

MASON-MORROW-MILLGROVE ROAD & COX-SMITH ROAD DEDICATION PLAT

SECTION 13, TOWN 4E, RANGE 3N, M.Rs.
CITY OF MASON AND UNION TOWNSHIP, WARREN COUNTY, OHIO
CONTAINING 5.7070 TOTAL ACRES

APPROVALS:

COUNTY COMMISSIONERS

WE THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO DO HEREBY DEDICATE THE RIGHT-OF-WAY FOR THIS PLAT ON THIS _____ DAY OF _____, 20__

COMMISSIONERS:

WARREN COUNTY REGIONAL PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE WARREN COUNTY REGIONAL PLANNING COMMISSION ON THIS _____ DAY OF _____, 20__

EXECUTIVE DIRECTOR _____

WARREN COUNTY (UNION TOWNSHIP) ZONING INSPECTOR:

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20__

_____ WARREN COUNTY (UNION TOWNSHIP) ZONING INSPECTOR.

COUNTY ENGINEER:

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20__

WARREN COUNTY ENGINEER _____

WARREN COUNTY AUDITOR:

RECEIVED AND TRANSFERRED ON THIS _____ DAY OF _____, 20__ AT _____ M.

COUNTY AUDITOR _____ DEPUTY _____

WARREN COUNTY RECORDER:

FILE NO.: _____
RECEIVED ON THIS _____ DAY OF _____, 20__ AT _____ M.
RECORDED ON THIS _____ DAY OF _____, 20__ AT _____ M.
RECORDED IN BOOK NO. _____ ON PAGE NO. _____

FEE: _____

COUNTY RECORDER _____ DEPUTY _____

PLANNING COMMISSION OF THE CITY OF MASON, OHIO

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20__ THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

PC NO. _____

CHAIRMAN _____

COUNCIL OF THE CITY OF MASON, OHIO:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20__ THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO.

MAYOR _____

ATTEST: _____

CLERK OF COUNCIL _____

CITY ENGINEER OF THE CITY OF MASON, OHIO:

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____, 20__

CITY ENGINEER _____

NOTES:

- DISTANCE SHOWN ALONG CURVES ARE ARC DISTANCES.
- ALL EXISTING MONUMENTATION IS IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE PLAT.
- ALL DOCUMENTATION USED AS SHOWN.
- BASIS OF BEARING: WARREN COUNTY MONUMENTS #M, #B3, #B1, #B7, & #132. CALCULATED BEARING HELD FROM MON. #B7 TO MON. #132 EQUALS N 38°43'5" E.

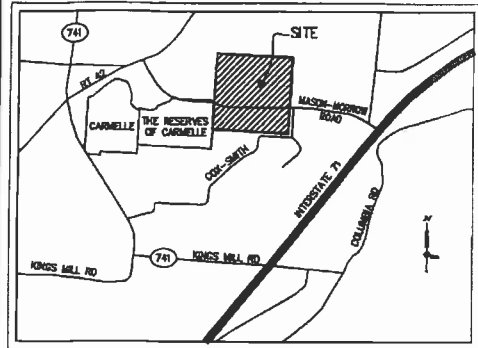
ACREAGE CHART

RAW DEDICATED FOR MASON-MORROW-MILLGROVE RD - 3.7118 ACRES WITHIN THE CITY OF MASON
RAW DEDICATED FOR COX-SMITH RD. - 1.9952 ACRES WITHIN UNION TOWNSHIP
5.7070 TOTAL ACRES

EXHIBIT A
PAGE 1 OF 2

OCCUPATION STATEMENT:

THERE EXISTS SOME PARTIAL FENCELINES RUNNING GENERALLY ALONG THE NORTH & SOUTH PROPOSED RIGHT-OF-WAY LINES OF MASON-MORROW-MILLGROVE ROAD AS SHOWN HEREON. THERE IS NO OCCUPATION ALONG THE PROPOSED RIGHT-OF-WAY LINES OF COX-SMITH ROAD ALTHOUGH THERE IS AN EXISTING FENCE LINE LOCATED WITHIN THE PROPOSED RIGHT-OF-WAY LINES AS SHOWN HEREON.



