

VICINITY MAP
N.T.S.

RECORD PLAT
KINGS ISLAND TECHNICAL CENTER BLOCK E
SECTION 22, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
MAY 2012

CITY OF MASON PLANNING COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF MASON PLANNING COMMISSION
ON THIS ____ DAY OF _____, 2012.

PLANNING CHAIRMAN _____

CITY COUNCIL OF MASON OHIO

WE HEREBY APPROVE THIS PLAT BY ORDINANCE NUMBER _____, PASSED
BY THE CITY OF MASON COUNCIL ON THIS ____ DAY OF _____, 2012.

MAYOR _____

CLERK _____

CITY OF MASON ENGINEER

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

CITY OF MASON ENGINEER _____

COUNTY AUDITOR

TRANSFERRED ON THIS ____ DAY OF _____, 2012.

BY: DEPUTY _____ COUNTY AUDITOR _____

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS ____ DAY OF _____, 2012 AT _____

RECORDED ON THIS ____ DAY OF _____, 2012 AT _____

RECORDED IN PLAT BOOK _____ PAGE _____

FEES: _____

BY: DEPUTY _____ WARREN COUNTY RECORDER _____

ACREAGE BREAKDOWN

22.939 ACRES - LOTS
0.414 ACRES - RIGHT OF WAY INNOVATION WAY
23.353 ACRES - TOTAL REPLAT KINGS ISLAND TECHNICAL CENTER BLOCK "E"

O.R. 5505 PG 562
PARCEL ONE
3.661 ACRES BUILDABLE LOT
0.048 ACRES RIGHT OF WAY
3.709 ACRES

O.R. 5186 PG 770
13.821 ACRES BUILDABLE LOT
0.235 ACRES RIGHT OF WAY
14.056 ACRES

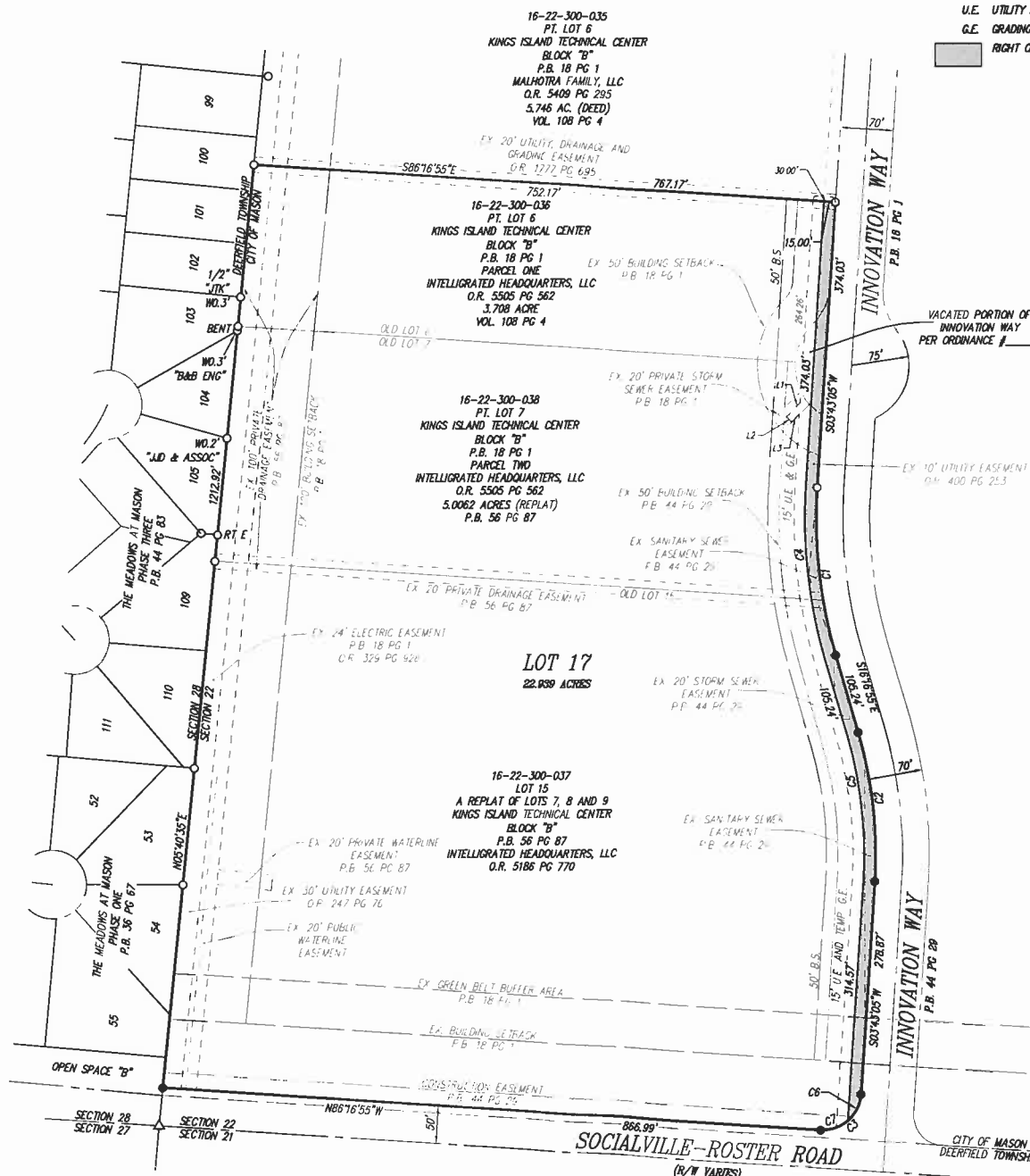
O.R. 5505 PG 562
PARCEL TWO
5.413 ACRES BUILDABLE LOT
0.085 ACRES RIGHT OF WAY
5.498 ACRES

