

DEED REFERENCE

SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING A SUBDIVISION CONTAINING 69.1324 ACRES...

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAN OF SUBDIVISION AND DEDICATED THE STREETS, PARKS OR PUBLIC GROUNDS...

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

OWNER: MASON GRAND, LLC.

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 MASON GRAND, LLC. AS REPRESENTED BY...

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

LIEN HOLDER:
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...

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

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...

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...

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...

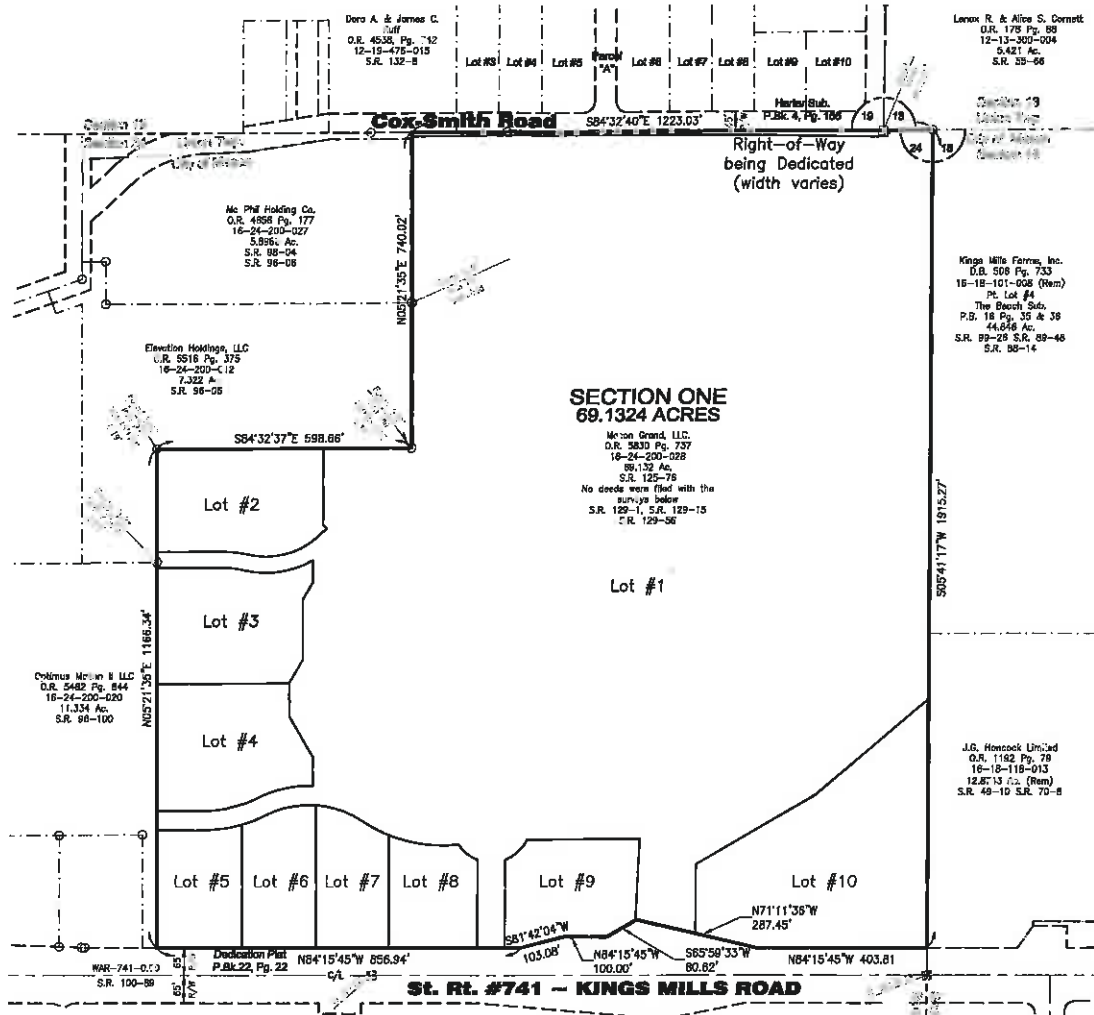
SURVEYORS CERTIFICATION

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 #7663 IN THE STATE OF OHIO

MASON GRAND

SECTION 24, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
OCTOBER, 2014



SECTION ONE
69.1324 ACRES

SIDWELLS

Table with 2 columns: Lot #, Acres. Lists lots 1 through 10 and their respective acreages.

