B. 346 PG. 46
S.R. VOL. 14 PLAT NO. 169
88.0185 AC. REM (C.R.)
-2.7726 AC.
85.2460 AC. REM.

MASON - MONTGOMERY ROAD

- NOTES:
- OCCUPATION IN GENERAL FITS SURVEY.
 - THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN.
 - ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - DOCUMENTS USED: AS SHOWN.
 - INDICATES 1/2" IRON PIN W/CAP OR MAGNAIL SET, UNLESS OTHERWISE NOTED.

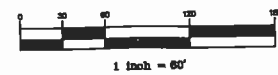


EXHIBIT A
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PREPARED BY HENDERSON AND BODWELL, L.L.P. CONSULTING ENGINEERS 3530 IRWIN-SIMPSON RD. MASON, OHIO 45040 513-398-1728 PLAINVIEW, NEW YORK 516-935-8870	MASON MANOR HOUSE BEING A REPLAT OF LOT 1 OF MANOR HOUSE SUBDIVISION P.B. 39, PG. 9 AND ALSO INCLUDING PARCELS RECORDED IN OFFICIAL RECORD 4633, PG 773 SITUATED IN SECTION 28, TOWN 4, RANGE 2, B.T.M. CITY OF MASON WARREN COUNTY, OHIO	

