#### DEED REFERENCE

SITUATED IN SECTION 25, TOWN 4, RAINGE 3, CITY OF MASON, WARREN COUNTY, OMBO CONTAINING 31.4832 ACRES AND BEING ALL OF THE SAME TRACT AS CONNEYED TO MASON LAKEWOOD FARMS AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD 4735, PAGE 251, WARREN COUNTY, OHIO.

#### **HOA RESTRICTIONS**

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COMEMNES AND RESTRICTIONS OF THE LAKEWOOD COMMERGE CENTER OWNERS ASSOCIATION AS PERCORDED ME BOOK 475, PAGE 51. OF THE WARREN COUNTY, CHIO RECORDS ANDS SUBJECT TO ALL RECORDED AMENDMENTS AND SUPPLEMENTS TO THE LAKEWOOD COMMERCE CENTER OWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM THAT TO TIME.

## OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADDPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATED THE STREETS, RANKS OR PUBLIC GROUNDS AS SHOWN HEREIN OF THE PLAT FOR CONSTRUCTION, OPERATION, MAINTEANCE, REPAIR REPLACEDED TO READON OF THE PLAT FOR CONSTRUCTION, OPERATION, MAINTEANCE, REPAIR REPLACEDED TO READON OF SUBJECT SANITARY SEVER, STORM SEVER, STORM DEARNOCE DITCHES, CAS, ELECTRIC, TELEPHONIC OR OTHER DITLY LINES OR SERVICES AND FOR THE EXPRESS REPLATED OF REMOVING ANY AND ALL TREES OR DIFFER DISTRICTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INCRESS AND EARSESS 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

WITNESS:	OWNER: MASON LAKEWOOD FARMS, INC.
NAME	THEODORE A. GILBERT CFO/TREASURER
PRINTED NAME	
NATIE	
PRINTED NAME	
STATE OF:	

BE REMEMBERED THAT ON THIS DAY OF NOTATE PERSONALLY CAME MASON NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME MASON LAXENOOD FARMS. INC. AS REPRESENTED BY THEODORE A CIBERTI, CPOT/TECASINER, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FORECOING INSTRIBUTION OF HIS FORECOING INSTRIBUTION OF HIS PROBLEM OF THE PERSONAL STRUBERY TO BE HIS VOLUNTARY ACT AND DEED. IN TESTINONY MICROSOF, I HAVE VEREUNTO SET MY HAND AND AFTIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC:	
MY COMMISSION	EXPIRES:

#### RESTRICTIONS ON SEWER EASEMENTS

MO PRIVATE IMPROVEMENTS OF ANY KIND EXCEPT STREET TREES AS REQUIRED BY THE LANDSCAPE ORDINANCE SHALL BE MADE ON SAD RICHT-OF-WAY DE EXSEMENT, IMPROVAL DITERPRETE WITH ACCESS TO ANY PROPOSED STREET, UTILITY OR OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE AND THE CITY OF MASON SHALL MOT BE RESPONDED TO ANY PRESENT OR FUTURE WHO THE CITY OF MASON SHALL MOT BE RESPONDED TO ANY PRESENT OR FUTURE OWNERS OF THE PROPERTY MOLICARED ON THIS PLAT FOR ANY DAMAGE DOWNERS OF THE PROPERTY MOLICARED ON THIS PLAT FOR ANY DAMAGE DOWNERS ON SHOW MINION OF STREET, WORDSTROUGH OF STREET, WINDSTROUGH OF STREET, WORDSTROUGH OF POR THE PROPERTY ETHER HATCHALL OF ARTHMENTS OF REPLACEMES SAD IMPROVEMENTS.

#### RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS

THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY TRANSACE FACENTIES EASEMENT OR "TOO YEAR PERMANENT DRAINAGE EASEMENT" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AMD ALL IMPROVEMENTS WHITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, ERONG, COLLERT ORGANIC, TO SOUL, OR OTHER MATERIALS SHALL BE PLACED OR PERMATTED TO REMAIN ANIGH MAY OBSTRUCT, RETARD, OR DURRIT THE FLOW THROUGH THE MATER COURSE.

#### PRIVATE DRAINAGE EASEMENTS BETWEEN LOTS

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINES, THE COMMON LOT LINES WERE THE CONTROLLED OF SAD EASEMENT. THE OECLARANT FOR ITS AGENT AND BUILDERS RESERVES THE RICHT TO ENTER UPON ALL LOTS TO ESTABLISH OR REESTABLISH DRAINAGE SMALES, DRAINAGE PIPE, AND DRAINAGE THE WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMANTET TO COLLECTION FACULTIES.