LOT TABLE

Table with 2 columns: Parcel #, Acres. Lists parcels 1 through 10 and their respective acreages.

ROAD WAY DATA

COX - SMITH ROAD 1107.76 LF.

ACREAGE TABLE

LOTS 68.9402 ACRES
RIGHT OF WAY 0.2822 ACRES
TOTAL SECTION I 69.1324 ACRES

COVENANTS AND RESTRICTIONS

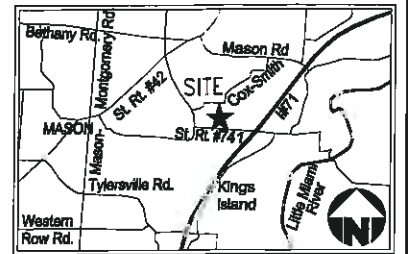
FOR COVENANTS AND RESTRICTIONS SEE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MASON GRAND SUBDIVISION...

RESTRICTIVE COVENANT

THE PRESERVATION EASEMENT AND TERMS ARE SET FORTH IN DEED 2014-008483 OF WARREN COUNTY OHIO RECORDS.

SIGN AND PUBLIC EASEMENTS

THE SIGN AND LANDSCAPE EASEMENTS, PUBLIC EASEMENTS AND TERMS WILL BE SET FORTH IN A SUBSEQUENTLY RECORDED INSTRUMENT OF WARREN COUNTY OHIO RECORDS.



VICINITY MAP n.l.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:

LEGEND

- Symbol for Right of Way
Symbol for Easement
Symbol for Other

NOTES

- 1. PRIOR DEED REF. O.R. 6880, PG. 737
2. BASIS BEARING: GPS OBSERVATIONS - WARREN COUNTY GEODETIC CONTROL NETWORK.
3. 60" IRON PINS WILL BE SET ON ALL LOT CORNERS, AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE NOTED.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.

SHEET INDEX

- 1. TITLE
2. PLAT (north)
3. PLAT (south)
4. STORM EASEMENTS

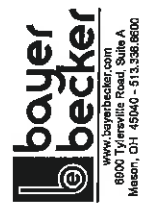
OWNER

MASON GRAND, LLC
2 EASTON OVAL, SUITE 510
COLUMBUS, OH 43219
614-418-6000

SURVEYOR

BAYER BECKER
1100 TYLERVILLE ROAD
MASON, OH, 45040
618-336-8600

MASON GRAND
SECTION 24, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
OCTOBER, 2014
RECORD PLAT



www.bayerbecker.com
8000 Tylerville Road, Suite A
Mason, OH 45040 - 618.336.8600

Drawn by: 120X-3-000 RP TITLE
Checked by: JOL

Issue Date: 10-29-14

Sheet: 1 OF 4

Exhibit A

| Curve | Delta     | Radius  | Length  | Chord               |
|-------|-----------|---------|---------|---------------------|
| C-1   | 175°44'   | 237.54' | 57.83'  | N07°34'42"W 77.42'  |
| C-2   | 81°09'10" | 163.22' | 189.26' | S08°49'01"W 188.41' |
| C-3   | 175°32'   | 289.15' | 9.20'   | S08°12'12"W 9.20'   |
| C-4   | 175°44'   | 189.54' | 48.40'  | S77°34'47"E 48.28'  |
| C-5   | 43°13'28" | 221.22' | 198.89' | N07°45'52"E 172.98' |
| C-6   | 28°32'02" | 379.00' | 128.20' | S28°11'11"W 128.05' |
| C-7   | 28°32'02" | 271.31' | 154.39' | S03°09'34"W 133.02' |
| C-8   | 28°32'02" | 384.00' | 150.04' | N02°11'11"E 148.71' |
| C-9   | 82°08'58" | 226.31' | 245.45' | S07°02'22"E 233.82' |
| C-10  | 44°17'51" | 306.03' | 231.94' | S71°04'51"E 233.21' |
| C-11  | 32°30'24" | 84.00'  | 54.12'  | S49°34'04"E 53.38'  |
| C-12  | 87°46'25" | 5.00'   | 5.92'   | S28°08'48"E 5.58'   |
| C-13  | 87°42'23" | 5.00'   | 5.91'   | N08°34'43"E 5.57'   |
| C-14  | 41°34'42" | 94.00'  | 68.21'  | N02°31'51"E 65.73'  |
| C-15  | 19°57'33" | 324.00' | 90.25'  | N07°29'26"E 89.95'  |
| C-16  | 10°34'29" | 324.00' | 98.80'  | N74°12'28"E 98.71'  |
| C-17  | 30°46'42" | 226.31' | 121.57' | N04°10'32"E 120.12' |
| C-18  | 31°21'13" | 226.31' | 123.91' | S04°37'01"W 122.37' |
| C-19  | 12°35'49" | 303.00' | 65.96'  | S55°13'30"E 65.83'  |
| C-20  | 31°42'02" | 300.00' | 165.98' | S77°22'45"E 163.87' |