VICINITY MAP
NTS

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE PROPERTY HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT, THEREBY CONVEYING TITLE, IN FULL, TO THE PUBLIC, AND DO DEDICATE THE STREETS AND EASEMENTS AS SHOWN HEREON, INCLUDING EXTRATERRITORIAL EASEMENTS, AS APPLICABLE, TO THE PUBLIC USE FOREVER.

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF:

MASON PROJECT I, LLC
AN OHIO LIMITED LIABILITY COMPANY

WITNESS _____

BY: EBS FIRST LIEN FUND, LLC
AN OHIO LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

WITNESS _____

BY: EUBEL BRADY ASUTTMAN ASSET MANAGEMENT, INC.
A DELAWARE CORPORATION
ITS MANAGER

BY: MARK E. BRADY
CO-CHIEF INVESTMENT OFFICER

CERTIFICATE OF NOTARY PUBLIC:

STATE OF OHIO: _____
COUNTY: _____

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED MARK E. BRADY, WHO, ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE ON SAID INSTRUMENT MENTIONED IN TESTIMONY WHEREOF, I HEREBY SUBSCRIBE MY NAME AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES _____

LIEN HOLDER:

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF:

EBS FIRST LIEN FUND, LLC
AN OHIO LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

WITNESS _____

BY: EUBEL BRADY ASUTTMAN ASSET MANAGEMENT, INC.
A DELAWARE CORPORATION
ITS MANAGER

WITNESS _____

BY: MARK E. BRADY
CO-CHIEF INVESTMENT OFFICER

CERTIFICATE OF NOTARY PUBLIC:

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COUNTY: _____

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NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES _____

DEED REFERENCE:

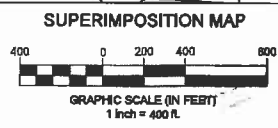
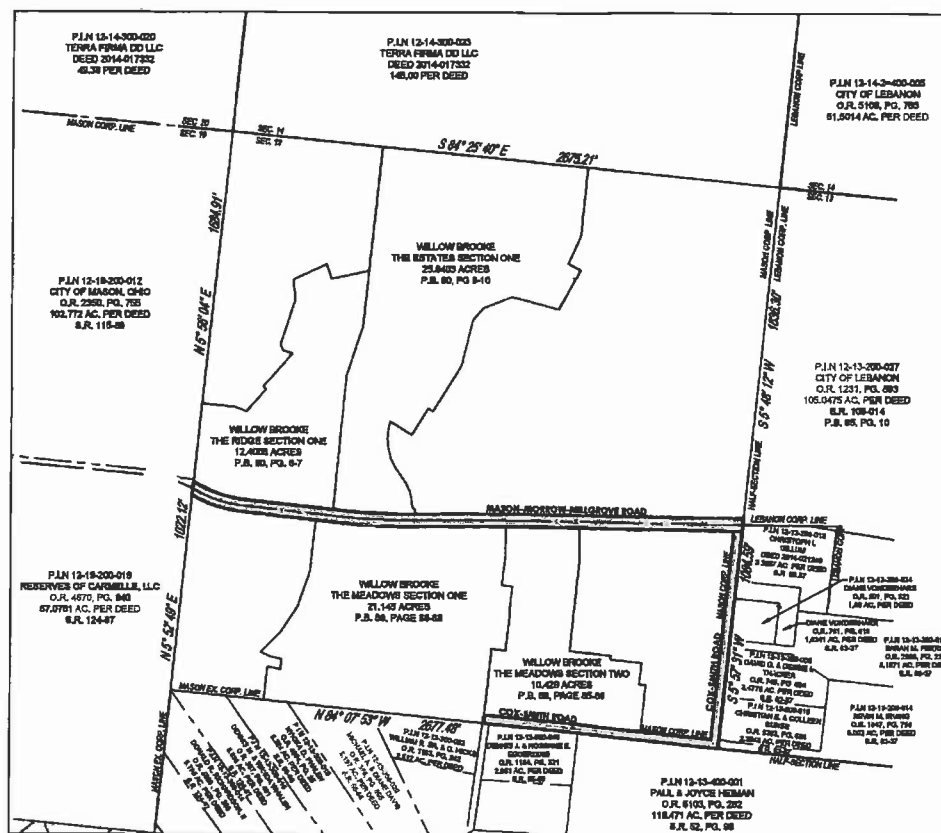
SITUATED IN SECTION 13, TOWN 4E, RANGE 3N M.Rs., CITY OF MASON AND UNION TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 5.7070 ACRES AND BEING A PART OF A 106.8188 ACRE TRACT OF LAND AS CONVEYED TO MASON PROJECT I, LLC, AN OHIO CORPORATION, AND DESCRIBED IN OFFICIAL RECORD BOOK 5416, PAGE 313, OF THE DEED RECORDS OF WARREN COUNTY, OHIO.

