

ORDINANCE 2014 - 31

APPROVAL OF THE FINAL PLAT FOR THE FOUNTAINS OF MASON PUD

BE IT ORDAINED by the Council of the City of Mason, Ohio, six members elected thereto concurring:

Section 1. That the final plat for Fountains of Mason PUD, as submitted to the Planning Commission and approved on February 4, 2014, is hereby approved, and subject to the conditions set forth by the Planning Commission and City Council. This does not constitute the acceptance of the public improvements.

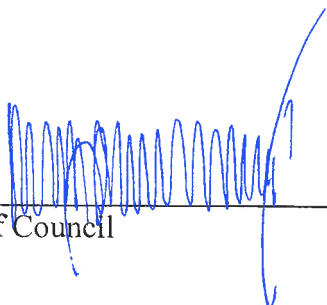
Section 2. That said final plat, as approved, is included herein by reference as Exhibit "A".

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 12<sup>th</sup> day of May, 2014.

  
\_\_\_\_\_  
Mayor

Attest:

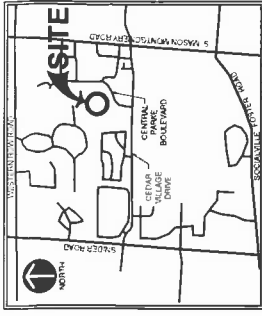
  
\_\_\_\_\_  
Clerk of Council

# FOUNTAINS OF MASON PUD

SECTION 34, TOWN 4, RANGE 2  
CITY OF MASON, WARREN COUNTY, OHIO



NO	DATE	REVISION RECORD



VICINITY MAP

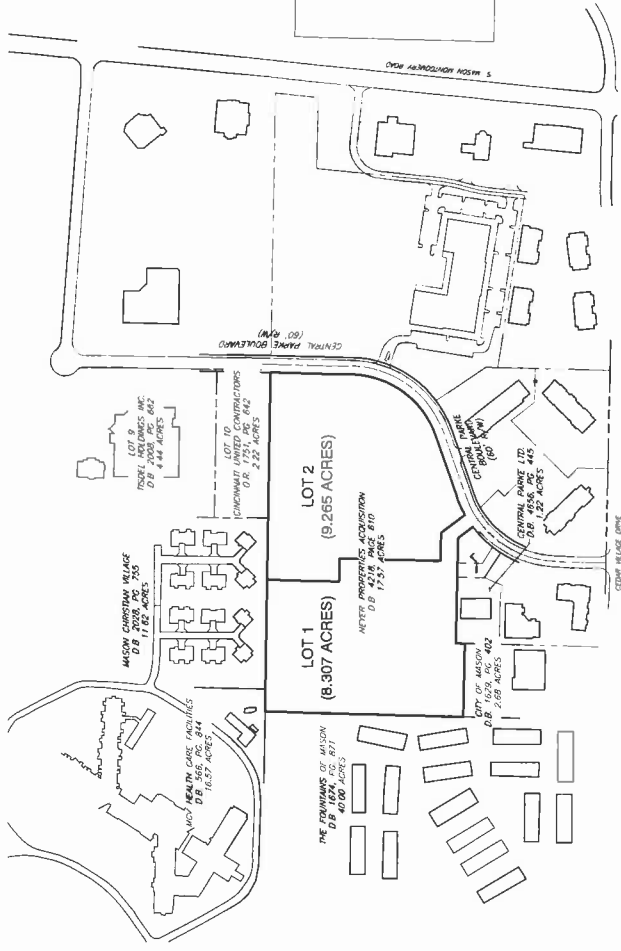
**BASED ON SURVEY:** BASED ON SURVEYS, MEASUREMENTS, AND CALCULATIONS OF THE SURVEYOR, JOHN REFFERTY, INC., REGISTERED PROFESSIONAL SURVEYOR NO. 7943, DATED 11/13/2014. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1965, AS AMENDED, AND THE RULES OF PRACTICE FOR PROFESSIONAL SURVEYORS, AS ADOPTED BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF OHIO.

**BOUNDARY SURVEY:** BOUNDARY SURVEY AS SET FORTH IN THE UNBROKEN LINES OF THE SURVEY, MEASUREMENTS, AND CALCULATIONS OF THE SURVEYOR, JOHN REFFERTY, INC., REGISTERED PROFESSIONAL SURVEYOR NO. 7943, DATED 11/13/2014. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1965, AS AMENDED, AND THE RULES OF PRACTICE FOR PROFESSIONAL SURVEYORS, AS ADOPTED BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF OHIO.

**DETERMINATION:** THE SURVEYOR HAS DETERMINED THAT THE BOUNDARY SURVEY IS CORRECT AND ACCURATE. THE SURVEYOR HAS ALSO DETERMINED THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE SURVEYING ACT OF 1965, AS AMENDED, AND THE RULES OF PRACTICE FOR PROFESSIONAL SURVEYORS, AS ADOPTED BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF OHIO.

