LEGEND

● Set 5/8" iron Pin O Found 1/6" 1941 ► Set Cross Notch × Found on a visit R/W -Ex Rept of Way

DENOTES STREET VACATED BY ORDINANCE #93-120

DENOTES RIGHT OF WAY TO BE DEDICATED

MASON PUBLIC LIBRARY SUBDIVISION

INCLUDING LOTS #59, #60, #71 #72 AS RECORDED IN RECORD PLAT OF THE VILLAGE OF MASON PLAT BOOK 1, PAGE 220

NOVEMBER, 2013

2. BASIS BEARING: GP9 OBSERVATIONS - W. GEODETIC CONTROL NETWORK,

4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.

A CURRENT TITLE EXAMINATION REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS COVENANTS, CONDITIONS OR ENCUMBRANCES THAT MAY AFFECT THE LANDS HEREON PLATED.

3. DEEDS AND REFERENCES AS SHOWN. 3. 5/8" IRON PINS WILL BE SET ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.

AND VACATED FIRST STREET (ORD. #93-120) SECTION 36, TOWN 4 EAST, RANGE 2 NORTH MRs. CITY OF MASON WARREN COUNTY, OHIO

VICINITY MAP

DI ANNING COMMISSION

CITY ENGINEER DAY OF

CITY ENGINEER

COUNTY AUDITOR

COUNTY AUDITOR

, 2013, AT_ ___, 2013, AT __

COUNTY RECORDER

EXHIBIT ___OF. PAGE.

APPROVALS

PLA	AMTAR	COM	MISSION

I HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2013 THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

CITY COUNCIL

MATOR	
CLERK	

ORDINANCE NO

TRANSFERRED ON THIS ____ DAY OF_ , 2013, AT _____M

DEPUT

COUNTY RECORDER

RECEIVED ON THIS ____ DAY OF ___ RECORDED ON THIS ____ DAY OF ___

RECORDED IN PLAT BOOK NO. ON PAGE NO.

> DEPUTY PRINTED NAME



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

DAVID DOUGLAS SMITH DAREG, SURVEYOR #7121 IN THE STATE OF OHIO

TO THE EX. BUILDING (LIDRARY) NEW LOT #72A 1.4176 ACRES 81798 S.F. SURVEYOR BAYER BECKER 6900 TYLERSVILLE ROAD SUITE A MASON, OHIO 45040 OWNER MASON PUBLIC LIBRARY 200 READING ROAD WASON, OHIO 45040 513-398-2711 PART OF OLD LOT #72 NEW RIGHT OF WAY ACREAGE TABLE LOTS AND VACATED STREET 1.4176 ACRES
RIGHT OF WAY 0.1260 ACRES **NOTES** PRIOR DEED REF: DEED BOOK 988, PAGE 722 AND OFFICIAL RECORD 6815, PAGE 524.

COVENANTS AND RESTRICTIONS

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES:

DEED REFERENCE:

STATE OF:

COUNTY OF:_

OWNERS CONSENT AND DEDICATION

SITUATED IN SECTION 36, TOWN 4 EAST, RANGE 2 NORTH, CITY OF MASON, WARREN COUNTY OHO AND BEING ALL OF LOTS 56, 60, 71 AND PART OF LOT 72 OF THE PLAT OF THE VILLAGE OF MASON AS RECORDED IN PLAT BOOK 1, PAGE 220 AND BEING ALL OF FIRST STREET VACATED BY ORDINANCE #83-120 AS RECORDED IN OFFICIAL RECORD 5615, PAGE 521 CONTAINING A TOTAL OF 1.4176 ACRES, BEING THE LANDS CONVEYED TO THE BOARD OF TRUSTEES OF THE MASON PUBLIC LIBRRARY AS RECORDED IN DEED BOOK 968, PAGE 722 OF THE WARREN COUNTY RECORDER'S OFFICE.

WE. THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEM HOLDERS OF THE LANDS HEREIN PLATTER, ADDOPT AND CONFRIM THIS PLAT OF SUBDIMISION AND DEDICATED 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, REPIAR, REPLACEMENT OR REMOVAL OF WATER, SANITARY SEWER, STORM SEWER, STORM DRAINAGE DITCHES, GAS, ELECTRIC, TELEPHONE OR OTHER INITITY 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 PROPERTY FOR SAID PURPOSES AND FOR THE PROPERTY FOR SAID PURPOSES AND FOR BEING STORM OF 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 ACKNOWLEGGED IN THE PRESENCE OF

BE REMEMBERED THAT ON THIS DAY OF 2013, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME THE BOARD OF TRUSTEES OF THE MASON PUBLIC LIBRARY. AS REPRESENTED BY, CANDIMIZED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HISHER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERBURITO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

OWNER: THE BOARD OF TRUSTEES OF THE MASON PUBLIC LIBRARY

SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

NO NEW EASEMENTS, COVENANTS AND RESTRICTIONS ARE BEING CREATED AT THIS TIME. CURRENT ZONING PER CITY OF MASON IS TB-1"

SIDWELL TABLE

REMAINDER

OLD 16-36-285-002 PART OF LOT 72

NEW 18-38- - LOT 72A

NONE

OLD 16-36-284-002 LOT 59, LOT 60 AND VACATED FIRST ST.
OLD 16-38-285-001 LOT 71 AND PART OF LOT 72

OLD 16-36-285-002 PART OF LOT 72 NEW DEDICATED RIGHT OF WAY

13M143-000 C

11-12-13

Ker Bullin A 3.336.8800

bod

Y SUBDIVISION RECORDED AGE OF MASON E 220 (ORD, #83-120)