| Curve | Delta     | Radius  | Length  | Chord               |
|-------|-----------|---------|---------|---------------------|
| E30   | 17°33'44" | 221.22' | 45.82'  | S77°11'13"E 45.84'  |
| E31   | 17°17'    | 231.15' | 7.80'   | S44°12'12"E 7.80'   |
| E32   | 54°36'49" | 171.31' | 115.49' | S07°13'28"E 162.81' |
| E33   | 52°18'33" | 200.00' | 182.01' | S73°49'01"E 175.80' |
| E34   | 20°42'38" | 180.00' | 105.12' | S71°21'11"E 105.61' |

**LEGEND**

INDICATES PRIVATE ACCESS EASEMENT

INDICATES EXISTING PRESERVATION EASEMENT  
i.e. DEED 2014-006483

Ground Station

Control Point

Offset Point

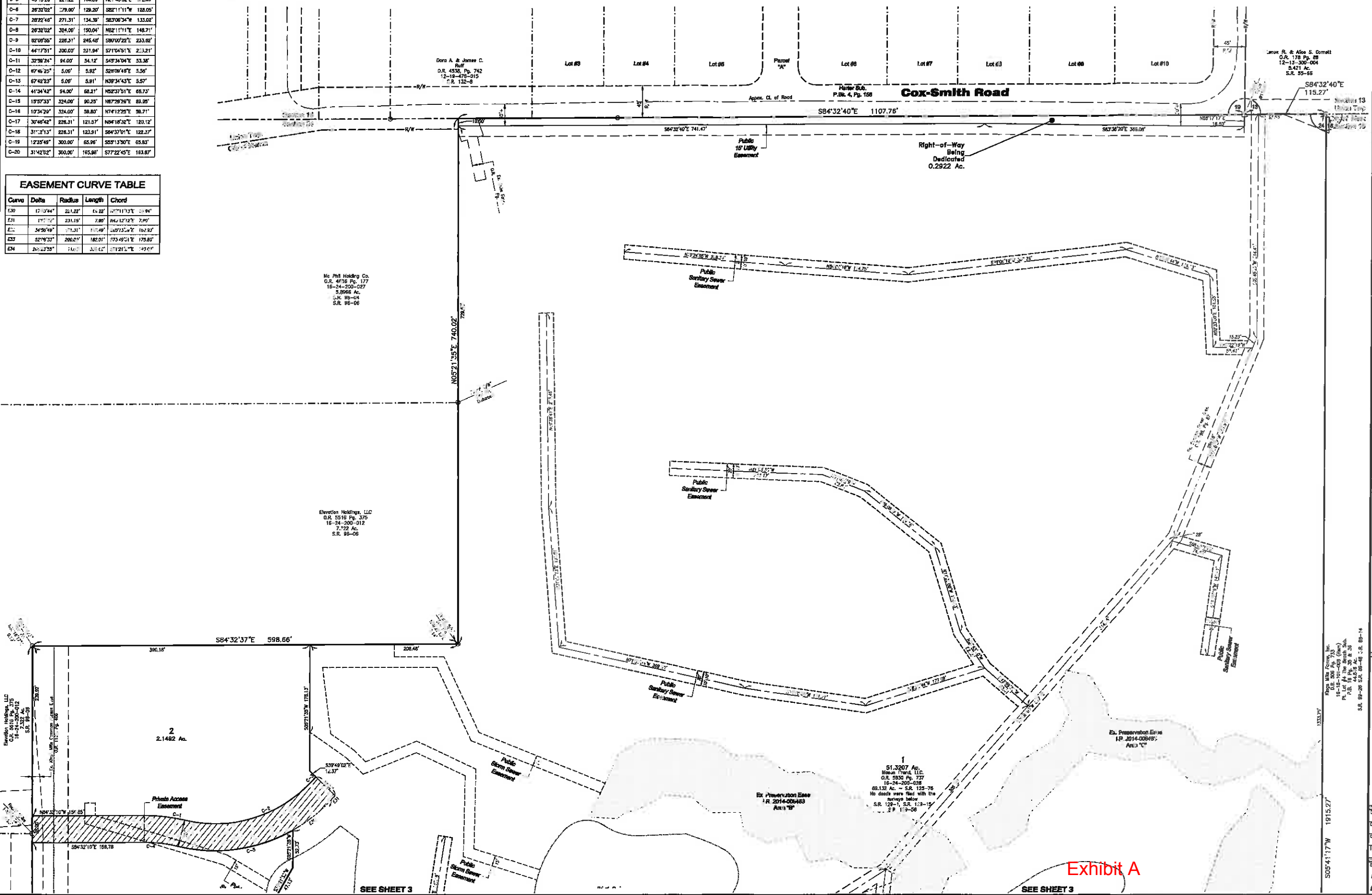
Set 5/8" Iron Pin

Set MAG Nail

Scale of Bearing  
True Plane NAD83 W.C.

0 30 60

SCALE: 1" = 60'



| Item | Re: Item Description | Date | Drawn | Chk |
|------|----------------------|------|-------|-----|
| 1    |                      |      |       |     |

**MASON GRAND**  
SECTION 24, TOWN 4, RANGE 2  
CITY OF MASON  
WARREN COUNTY, OHIO  
OCTOBER, 2014  
RECORD PLAT

1200000000 RP PLAT

Drawn by: J.A.I.

Checked by:

Issue Date: 10-29-14

Sheet: 2 OF 4

PL 3, 11/19/14, 10:38am  
Drawing name: J:\2014\1200000000 RP PLAT.dwg - Layout: Plot

