

NOTES
 BEARINGS BASED ON US STATE PLANE NAD83 (OHIO SOUTH ZONE 3402) AS DEFINED BY WARREN COUNTY GIS GPS CONTROL MONUMENT STATION DESIGNATION 4 AND REDUCED TO GROUND USING GEOID12A(CONUS), GROUND SCALE FACTOR: 1.000087937721.
 ANNEX INCLUDES 4,195 LF (7,3404 AC.) OF U.S. ROUTE 42 (R/W VARIES) COMMONLY KNOWN AS PROJECT WAR-42 (3.42-10.30).
 ANNEX BEING 48X CONTIGUOUS TO THE EXISTING CITY OF MASON CORPORATION LINE.

LEGEND
 (No.) DENOTES PARCEL TABLE I.D. No. (SEE TABLE)
 --- EX. CORPORATION LINE
 [Stippled Area] **AREA TO BE ANNEXED TO CITY OF MASON**

TOTAL AREA IN ANNEXATION 414.0822 ACRES
 UNION TOWNSHIP - SECTION 14 153.3747 ACRES
 UNION TOWNSHIP - SECTION 20 260.7075 ACRES

LINE TABLE

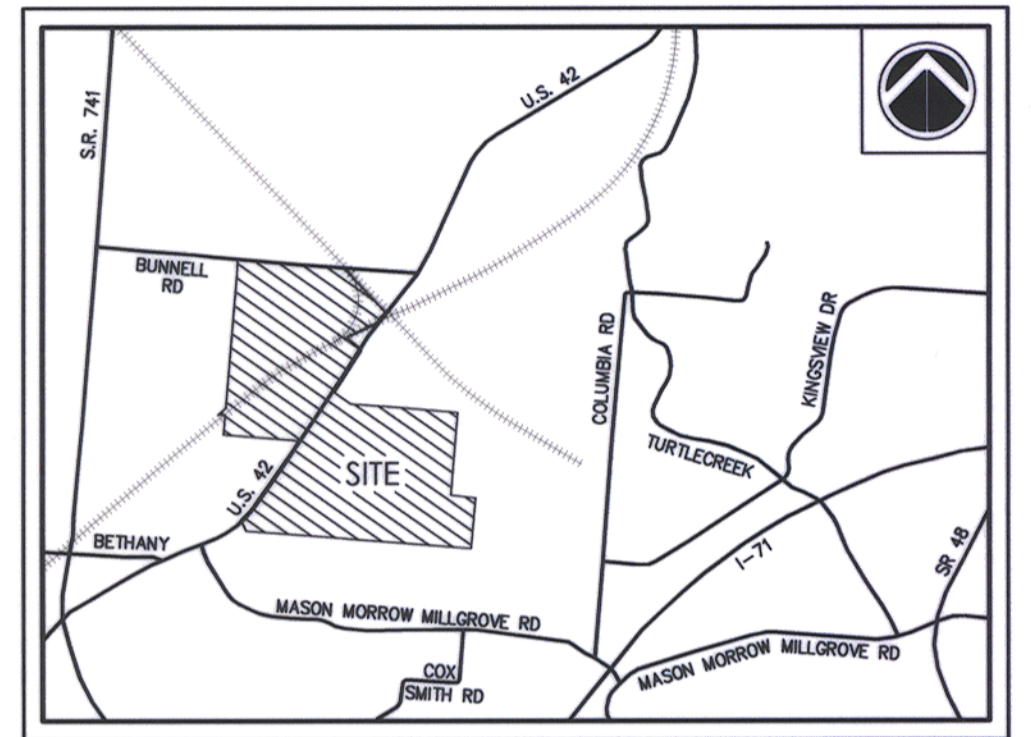
Line #	BEARING	LENGTH
L1	S42°26'03"E	1184.97'
L2	S40°04'38"W	323.85'
L3	S65°46'58"W	621.51'
L4	S50°23'57"E	295.00'
L5	S33°19'54"W	476.01'
L6	S53°52'59"E	393.96'

C1-Δ=00°01'00"
 R=1982.44'
 L=0.58'
 CHD=N 36°53'50" E
 0.58'

