

INSPIRED PEOPLE > CREATIVE DESIGN > TRANSFORMING COMMUNITIES

OWNERS ACKNOWLEDGMENT

COUNTY OF Suffolk
STATE OF NEW YORK
BE IT REMEMBERED THAT ON THIS 24 DAY OF February, 2015
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME Sven Doerge
ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY
ACT AND DEED ON BEHALF OF FESTO AMERICAS, LLC FOR USES AND PURPOSES
THEREIN MENTIONED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL
SEAL ON THE DAY AND YEAR LAST AFORESAID.
NOTARY PUBLIC - STATE OF NEW YORK
No. 018482404
Qualified in Suffolk County
My Commission Expires 12/31/2017
Christian Bayl
NOTARY PUBLIC, STATE OF NY

LIEN HOLDERS ACKNOWLEDGMENT

COUNTY OF _____
STATE OF _____
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE
ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME _____
OF _____ ITS _____ WHO
ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY
ACT AND DEED ON BEHALF OF _____ FOR USES AND
PURPOSES THEREIN MENTIONED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL
SEAL ON THE DAY AND YEAR LAST AFORESAID.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC, STATE OF OHIO

OWNER 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 DEDICATE 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 SERVICE 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.
RESTRICTIONS ON SANITARY SEWER EASEMENT:
EASEMENT DESIGNATED AS "SANITARY SEWER EASEMENT," IS PROVIDED FOR THE BENEFIT OF THE CITY OF
MASON FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF UNDERGROUND PIPELINE, AND ALSO
THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENT, AND TO CUT, TRIM OR REMOVE TREES
AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT
THERETO, NO PRIVATE 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 SANITARY SEWER, PRESENT OR FUTURE.
LINE OF SIGHT EASEMENT:
EASEMENT DESIGNATED AS "LINE OF SIGHT EASEMENT," IS PROVIDED TO MAINTAIN THE NECESSARY
VISIBILITY THROUGH THE HORIZONTAL CURVE ON COLUMBIA ROAD USING STOPPING SIGHT DISTANCE FOR
55MPH. NO LANDSCAPING, STRUCTURES OR OTHER OBSTRUCTIONS THAT WOULD REDUCE THE NECESSARY
LINE OF SIGHT ARE PERMITTED WITHIN THE EASEMENT AREA. THIS EASEMENT GRANTS AUTHORITY TO THE
COUNTY ENGINEER OR ANY PUBLIC AGENCY TO ENTER UPON THE EASEMENT AREA TO CUT, TRIM OR
REMOVE ANY OBSTRUCTIONS INCLUDING, BUT NOT LIMITED TO LANDSCAPING, TREES, UNDERGROWTH OR
OVERHANGING BRANCHES LOCATED WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HAND AND SEAL ON
THIS 24 DAY OF February, 2015.
OWNER:
FESTO AMERICAS, LLC
385 MORELAND ROAD
HAUPPAUGE, NY 11788
BY: [Signature]
NAME: SVEN DOERGE
TITLE: CEO
LIEN HOLDER:
BY: _____
NAME: _____
TITLE: _____

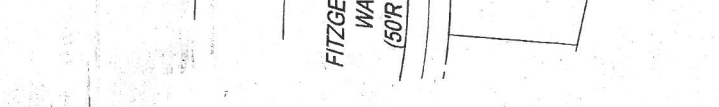
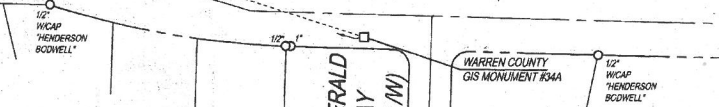
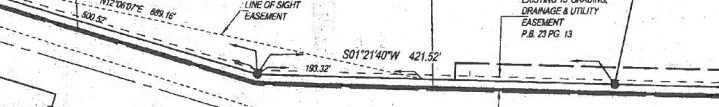
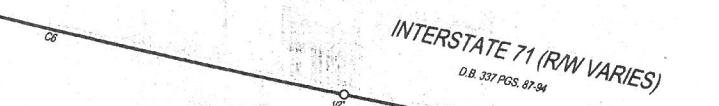
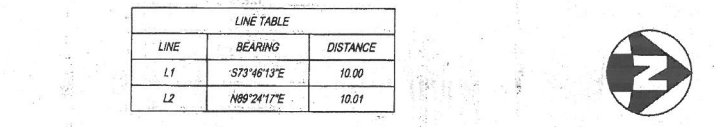
DEED REFERENCE
SITUATED IN SECTION 22, TOWN 4, RANGE 2, CITY OF MASON, DEERFIELD
TOWNSHIP, WARREN COUNTY, OHIO, CONTAINING 40.8258 ACRES OF AN ORIGINAL
44.7983 ACRE TRACT AND CONTAINING 4.8095 ACRES OF AN ORIGINALS.0013 ACRE
TRACT OF LAND CONVEYED TO FESTO AMERICAS, LLC IN O.R. 5855 PG. 264.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C3	12427.67	34.73	0°09'36"	N18°58'18"E	34.73
C4	12427.67	1857.77	7°38'34"	N15°13'49"E	1856.54
C5	12427.67	917.79	4°13'53"	N16°46'34"E	917.58
C6	12427.67	705.25	3°15'05"	N13°02'05"E	705.16

