KINGS ISLAND TECHNICAL CENTER BLOCK "F"

BEING A REPLAT OF PART LOT #14
KINGS ISLAND TECHNICAL CENTER BLOCK "B"
PLAT BOOK 26, PAGE 9
SECTION 28, TOWN 4, RANGE 2
CITY OF MASON , WARREN COUNTY, OHIO
JUNE, 2014

DEED REFERENCE

SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING A SUBDIVISION CONTAINING 16.0613 ACRES BEING ALL OF PART LOT #14 OF KINGS ISLAND TECHNICAL CENTER, PHASE "B" AS RECORDED IN PLAT BOOK 26, PAGE 9 CONVEYED TO THE CITY OF MASON AS RECORDED IN OFFICIAL RECORD 8011, PAGE 596 WARREN COUNTY, OHIO.

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION 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, 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.

ALL PERSONS INTERESTED IN THIS PLAT AS OWNERS OR LIENHOLDERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

OWNER: THE CITY OF MASON

NAME: _____

PRINTED NAME: _____

TITLE: _____

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS ____ DAY OF _____, 2014, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME THE CITY OF MASON, AS REPRESENTED BY, _____, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFOREMAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

COVENANTS AND RESTRICTIONS

THE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATION, COVENANTS AND RESTRICTIONS OF DECLARATION OF COVENANTS AND RESTRICTIONS,AS RECORDED IN O.R. _____, PG. _____ OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL AMENDMENTS AND SUPPLEMENTS TO THE ABOVE WHICH MAY BE RECORDED FROM TIME TO TIME.

RESTRICTIONS ON SEWER EASEMENTS

NO IMPROVEMENTS OF ANY KIND, EXCEPT STREET TREES, AS REQUIRED BY THE LANDSCAPE ORDINANCE SHALL BE MADE ON SAID RIGHT-OF-WAY OF EASEMENT, WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY OR OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE AND THE CITY OF MASON SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DONE ON SAID RIGHT-OF-WAY OR EASEMENT TO SOD, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

RESTRICTIONS ON WATER EASEMENTS

NO BUILDING, STRUCTURE, OR IMPROVEMENT OF ANY KIND SHALL BE MADE ON THE WATER MAIN EASEMENTS WHICH WILL INTERFERE WITH ACCESS TO OR OPERATION OF THE WATER MAIN AND THE CITY OF MASON, OHIO, OR ITS AUTHORIZED WATER PURVEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY OR PRESENT OR FUTURE OWNERS OF PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGE DONE WITHIN SAID EASEMENT TO SOD, SHRUBBERY, TREES, PAVEMENT, ROADWAY IMPROVEMENTS OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL WHETHER SAID IMPROVEMENT IS NOW EXISTING OR ADDED IN THE FUTURE, BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OR REPLACING THE WATER MAIN. FURTHER, THE CITY OF MASON, OHIO OR ITS AUTHORIZED WATER PURVEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGES WHICH RESULT FROM DISRUPTION OR DENIAL OF SAID RIGHTS OF INGRESS AND EGRESS OR OTHER RIGHTS OF ACCESS BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OR REPLACING THE WATER MAIN. GRADE CHANGES OF PLUS OR MINUS ONE (1) FOOT OVER THE FULL WIDTH PROFILE OF THIS WATER MAIN EASEMENT ARE NOT PERMITTED AT ANY TIME SO AS NOT TO IMPACT ANY PRESENT OR FUTURE WATER WORKS OPERATIONS. ANY BUILDING, STRUCTURE, OR IMPROVEMENT TO BE CONSTRUCTED ON THE PROPERTY, IN WHICH SAID EASEMENT EXISTS, SHALL BE KEPT NOT LESS THAN THREE (3) FEET FROM THE EASEMENT LINE NEAREST THE SITE OF THE PROPOSED BUILDING, STRUCTURE OR IMPROVEMENT. THE FULL WIDTH EASEMENT AREA MUST BE ACCESSIBLE AT ALL TIMES FOR FUTURE MAINTENANCE AND OPERATION PURPOSES.