## RESTRICTIONS ON UTILITY EASEMENTS

EASEMENTS OF SAID PLAT, DESIGNATED AS "UTBLITY EASEMENTS" ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPPRATION OF POLES, WREES AND CONDUITS, AND THE RECESSARY ATTACKARITS IN COMMICTION THEREWITH FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, AND OTHER UTBLITTES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING CAS, WATER, HEAT, ELECTRIC, TELEPHONE, AND OTHER PUBLIC OR SUPPLYING CAS, WATER, HEAT, ELECTRIC, TELEPHONE, AND OTHER PUBLIC OR CONSISTENCY OF UTBLITTEN AND THE RIGHT OF INGRESS TO AND EGRESS FROM SAID ESTEMENTS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID ESTEMENTS, AND TO CUT, THEN OR REGION'S TREES AND UNDERGROWTH OF INGRESS THAN OR OVERHANGING BRANCHES WITHIN SUB EASEMENT OR IMMEDIATELY ADJACENT THERETO. MO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SND EASEMENTS, MOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERD SO AS TO:

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

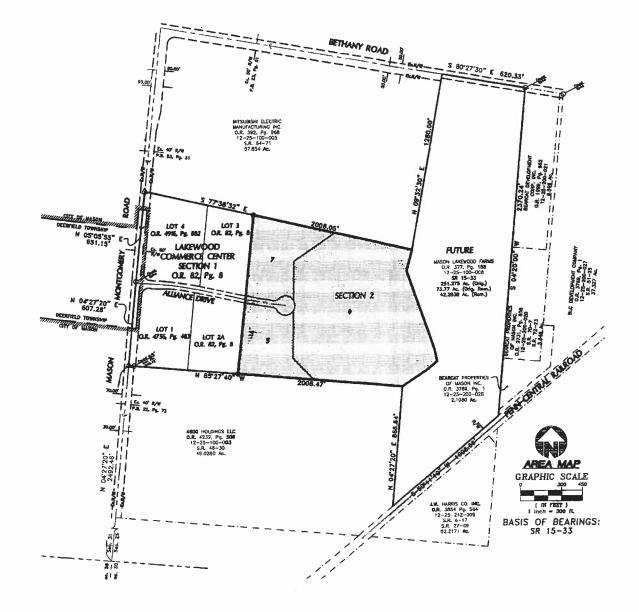
THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO CUKE ENERGY, SPRINT, TIME WARNER CASE, CITY OF MASON.

OWNER

MASON LAKEWOOD FARMS, INC. 3000 G HENKLE DR. LEBANON, OH 45039 PH: 513-932-8070 FAX: 513-932-9988

ENGINEER/SURVEYOR

BAYER BECKER 6900 TYLERSYILLE ROAD, SUITE A MASON, 0400 45040 PH: 513-338-6800 FAX: 513-336-9363



# LEGEND

- INDICATES EXISTING CORPORATION LINE

## CENTERLINE LENGTH

ALLIANCE DRIVE 298.77 LF. TO CENTER OF CUL-DE-SAC

# LOT TABLE

		_
5	4.5213	Ac.
6	21.1521	Ac.
7	5.1872	Ac.

## SIDWELLS

Old	#	12	_	25	_	100	- 0	006
Lot	5	_	_	_	_			
Lot	6		_		_			
Lot	7		-		_	_	. –	
Rem			_		_		_	

## ACREAGE SUMMARY

LOTS	30.8606	ACRE
PROP, R.GHT OF WAY	0.6226	ACRE
TOTAL	31.4832	ACRE

# SHEET INDEX

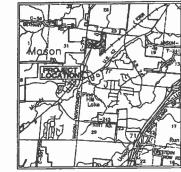
# **NOTES**

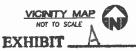
1. BASIS OF BEARING: SA 15-33

2. MONUMENTATION WILL BE SET ON ALL LOT CORNERS, AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE NOTED.

3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.

4. LINES OF CCCUPATION, WHEREVER THEY EXIST, CENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS NOTED. S. PRIOR DEED REF. D.Bk. 4735, Pa. 251





PAGE \_\_ OF Z

# **APPROVALS**

# CITY OF MASON PLANNING COMMISSION

#### CITY COUNCIL

I HEREBY CERTIFY THAT ON THE DAY OF 20.

DAS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCL OF THE CITY OF MASON, CHIO.

AFTEST:\_\_\_\_\_\_CLERK

## CITY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS \_\_\_\_

CITY ENGINEER

# COUNTY AUDITOR

DEPUTY

## COUNTY RECORDER

FILE NO...

PRECONDED ON THIS DAY OF 20 AT M.

RECORDED ON THIS LAY OF 20 AT ...M.

RECORDED W BOOK NO. ON PAGE NO.

## 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. LAVABERT	W THE FIRST OF OUR	DATE

bodecker
webspreedercom
Tyterselle Road Siba A
OH 48040-513339 8800 

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