LINE TABLE

LINE	BEARING	DISTANCE
L1	S73°46'13"E	10.00
L2	N89°24'17"E	10.01



WARREN COUNTY AUDITOR
TRANSFERRED ON THIS _____ DAY OF _____, 20____.
BY: _____ DEPUTY COUNTY AUDITOR

WARREN COUNTY RECORDER
RECEIVED ON THIS _____ DAY OF _____, 20____, AT _____ M.
RECORDED ON THIS _____ DAY OF _____, 20____, AT _____ M.
RECORDED IN PLAT BOOK _____, PAGE _____, FEE \$ _____
BY: _____ DEPUTY COUNTY RECORDER

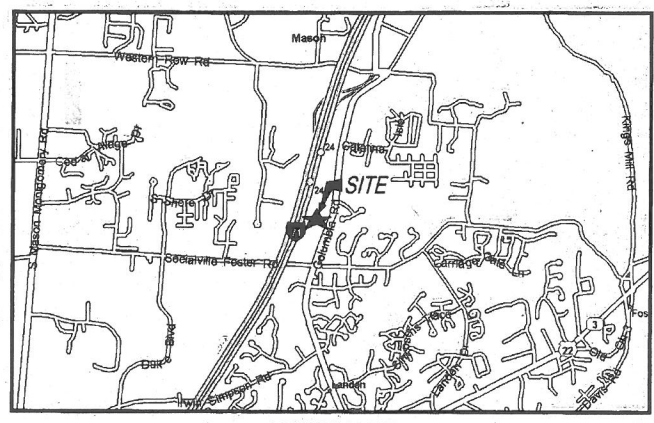
CITY COUNCIL
I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ THIS PLAT
WAS APPROVED AND ACCEPTED BY ORDINANCE NO. _____

MAYOR _____ CLERK OF COUNCIL _____

CITY OF MASON PLANNING COMMISSION APPROVAL
WE, THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO DO HEREBY APPROVE THIS PLAT
ON THIS 5 DAY OF NOVEMBER, 2014.
PC NO. 2014-013
[Signature]
CHAIRMAN

CITY ENGINEER
I HEREBY APPROVE THIS PLAT PLAT ON THIS _____ DAY OF _____, 20____.

[Signature]
CITY ENGINEER



VICINITY MAP
N.T.S.

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER
MY DIRECTION IN DECEMBER, 2014 AND THAT ALL MONUMENTS AND LOT CORNER
PINS WILL BE SET AS SHOWN.

[Signature] 1-19-15
DAVID L. COX, P.S.
OHIO PROFESSIONAL SURVEYOR NO. 7101

THE
**KLEINGERS
GROUP**
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
www.kleingers.com
6305 Centre Park Dr.
West Chester, OH 45089
513.779.7851

NO.	DATE	DESCRIPTION
1	12/17/14	ISSUED -ARI

**FESTO AMERICAS
SUBDIVISION**
SECTION 22, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
JANUARY, 2015

PROJECT NO: 120813VRP002
DATE: 12/3/14
SCALE: 1"=100'
0 50 100 200
SHEET NAME: _____

RECORD PLAT
SHEET NO
1 OF 1

- NOTES**
- BEARINGS ARE BASED ON THE WEST LINE OF COLUMBIA ROAD BEING N01°21'40"E AS PER P.B. 23 PG. 13.
 - ALL MONUMENTS FOUND IN GOOD CONDITION.
 - EVIDENCE OF OCCUPATION IN GENERAL, FITS THE SURVEY.
 - ADDITIONAL EASEMENTS OF RECORD MAY EXIST WHICH ARE NOT SHOWN HEREON.
 - EXISTING BUILDINGS AND SITE IMPROVEMENTS ARE UNDER CONSTRUCTION AND NOT SHOWN HEREON.
 - SOURCE DOCUMENTS ARE AS NOTED AND INCLUDE:
S.R. 14-137
S.R. 40-56
S.R. 46-40
S.R. 49-96
S.R. 67-35
S.R. 70-83
S.R. 73-21
S.R. 98-39
P.B. 14 PG. 77
P.B. 20 PG. 18
P.B. 23 PG. 13

ACREAGE BREAKDOWN

FESTO AMERICAS, LLC O.R. 5855 PG. 264 PARCEL 1 (16-22-386-005)	FESTO AMERICAS, LLC O.R. 5855 PG. 264 PARCEL 2 (16-22-386-008)
44.7983 ACRES (ORIGINAL)	5.0013 ACRES (ORIGINAL)
-3.9725 ACRES (PRIOR EXCEPTIONS)	-0.2918 ACRES (PRIOR EXCEPTIONS)
40.8258 ACRES (NET)	4.8095 ACRES (NET)
-39.7119 ACRES (LOTS 1-3)	-4.5112 ACRES (LOT 2)
-1.1139 ACRES (RW)	-0.0883 ACRES (RW)
0.0000 ACRES (REMAINING)	0.0000 ACRES (REMAINING)