SURVEY CERTIFICATION:

THIS RECORD PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. 711.01-40, AND WARREN COUNTY SUBDIVISION REGULATIONS. I CERTIFY THAT THIS RECORD PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED UPON ACTUAL FIELD LOCATIONS.

J. BRYANT ABT, P.S.
OHIO PROFESSIONAL SURVEYOR # 8593

DATE _____



CENTERLINE STREET LENGTHS

MASON-MORROW-MILLGROVE RD. 2,895.09 L.F.
COX-SMITH RD. 2,212.37 L.F.

INDEX OF SHEETS

- TITLE SHEET
- RECORD PLAT

OWNER/DEVELOPER

MASON PROJECT I, LLC
C/O CESO, INC.
854 YANKEE STREET, SUITE 2-B
DAYTON, OH 45458
PH: (637) 435-8584

ENGINEER/SURVEYOR

CESO, INC.
854 YANKEE STREET
DAYTON, OH 45458
PH: (637) 435-8584
BRYANT ABT, P.S.

REVISIONS NO.	DATE	DESCRIPTION

MASON-MORROW-MILLGROVE ROAD & COX-SMITH ROAD
 RW DEDICATION PLAT
 TITLE SHEET
 SECTION 13
 THE R3N, M.Rs.
 CITY OF MASON AND UNION TWP.
 WARREN COUNTY, OHIO