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS

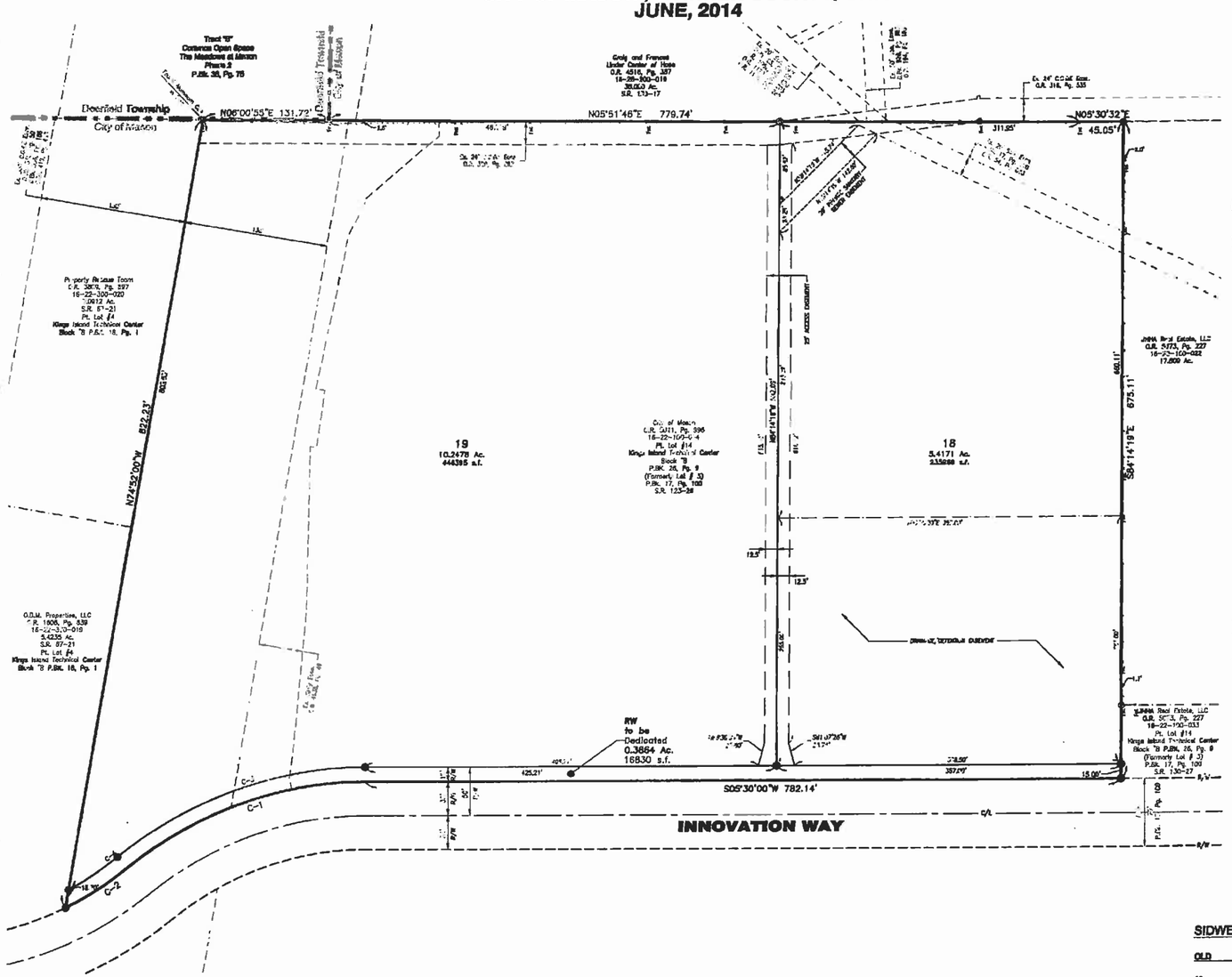
THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY "DRAINAGE FACILITIES EASEMENT" OR "100 YEAR PERMANENT DRAINAGE EASEMENT" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNERS ASSOCIATION WITHIN THE EASEMENTS. NO STRUCTURE, PLANTING, FENCING, CULVERT, GRADING, TOPSOIL, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATER COURSE.

SURVEYORS 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. LAMBERT — DATE

REG. SURVEYOR #7551 IN THE STATE OF OHIO



VICINITY MAP
n.t.s.

APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2014 THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

CHAIRMAN

PLANNING COMMISSION NO.

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 2014 THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO.

MAYOR

CLERK

ORDINANCE NO.

CITY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 2014.

CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS ___ DAY OF _____, 2014, AT _____ M.

COUNTY AUDITOR — DEPUTY

PRINTED NAME:

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS ___ DAY OF _____, 2014, AT _____ M.

RECORDED ON THIS ___ DAY OF _____, 2014, AT _____ M.

RECORDED IN PLAT BOOK NO. _____ ON PAGE NO. _____.

FEE: _____

COUNTY RECORDER — DEPUTY

PRINTED NAME:

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO, INC. AND ITS SUBSIDIARIES, SUCCESSORS AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

PERIMETER CURVE TABLE

Curve	Delta	Radius	Length	Chord	
C-1	38°41'11"	385.00'	266.87'	S14°20'36"E	261.37'
C-2	13°40'27"	315.00'	75.18'	S27°20'58"E	75.00'

LOT CURVE TABLE

Curve	Delta	Radius	Length	Chord	
C-3	37°41'11"	450.00'	275.08'	S14°20'36"E	271.58'
C-4	11°35'31"	300.00'	60.70'	S09°23'25"E	60.59'

NOTES

1. BASIS OF BEARINGS: GPS OBSERVATIONS STATE PLANE COORDINATE SYSTEM (NAD 1983), OHIO SOUTH ZONE 3402.
2. DOCUMENTS USED AS SHOWN.
3. 5/8" IRON PIPES WILL BE SET ON ALL LOT CORNERS, AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE NOTED.
4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.
5. MONUMENTATION SET AS SHOWN.

LEGEND

Found 5/8" Iron Pin — Set 5/8" Iron Pin — Found Iron Pipe — Set Iron Pipe — Ex. Force Main Easmt

SIDWELL TABLE

OLD

18

19

REM

ACREAGE TABLE

LOTS	15.6649 ACRES
OPEN SPACE	0.0000 ACRES
RIGHT OF WAY	0.3964 ACRES
TOTAL	16.0613 ACRES

Parcel Table

LOT #	Acres	S.F.
18	5.4171	235899
19	10.2478	446395

EXHIBIT A

PAGE 1 OF 1

OWNER
THE CITY OF MASON
6000 MASON-MONTGOMERY ROAD
MASON, OH 45040
513-229-8520

SURVEYOR
BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OH 45040
513-336-6600

Scale of Bearing: State Plane NAD83 GPS Observations
0 50 100 200
SCALE: 1" = 50'

Item	Date	Drawn	Chk
1			
2			
3			
4			
5			

Re-Plat Description

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CITY OF MASON, WARREN COUNTY, OHIO
JUNE, 2014

RECORD PLAT

bayer becker
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 14M010-000 RP
Drawn by: J.J.L.
Chk'ed By:
Issue Date: 06-10-14
Sheet: 1 OF 1