

VACATION PLAT PART OF ALLIANCE DRIVE

LAKWOOD COMMERCE CENTER, SECTION 2, P.B. 87, PG. 39-40
LAKWOOD COMMERCE CENTER, SECTION 3, P.B. __, PG. ____
SECTION 25, TOWN 4, RANGE 3
BETWEEN THE MIAMIS,
CITY OF MASON
WARREN COUNTY, OHIO
APRIL, 2016

DEED REFERENCE

SITUATED IN SECTION 25, TOWN 4, RANGE 3, CITY OF MASON, WARREN COUNTY, OHIO CONTAINING 0.6226 ACRES, BEING PART OF ALLIANCE DRIVE AS RECORDED IN PLAT BOOK 87, PAGES 39-40, WARREN COUNTY, OHIO.

VACATION OF RIGHT OF WAY, 25 FOOT UTILITY EASEMENT AND 25 FOOT BUILDING SETBACK

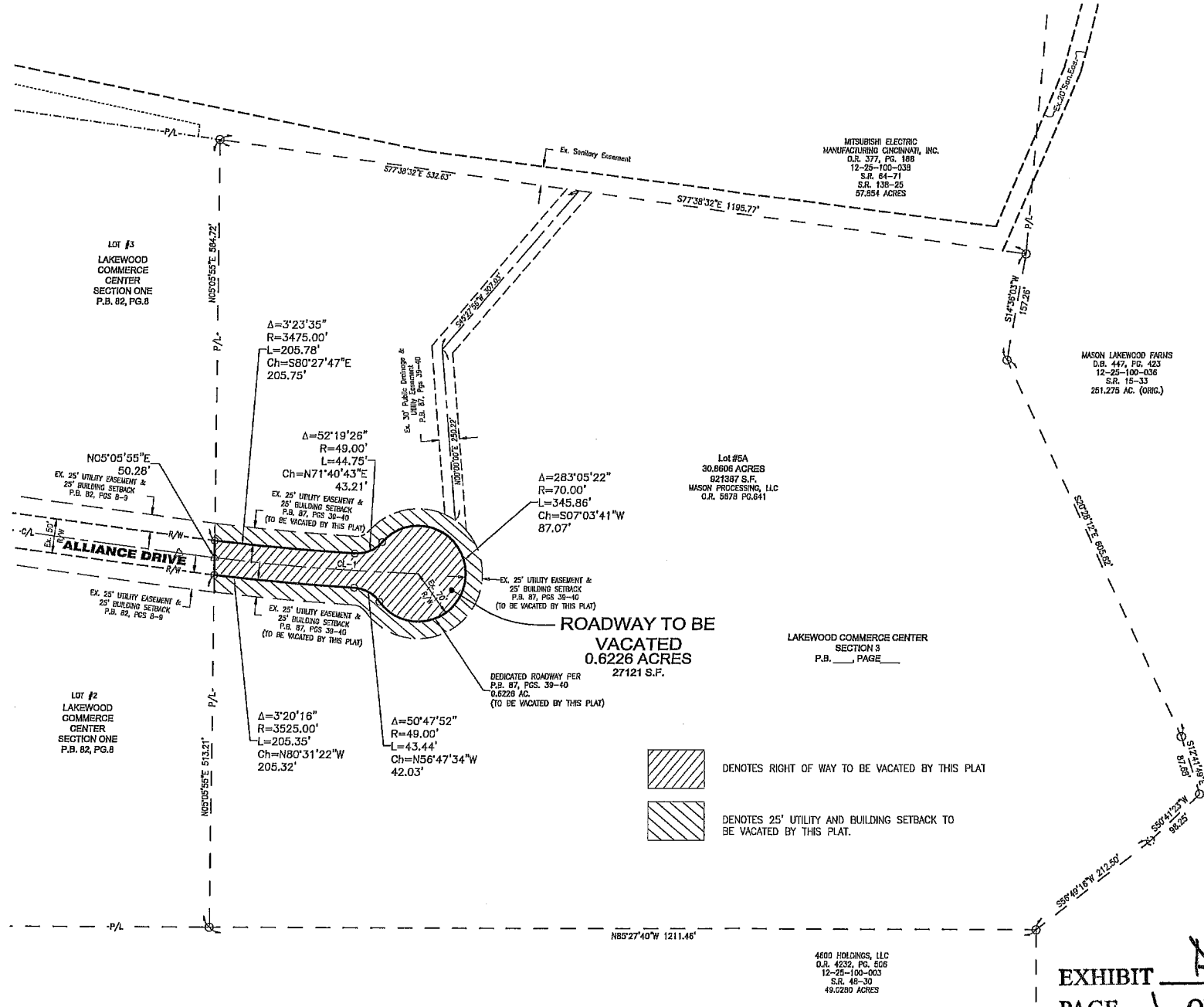
WITH THE EXECUTION OF THIS PLAT, THE EXISTING RIGHT OF WAY OF ALLIANCE DRIVE AS DESCRIBED BELOW SHALL BE VACATED ALONG WITH THE ADJOINING 25 FOOT UTILITY AND BUILDING SETBACKS.