**CONCLUSION:** THE SURVEYOR HAS CONCLUDED THAT THE BOUNDARY SURVEY IS CORRECT AND ACCURATE. THE SURVEYOR HAS ALSO CONCLUDED THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE SURVEYING ACT OF 1965, AS AMENDED, AND THE RULES OF PRACTICE FOR PROFESSIONAL SURVEYORS, AS ADOPTED BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF OHIO.

JOHN REFFERTY, INC.  
REGISTERED PROFESSIONAL SURVEYOR NO. 7943  
12115 NE 99TH STREET  
VANCOUVER, WA 98682  
PH: 360-254-9442



AREA MAP  
SCALE 1" = 200'

## OWNER

**JEA SENIOR LIVING**  
12115 NE 99TH STREET  
VANCOUVER, WA 98682  
CONTACT: CARL SANDERS  
PH: 360-254-9442

## APPLICABILITY/EASEMENTS

ALL OTHER EASEMENTS, RIGHTS, INTERESTS, AND CLAIMS, WHETHER KNOWN OR UNKNOWN, ARE HEREBY RELEASED AND ABANDONED BY THE CITY OF MASON AND THE CITY OF MASON HAS AGREED TO WAIVE ANY AND ALL SUCH RIGHTS, INTERESTS, AND CLAIMS. THE CITY OF MASON HAS AGREED TO WAIVE ANY AND ALL SUCH RIGHTS, INTERESTS, AND CLAIMS. THE CITY OF MASON HAS AGREED TO WAIVE ANY AND ALL SUCH RIGHTS, INTERESTS, AND CLAIMS.

## PLANNING COMMISSION APPROVAL

PLANNING COMMISSION APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY ENGINEER APPROVAL

CITY ENGINEER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

## PLANNING COMMISSION APPROVAL

PLANNING COMMISSION APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

## CITY ENGINEER APPROVAL

CITY ENGINEER APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
I, \_\_\_\_\_, CLERK OF THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO, DO HEREBY CERTIFY THAT THE PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO, ON \_\_\_\_\_, 20\_\_\_\_.

**CITY ENGINEER APPROVAL**  
I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF MASON, OHIO, DO HEREBY CERTIFY THAT THE PLAT WAS APPROVED BY THE CITY ENGINEER OF THE CITY OF MASON, OHIO, ON \_\_\_\_\_, 20\_\_\_\_.

**PLANNING COMMISSION APPROVAL**  
I, \_\_\_\_\_, CLERK OF THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO, DO HEREBY CERTIFY THAT THE PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO, ON \_\_\_\_\_, 20\_\_\_\_.

**CITY ENGINEER APPROVAL**  
I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF MASON, OHIO, DO HEREBY CERTIFY THAT THE PLAT WAS APPROVED BY THE CITY ENGINEER OF THE CITY OF MASON, OHIO, ON \_\_\_\_\_, 20\_\_\_\_.

**DEED REFERENCE**  
THIS PLAT IS REFERRED TO IN THE DEEDS, MORTGAGES, AND OTHER INSTRUMENTS AS THE "FOUNTAINS OF MASON PUD" PLAT. THE DEEDS, MORTGAGES, AND OTHER INSTRUMENTS SHOULD BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF WARREN, OHIO, IN ACCORDANCE WITH THE TERMS OF THIS PLAT.

**OWNERS' NEIGHBORHOOD ACQUISITION**  
THE UNDERSIGNED, BEING ALL THE OWNERS AND TEN HOLDERS OF THE PLAT, DO HEREBY CERTIFY THAT THE PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO, AND THE CITY ENGINEER OF THE CITY OF MASON, OHIO, AND THAT THE PLAT IS IN ACCORDANCE WITH THE SURVEYING ACT OF 1965, AS AMENDED, AND THE RULES OF PRACTICE FOR PROFESSIONAL SURVEYORS, AS ADOPTED BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF THE STATE OF OHIO.

**WITNESSES**  
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NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

**NOTARY PUBLIC**  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
NAME: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_

**WITNESSES**  
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**WITNESSES**  
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**Civil & Environmental Consultants, Inc.**  
12115 NE 99TH STREET  
VANCOUVER, WA 98682  
PH: 360-254-9442  
WWW.CECONC.COM

17.57 ACRE LOT SPLIT  
SECTION 34, TOWN 4, RANGE 2  
BETWEEN THE MIAMIS SURVEY

CITY OF MASON  
WARREN COUNTY, OHIO

NEVER PROPERTIES ACQUISITIONS  
JEA SENIOR LIVING FACILITY  
PROJECT LOCATION

DATE: JAN. 2014 SCALE: 1" = 200' (SHOWS 20)  
DRAWN BY: [NAME] CHECKED BY: [NAME]  
PROJECT NO: 131-285-0010 (MPP)-P&E-BY: [NAME]

SW1  
DRAFT  
DRAFT