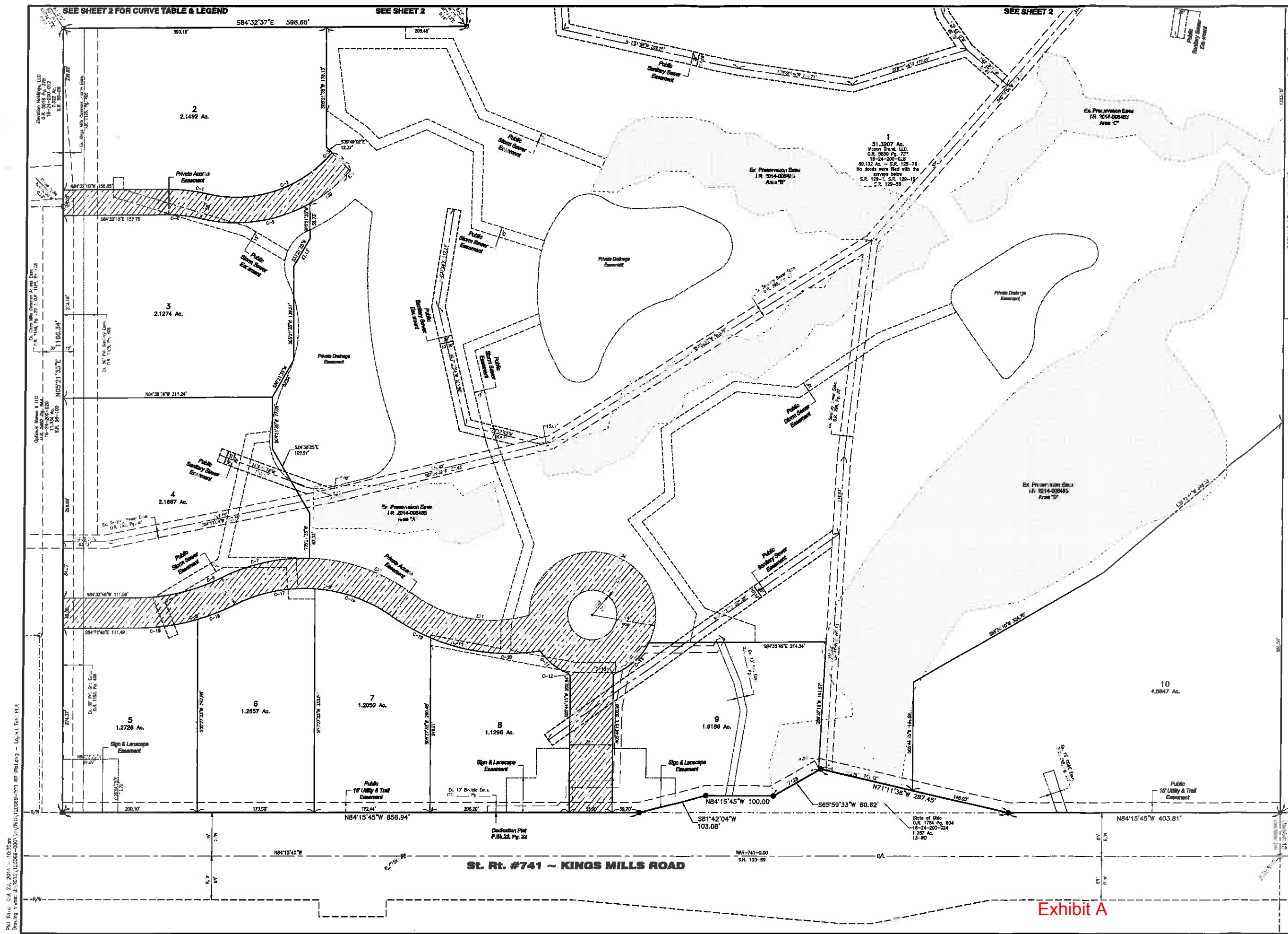
Mapa, Inc. Survey, Inc.  
16-18-101-000 (000)  
P.L. Lot # The above Sub.  
16-18-101-000 (000)  
S.R. 89-28 S.E. 89-28 S.E. 89-14

S05°41'17"W 1915.27'

Exhibit A

SEE SHEET 3

SEE SHEET 3

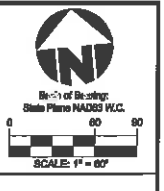


SEE SHEET 2 FOR CURVE TABLE & LEGEND

SEE SHEET 2

SEE SHEET 2

12/28/14  
 10:28:14  
 10-28-14



1915.277

| Item | Revision Description | Date | Drawn | Chk |
|------|----------------------|------|-------|-----|
| 1    |                      |      |       |     |

J.C. Henrich Limited  
 16-18-118-513  
 12345 A. (Rev)  
 S.R. 100-88 S.R. 70-5

**MASON GRAND**  
 SECTION 24, TOWN 4, RANGE 2  
 CITY OF MASON  
 WARREN COUNTY, OHIO  
 OCTOBER, 2014  
 RECORD PLAT



Dwg: 12063-000 RP PLAT  
 Drawn by: J.O.A.  
 One Set by:  
 Issue Date: 10-28-14

3 OF 4

Exhibit A

Plot Date: 10/21/2014 10:28 AM  
 Drawing Name: J:\2014\12063-000 RP PLAT.dwg - Log - 10-28-14