SITUATED IN THE STATE OF OHIO, BETWEEN THE MIAMIS, CITY OF MASON, WARREN COUNTY AND BEING PART OF ALLIANCE DRIVE OF LAKWOOD COMMERCE CENTER, SECTION 2, AS RECORDED IN PLAT BOOK 87, PAGE 39 & 40 OF THE WARREN COUNTY, OHIO, RECORDER'S OFFICE AND BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 5/8" IRON PIN AT THE SOUTHEAST CORNER OF LOT #3 OF LAKWOOD COMMERCE CENTER, SECTION ONE AS RECORDED IN PLAT BOOK 82, PAGE 8 OF THE WARREN COUNTY, OHIO, RECORDER'S OFFICE AND BEING THE TRUE POINT OF BEGINNING;

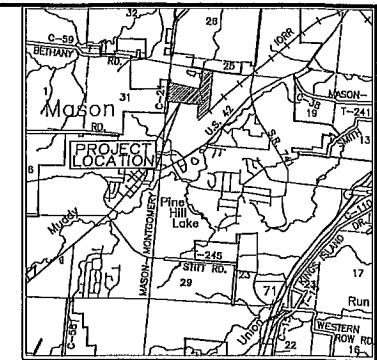
THENCE, LEAVING THE SOUTHEAST CORNER OF SAID LOT #3 AND WITH THE RIGHT OF WAY OF ALLIANCE DRIVE FOR THE FOLLOWING SIX COURSES:

- 1) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 03° 23' 35", A RADIUS OF 3475.00 FEET, AN ARC LENGTH OF 205.78 FEET, AND A CHORD BEARING AND DISTANCE OF, SOUTH 80° 27' 47" EAST, 205.78 FEET;
- 2) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 52° 19' 26", A RADIUS OF 48.00 FEET, AN ARC LENGTH OF 44.75 FEET, AND A CHORD BEARING AND DISTANCE OF, NORTH 71° 40' 43" EAST, 43.21 FEET;
- 3) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 283° 05' 22", A RADIUS OF 70.00 FEET, AN ARC LENGTH OF 345.86 FEET, AND A CHORD BEARING AND DISTANCE OF, SOUTH 07° 03' 41" WEST, 87.07 FEET;
- 4) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 60° 47' 52", A RADIUS OF 49.00 FEET, AN ARC LENGTH OF 43.44 FEET, AND A CHORD BEARING AND DISTANCE OF, NORTH 56° 47' 34" WEST, 42.03 FEET;
- 5) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03° 20' 16", A RADIUS OF 3525.00 FEET, AN ARC LENGTH OF 205.35 FEET, AND A CHORD BEARING AND DISTANCE OF, NORTH 80° 31' 22" WEST, 205.32 FEET;
- 6) NORTH 05° 05' 55" EAST, 50.28 FEET TO THE TRUE POINT OF BEGINNING.

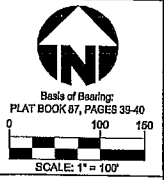


LEGEND

- Found 5/8" Iron Pin
- △ Found MAG Nail
- R/W - Ex Right of Way



VICINITY MAP
NOT TO SCALE



APPROVALS

CITY MANAGER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS ____ DAY OF ____, 2016.

CITY MAYOR

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE ____ DAY OF ____, 2016 THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

CHAIRMAN

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE ____ DAY OF ____, 2016 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 ____, 2016.

CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS ____ DAY OF ____, 2016, AT ____ M.

COUNTY AUDITOR

DEPUTY

PRINTED NAME:

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS ____ DAY OF ____, 2016, AT ____ M.

RECORDED ON THIS ____ DAY OF ____, 2016, AT ____ M.

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

FEE: _____

COUNTY RECORDER

DEPUTY

PRINTED NAME:

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.

DAVID DOUGLAS SMITH, P.S. DATE
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO



AREA:

RIGHT OF WAY TO BE VACATED = 0.6226 ACRES

- DENOTES RIGHT OF WAY TO BE VACATED BY THIS PLAT
- DENOTES 25' UTILITY AND BUILDING SETBACK TO BE VACATED BY THIS PLAT.

Curve	Delta	Radius	Tangent	Length	Chord
CL-1	4°53'27"	3500.00'	149.48'	298.77'	S81°15'22"E 298.86'

NOTES

1. BASIS OF BEARING: PLAT BOOK 89, PAGES 39-40
2. MONUMENTATION SET/FOUND ON ALL LOT CORNERS AS SHOWN.
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS NOTED.
5. PRIOR REF. PLAT BOOK 87, PAGE 39-40.
6. ALL DOCUMENTS USED AS SHOWN.
7. THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER BOUNDARY.

OWNER
HARRIS MASON PROCESSING, LLC
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PH: 901-648-4788

OWNER
MASON PROCESSING, LLC
1837 HARBOR AVENUE
MEMPHIS, TN 38113
PH: 901-948-4788

ENGINEER/SURVEYOR
BAYER BECKER
8900 TYLERVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: 513-336-6600
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VACATION PLAT
PART OF ALLIANCE DRIVE
 LAKWOOD COMMERCE CENTER, SECTION 3, P.B. 87, PG. 39-40
 LAKWOOD COMMERCE CENTER, SECTION 3, P.B. __, PG. ____
 SECTION 25, TOWN 4, RANGE 3
 BETWEEN THE MIAMIS,
 CITY OF MASON, WARREN COUNTY, OHIO
VACATION PLAT



Drawing: 09C128-002 SEC3 VP
Drawn by: DDS
Checked by: BRJ
Issue Date: 3-31-16
Sheet: 1/1