PARCELS WITHIN ANNEXATION AREA

No.	PARCEL I.D. No.	OWNER	DEED REFERENCE	DEED ACREAGE	MAILING ADDRESS	ANNEX AC.
1	12-14-300-002	TERRA FIRMA DD, LLC	DOC. #2014-017332 DOC. #2014-017333	222.7418	6279 TRI-RIDGE BLVD. SUITE 340 LOVELAND, OH 45140	222.7418
* 2	12-20-400-010	MINERVA SCHAFFPACHER, TRUSTEE	O.R. 4884, PG. 799	24.1450	3827 S. SR 42 LEBANON, OH 45036	0.4660
* 3	12-20-400-007	MINERVA SCHAFFPACHER, TR.	DOC. #2014-024671	10.3160	3827 S. SR 42 LEBANON, OH 45036	0.3200
* 4	12-20-400-011	MINERVA SCHAFFPACHER, TR.	DOC. #2014-024672	30.9540	3827 S. SR 42 LEBANON, OH 45036	0.6750
5	12-20-400-013	CITY OF MASON, OHIO	DOC. #2014-017335	50.4664	6000 MASON-MONTGOMERY RD. MASON, OH 45040	50.4664
* 6	12-20-502-002	INDIANA & OHIO RAILWAY COMPANY	D.B. 374, PG. 72	1.8284	200 MERIDIAN CENTRE SUITE 300 ROCHESTER, NY 14618	1.4052
* 7	12-20-200-008	CITY OF MASON, OHIO	DOC. #2014-017335	106.5796	6000 MASON-MONTGOMERY RD. MASON, OH 45040	105.1234
* 8	12-20-502-004	INDIANA & OHIO RAILWAY COMPANY	D.B. 374, PG. 72	10.1746	200 MERIDIAN CENTRE SUITE 300 ROCHESTER, NY 14618	9.7620
9	12-14-100-011	CITY OF MASON, OHIO	DOC. #2014-017335	9.1550	6000 MASON-MONTGOMERY RD. MASON, OH 45040	9.1550
* 11	12-20-200-011	CITY OF MASON, OHIO	DOC. #2014-017335	5.5942	6000 MASON-MONTGOMERY RD. MASON, OH 45040	5.5698
* 13	12-14-100-010	CITY OF MASON, OHIO	O.R. 1607, PG. 798	60.8600	50 S. BROADWAY ST. LEBANON, OH 45036	0.2080
* 14	12-20-200-004	CITY OF LEBANON	O.R. 1607, PG. 798	4.0500	50 S. BROADWAY ST. LEBANON, OH 45036	0.7140
* 15	12-20-200-012	LAWRENCE E. & MARY JANET KLASMEIER	DOC. #2014-019726	6.0756	5154 VISTA POINT DR. MAINEVILLE, OH 45039	6.0756
* 16	12-20-400-005	JOSHUA & ZACHARIAH NIXON	O.R. 5765, PG. 682	1.4000	3618 S. SR 42 LEBANON, OH 45036	1.4000