SEE SHEET 2 FOR CURVE TABLE & LEGEND

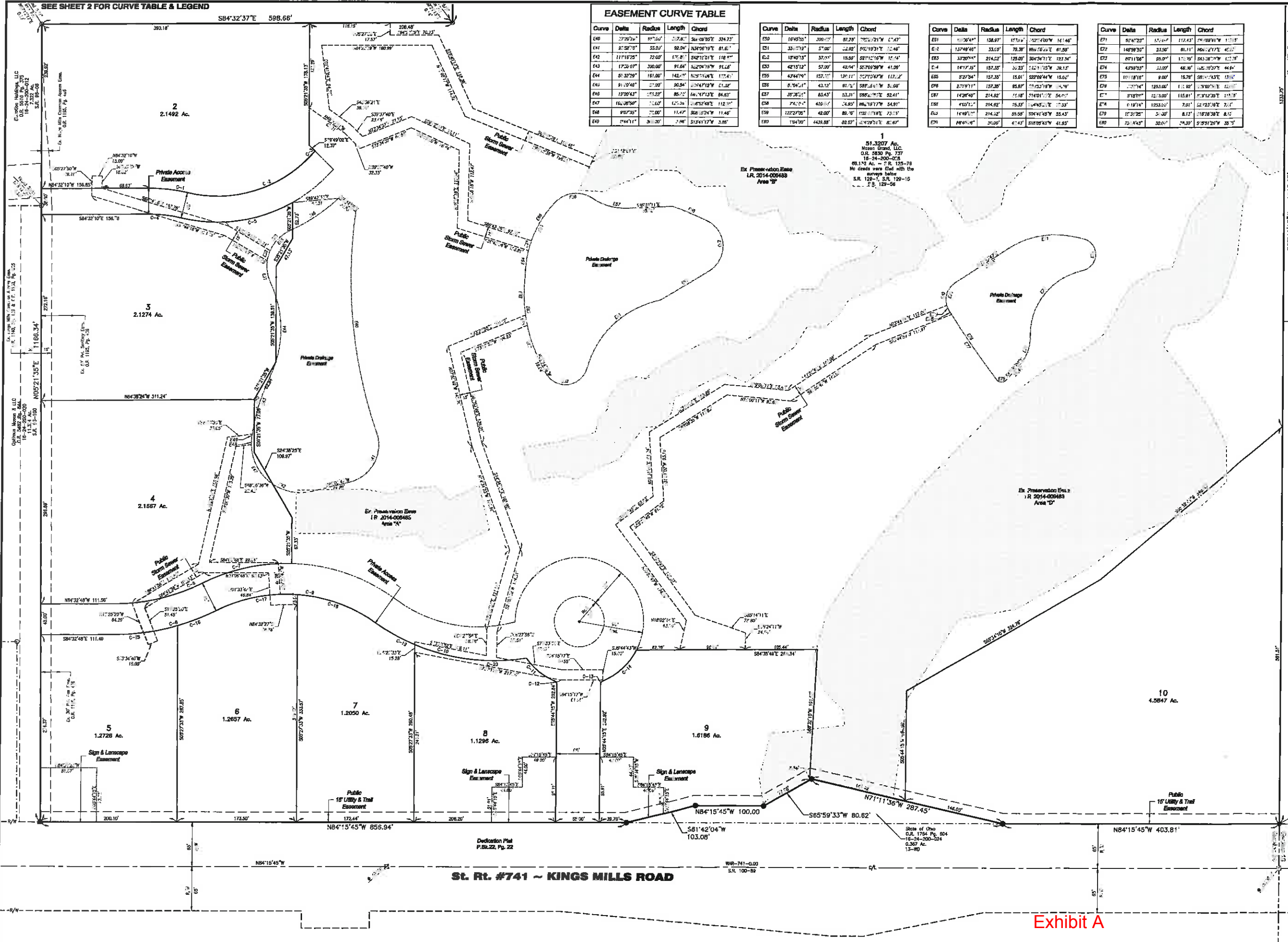
EASEMENT CURVE TABLE

| Curve | Delta      | Radius  | Length  | Chord    |
|-------|------------|---------|---------|----------|
| E40   | 27°20'24"  | 89.50'  | 17.82'  | 84.09'±  |
| E41   | 87°58'18"  | 55.00'  | 92.04'  | 145.09'± |
| E42   | 111°18'28" | 72.00'  | 127.81' | 198.87'± |
| E43   | 172°07'00" | 300.00' | 91.64'  | 322.91'± |
| E44   | 81°32'28"  | 181.00' | 142.11' | 123.14'± |
| E45   | 81°32'28"  | 181.00' | 142.11' | 123.14'± |
| E46   | 187°04'37" | 173.22' | 85.52'  | 146.77'± |
| E47   | 104°08'50" | 113.02' | 127.35' | 145.52'± |
| E48   | 90°27'33"  | 71.00'  | 114.27' | 108.52'± |
| E49   | 04°41'11"  | 31.00'  | 1.48'   | 0.91'±   |