ORD. # _____
0.044 ACRES BUILDABLE LOT
0.046 ACRES RIGHT OF WAY
0.090 ACRES

LINE	BEARING	LENGTH
L1	N43°44'44"E	26.22'
L2	N46°15'16"W	10.00'
L3	S43°44'44"W	14.31'

CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	635.00	221.65	19°59'59"	S06°16'55"E	220.53
C2	565.00	197.22	19°59'59"	S06°16'55"E	196.22
C3	50.00	78.54	90°00'00"	S48°43'05"W	70.71
C4	650.00	226.89	19°59'59"	S06°16'55"E	225.74
C5	550.00	191.98	19°59'59"	S06°16'55"E	191.01
C6	50.00	38.77	45°34'23"	N26°30'17"E	38.73
C7	50.00	38.77	44°25'37"	S71°30'17"W	37.81

- LEGEND
- 3/8" IRON PIN SET
 - 5/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
 - △ RAILROAD SPIKE FOUND
 - B.S. BUILDING SETBACK
 - U.E. UTILITY EASEMENT
 - G.E. GRADING EASEMENT
 - ▭ RIGHT OF WAY TO BE DEDICATED



- NOTES
- SOURCE DOCUMENTS AS NOTED.
 - OCCUPATION IN GENERAL FITS SURVEY.
 - MONUMENTATION IS IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 - BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM (OSPC), SOUTH ZONE AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING SYSTEM. THE PROJECT COORDINATES ARE BASED ON OSPC AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0001041180 APPLIED AT A BASE POINT OF N:487363.726 & E:1462051.898. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
 - TEMPORARY GRADING EASEMENT (TEMP G.E.) AREA SHALL EXPIRE UPON WIDENING OF INNOVATION WAY.

DEED REFERENCE
SITUATED IN SECTION 22, TOWN 4, RANGE 2, CITY OF MASON, WARREN COUNTY OHIO CONTAINING 23.353 ACRES OF LAND AND BEING ALL OF PART LOT 6 OF KINGS ISLAND TECHNICAL CENTER BLOCK B AS RECORDED IN P.B. 18 PAGE 1 AND CONVEYED TO INTELLIGRATED HEADQUARTERS, LLC IN PARCEL ONE OF O.R. 5505 PAGE 562, ALL OF PART LOT 7 OF KINGS ISLAND TECHNICAL CENTER BLOCK B AS RECORDED IN P.B. 18 PAGE 1 AND CONVEYED TO INTELLIGRATED HEADQUARTERS, LLC IN PARCEL TWO OF O.R. 5505 PAGE 562, ALL OF LOT 15 OF THE REPLAT OF LOTS 7, 8, & 9 OF KINGS ISLAND TECHNICAL CENTER BLOCK B AS RECORDED IN P.B. 56 PAGE 87 AND CONVEYED TO INTELLIGRATED HEADQUARTERS, LLC IN O.R. 5186 PAGE 770 AND 0.090 ACRES OF VACATED INNOVATION WAY PER ORDINANCE NUMBER _____

OWNER CONSENT & DEDICATION

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND HEREIN PLATTED DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DO DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON TO PUBLIC USE FOREVER.

BY: INTELLIGRATED HEADQUARTERS, LLC

SIGNATURE: _____

PRINTED NAME: _____

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO, S.S.
WARREN COUNTY

BE IT REMEMBERED THAT ON THIS ____ DAY OF _____, 2012 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME OF INTELLIGRATED HEADQUARTERS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF RAM MILAN L.L.C.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO _____

SIDWELL #'S

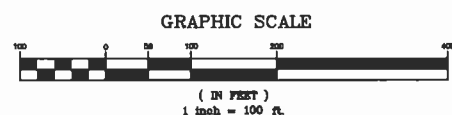
- OLD 16-22-300-036 PT LOT 6
- OLD 16-22-300-038 PT LOT 7
- OLD 16-22-300-037 LOT 15
- OLD 16-22-300-____ INNOVATION WAY
- NEW 16-22-300-____ LOT 16

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN MAY, 2012 AND THAT ALL MONUMENTATION IS SET OR WILL BE SET AS SHOWN.

RANDY C. WOLFE, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 8033

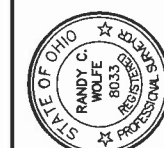
DATE _____



SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

OWNER/DEVELOPER:
INTELLIGRATED HEADQUARTERS, LLC
7901 INNOVATION WAY
MASON, OHIO 45040

EXHIBIT A
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KLEINGERS & ASSOCIATES
6305 Centre Park Drive, West Chester, OH 41069
(513) 779-7851 Fax (513) 779-7852
www.kleingers.com

REVISIONS

NO.	DATE	DESCRIPTION

RECORD PLAT
KINGS ISLAND TECHNICAL CENTER BLOCK "E"
SECTION 22, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO

SCALE: 1"=100'
DATE: 4/26/2012
DRAWN: MDH
DESIGNED:
CHECKED: RCW
XREF:
JOB NO.: 110554RA003
KINGS ISLAND TECH. CENTER

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