* DENOTES A PARCEL IN WHICH ONLY A PORTION THEREOF IS INCLUDED IN ANNEX TOTAL ANNEX AC. = 414.0822



VICINITY MAP
NOT TO SCALE

PARCELS ADJACENT TO ANNEXATION AREA

No.	PARCEL I.D. No.	OWNER	DEED REFERENCE	ACREAGE	MAILING ADDRESS
17	12-19-200-012	CITY OF MASON, OHIO	O.R. 2350, PG. 755	102.7720	6000 MASON-MONTGOMERY RD. MASON, OH 45040
18	12-19-200-011	DEBBY L. CARTER	O.R. 1039, PG. 778	1.4510	3988 S. SR 42 LEBANON, OH 45036
19	12-19-200-004	DEBBY L. CARTER	O.R. 1039, PG. 778	1.6200	3988 S. SR 42 LEBANON, OH 45036
20	12-20-400-003	DEBBY L. CARTER	O.R. 1039, PG. 778	0.5000	3988 S. SR 42 LEBANON, OH 45036
21	12-20-400-012	GUY DUREN	D.B. 1785, PG. 565	4.5420	P.O. BOX 1346 SOCIAL CIRCLE, GA 30025
22	12-20-300-009	H.W. C.S. LTD.	O.R. 1387, PG. 721	2.1070	3899 S. SR 42 LEBANON, OH 45036
23	12-20-300-038	WILLIAM & JUDY GRIEB, TRS.	O.R. 5002, PG. 189	27.1720	16751 BOLERO LN, HUNTINGTON CA 92649
24	12-20-151-005	CITY OF MASON, OHIO	O.R. 1899, PG. 973	105.2740	6000 MASON-MONTGOMERY RD. MASON, OH 45040
25	12-20-176-021	RONALD J. & LAURA YORK	O.R. 4720, PG. 610	1.0400	3337 AVALON TR. LEBANON, OH 45036
26	12-20-176-020	LLOYD C. III & AMIE M. KINKAID	O.R. 3287, PG. 42	0.9220	3328 AVALON TR. LEBANON, OH 45036
27	12-20-176-019	DAVID R. & NATASHA A. PORTER, TRUSTEES	O.R. 5658, PG. 863	1.5390	3332 AVALON TR. LEBANON, OH 45036
28	12-20-176-013	THEODORE KELLAN & JENNIFER K. GRANT	O.R. 5310, PG. 573	1.6190	3178 FALCON RIDGE DR. LEBANON, OH 45036
29	12-20-176-012	PHILIP D. & KAREN L. DAVIS	O.R. 3760, PG. 261	0.9360	3166 FALCON RIDGE DR. LEBANON, OH 45036
30	12-20-176-011	YAOPING TAN AND HAIYIN YU	O.R. 3960, PG. 103	0.9190	3142 FALCON RIDGE DR. LEBANON, OH 45036
31	12-20-176-010	JEFFREY J. & KIMBERLY S. SCHULTHEISS	O.R. 5103, PG. 645	0.9300	3112 FALCON RIDGE DR. LEBANON, OH 45036
32	12-20-176-009	CATHERINE S. & SEAN P. ALLSHOUSE	O.R. 5337, PG. 944	0.9540	3090 FALCON RIDGE DR. LEBANON, OH 45036
33	12-20-200-001	JAMES C. & MEGHANN E. MURRAY	O.R. 5642, PG. 879	2.2608	3493 BUNNELL ROAD LEBANON, OH 45036
34	12-21-400-001	ERIC ENTWISLE	O.R. 4555, PG. 250	0.8420	3490 BUNNELL RD. LEBANON, OH 45036
35	12-21-300-008	ERIC ENTWISLE	O.R. 4555, PG. 250	0.6400	3490 BUNNELL RD. LEBANON, OH 45036
36	12-21-400-005	DALE E. & DAWN SMITH	O.R. 5738, PG. 407	5.0001	3376 BUNNELL ROAD LEBANON, OH 45036
37	12-21-300-011	AMSS 2, LLC	O.R. 4301, PG. 577	86.0499	227 CINCINNATI AVE. LEBANON, OH 45036
38	12-14-502-002	INDIANA & OHIO RAILWAY COMPANY	D.B. 374, PG. 72	12.7697	200 MERIDIAN CENTRE SUITE 300 ROCHESTER, NY 14618
39	12-14-100-007	JEFFREY D. BENSON	O.R. 2276, PG. 584	1.9700	4085 SR 741 LEBANON, OH 45036
40	12-14-100-002	DIANE C. VONDERHAR	O.R. 2129, PG. 947	2.2700	4286 COX SMITH RD. MASON, OH 45040
42	12-14-100-008	MARVIN A. & ANN E. DUREN	O.R. 254, PG. 994	10.0000	3268 S SR 42 LEBANON, OH 45036
43	12-14-400-056	CITY OF LEBANON	O.R. 1371, PG. 120	49.1001	50 S. BROADWAY ST. LEBANON, OH 45036
44	12-14-400-005	CITY OF LEBANON	O.R. 5109, PG. 765	51.5014	50 S. BROADWAY ST. LEBANON, OH 45036
45	12-13-200-027	CITY OF LEBANON	O.R. 1231, PG. 893	102.4992	50 S. BROADWAY ST. LEBANON, OH 45036
46	12-13-100-011	MASON PROJECT 1, LLC.	O.R. 5415, PG. 313	61.5693	8534 YANKEE ST. SUITE 2B CENTERVILLE, OH 45459
47	12-13-130-018	WILLOW BROOK OF MASON H.O. ASSOC.	DOC. #2015-001220	13.1303	8534 YANKEE ST. SUITE 2B DAYTON, OH 45458

CITY APPROVAL
 CITY OF MASON CLERK _____ DATE _____

COUNTY COMMISSIONERS
 WE, THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO DO HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____ 20____
 COMMISSIONERS _____

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

COUNTY RECORDER
 FILE NO. _____
 RECEIVED THIS _____ DAY OF _____ 20____ AT _____ A.M./P.M.
 RECORDED THIS _____ DAY OF _____ 20____ AT _____ A.M./P.M.
 RECORDED IN PLAT BOOK NO. _____ PAGE _____
 FEE: _____
 BY: _____ DEPUTY _____ WARREN COUNTY RECORDER

TERRA FIRMA DD LLC AREA
PLAT OF ANNEXATION
CITY of MASON
 SECTIONS 14 & 20
 TOWN 4 EAST, RANGE 3 NORTH
 UNION TOWNSHIP
 WARREN COUNTY, OHIO

THIS PLAT WAS PREPARED FROM EXISTING DEEDS, PLATS AND SURVEYS OF RECORD, AND IS NOT THE RESULT OF A FIELD SURVEY.
Richard D. Nichols 10/22/15
 RICHARD D. NICHOLS
 OHIO PROFESSIONAL SURVEYOR No. 7929



Revision	By	Date
PER 2ND PRELIM. REVIEW	CB	10-22-15

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 Drawn By: CMS Date: SEPTEMBER 22, 2015 Project No.: 13373.01 Sheet No. 1 / 1
 Project Mgr.: RDN Scale: 1" = 500' Points D.B. TBC 13373
 CAD: 13373013-ANX-07 X-Ref. N/A File No. 13-373