| Curve | Delta      | Radius  | Length  | Chord    |
|-------|------------|---------|---------|----------|
| E50   | 16°43'20"  | 300.00' | 87.78'  | 162.21'± |
| E51   | 33°17'18"  | 57.00'  | 122.82' | 192.19'± |
| E52   | 18°40'15"  | 57.00'  | 15.58'  | 52.11'±  |
| E53   | 42°15'12"  | 57.00'  | 42.94'  | 52.70'±  |
| E54   | 42°15'12"  | 57.00'  | 42.94'  | 52.70'±  |
| E55   | 42°15'12"  | 57.00'  | 42.94'  | 52.70'±  |
| E56   | 81°32'28"  | 181.00' | 142.11' | 123.14'± |
| E57   | 38°26'11"  | 83.43'  | 53.31'  | 58.64'±  |
| E58   | 74°22'11"  | 410.00' | 14.89'  | 146.17'± |
| E59   | 122°27'05" | 42.00'  | 86.18'  | 132.11'± |
| E60   | 184°10'00" | 448.88' | 82.87'  | 124.29'± |

| Curve | Delta      | Radius  | Length  | Chord    |
|-------|------------|---------|---------|----------|
| E61   | 11°26'44"  | 138.97' | 15.13'  | 137.90'± |
| E62   | 137°48'46" | 33.00'  | 78.38'  | 140.59'± |
| E63   | 37°09'54"  | 214.52' | 125.05' | 204.34'± |
| E64   | 181°17'35" | 157.35' | 31.23'  | 157.15'± |
| E65   | 82°24'11"  | 157.35' | 15.61'  | 152.08'± |
| E66   | 272°57'11" | 157.35' | 15.61'  | 152.08'± |
| E67   | 142°04'40" | 214.52' | 125.05' | 204.34'± |
| E68   | 103°17'11" | 214.52' | 15.33'  | 144.45'± |
| E69   | 114°01'11" | 214.52' | 35.58'  | 184.14'± |
| E70   | 84°41'41"  | 210.00' | 47.43'  | 182.04'± |

| Curve | Delta      | Radius  | Length  | Chord    |
|-------|------------|---------|---------|----------|
| E71   | 57°42'23"  | 173.43' | 112.43' | 174.08'± |
| E72   | 148°59'30" | 23.50'  | 61.11'  | 106.27'± |
| E73   | 67°11'06"  | 85.00'  | 17.18'  | 83.38'±  |
| E74   | 475°07'03" | 23.00'  | 48.36'  | 142.30'± |
| E75   | 101°18'16" | 9.00'   | 15.78'  | 58.14'±  |
| E76   | 173°17'41" | 123.00' | 11.89'  | 123.00'± |
| E77   | 218°00'00" | 123.00' | 115.81' | 174.12'± |
| E78   | 018°17'41" | 123.00' | 7.01'   | 123.19'± |
| E79   | 113°12'25" | 5.00'   | 8.13'   | 118.28'± |
| E80   | 73°44'31"  | 30.00'  | 74.00'  | 133.26'± |



1  
S1-3207 Ac.  
Mason Grand, LLC  
O.R. 5830 Pg. 737  
16-24-2004-25  
69.138 Ac. = S.R. 123-78  
No deeds were filed with the  
survey below  
S.R. 129-1, S.R. 129-15  
S.R. 129-56

Ex. Preservation Easement  
LR 2014-008488  
Area 'B'

Ex. Preservation Easement  
LR 2014-008488  
Area 'C'

Ex. Preservation Easement  
LR 2014-008488  
Area 'A'

Scale: 1" = 60'  
North Arrow  
Date: 10-29-14

103.37'

1915.27'

J.G. Network, Inc.  
16-18-118-013  
123.43 Ac. (Rev)  
S.R. 129-10 S.R. 70-8

**MASON GRAND**  
SECTION 24, TOWN 4, RANGE 2  
CITY OF MASON  
WARREN COUNTY, OHIO  
OCTOBER, 2014  
RECORD PLAT

**bayer becker**  
www.bayerbecker.com  
8900 Tiffinville Road, Suite A  
Mason, OH 45040 - 513.338.8600

Drawn by: 120269-000 RP PLAT  
Checked by: J.O.I.  
Issue Date: 10-29-14

4 OF 4

Exhibit A

Plot Date: Oct 21, 2014 - 10:11am  
Drawing Name: I:\2014\120269-000 RP PLAT.dwg - Layout Tab: Plot