ceso
CREATION TO COMPLETION
WWW.CESOINC.COM

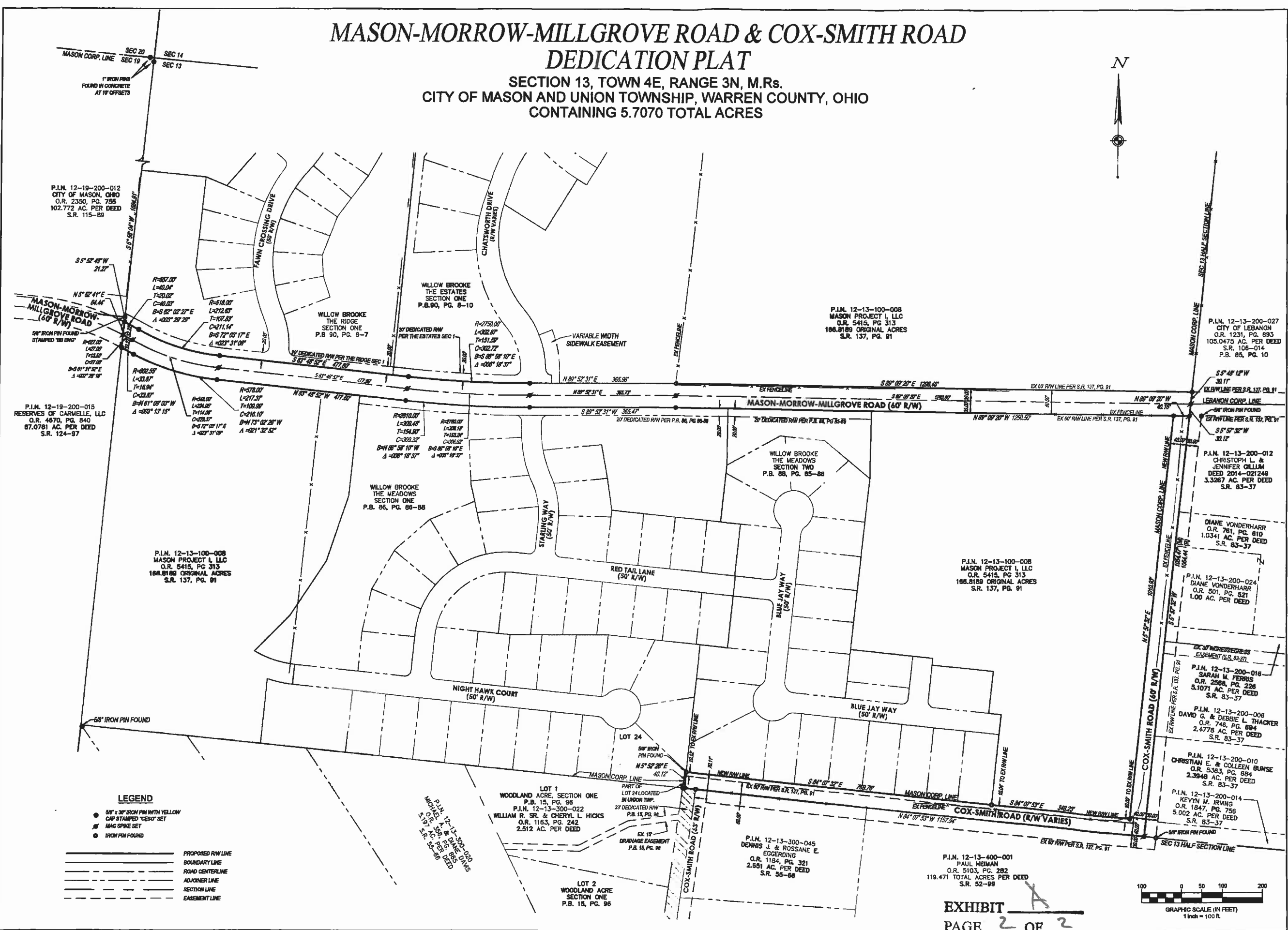
ISSUE: DEDICATION PLAT
DATE: 11-25-14
JOB NO.: 4238
DESIGN: N/A
DRAWN: JKH
CHECKED: JBA
SHEET NO. 1 of 2

MASON-MORROW-MILLGROVE ROAD & COX-SMITH ROAD DEDICATION PLAT

SECTION 13, TOWN 4E, RANGE 3N, M.Rs.
CITY OF MASON AND UNION TOWNSHIP, WARREN COUNTY, OHIO
CONTAINING 5.7070 TOTAL ACRES



REVISIONS	DATE	DESCRIPTION



LEGEND

● 5/8" x 3/8" IRON PIN WITH YELLOW CAP STAMPED "CESO" SET	PROPOSED R/W LINE
■ MAG SPRING SET	BOUNDARY LINE
● IRON PIN FOUND	ROAD CENTERLINE
	ADJOINER LINE
	SECTION LINE
	EASEMENT LINE

MASON-MORROW-MILLGROVE ROAD & COX-SMITH ROAD
RW DEDICATION PLAT

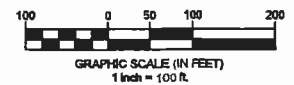
SECTION 13
THE TOWN, M.Rs.
CITY OF MASON AND UNION TWP.
WARREN COUNTY, OHIO

RECORD PLAT

ceso
CREATION TO COMPLETION
WWW.CESOHFC.COM
Engineering & Architecture • Surveying • Construction Management

ISSUE: DEDICATION PLAT
DATE: 11-25-14
JOB NO.: 4238
DESIGN: N/A
DRAWN: JKH
CHECKED: JBA
SHEET NO. 2 of 2

EXHIBIT **A**
PAGE 2 OF 2



L:\2013\WILLOW BROOKE (THE FALLS OF MASON)\DESIGN\SURVEY\2013 RW DEDICATION PLAT.DWG - 11/25/14 12:24 PM