

DEED REFERENCE

SITUATED IN SECTION 25, TOWN 4, RANGE 3, CITY OF MASON, WARREN COUNTY, OHIO CONTAINING 30.8606 ACRES, BEING PART OF LOT #5A OF LAKEWOOD COMMERCE CENTER, SECTION 3 AS RECORDED IN PLAT BOOK 87, PAGES 39-40 AND BEING PART OF THE SAME TRACT AS CONVEYED TO HARRIS MASON PROCESSING, L.L.C. AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT #2016-000580 AND BEING PART OF THE SAME TRACT AS CONVEYED TO MASON PROCESSING, L.L.C. AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD 6878, PAGE 841 AND BEING PART OF ALLIANCE DRIVE AS RECORDED IN PLAT BOOK 87, PAGES 39-40, WARREN COUNTY, OHIO.

COVENANTS & RESTRICTIONS

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS AND RESTRICTIONS OF THE LAKEWOOD COMMERCE CENTER OWNERS ASSOCIATION AS RECORDED IN BOOK 4735, PAGE 82, OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL RECORDED AMENDMENTS AND SUPPLEMENTS TO THE LAKEWOOD COMMERCE CENTER OWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT AND DEDICATED 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 SERVICES AND 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.

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

OWNER: HARRIS MASON PROCESSING, L.L.C. LOT #5A

NAME:
PRINTED NAME:
TITLE:

STATE OF:
COUNTY OF:

BE REMEMBERED THAT ON THIS DAY OF 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME HARRIS MASON PROCESSING, L.L.C. AS REPRESENTED BY, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT AND DEDICATED 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 SERVICES AND 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.

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

OWNER: MASON PROCESSING, L.L.C. LOT #5A

NAME:
PRINTED NAME:
TITLE:

STATE OF:
COUNTY OF:

BE REMEMBERED THAT ON THIS DAY OF 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME MASON PROCESSING, L.L.C. AS REPRESENTED BY, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS/HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

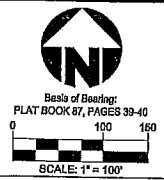
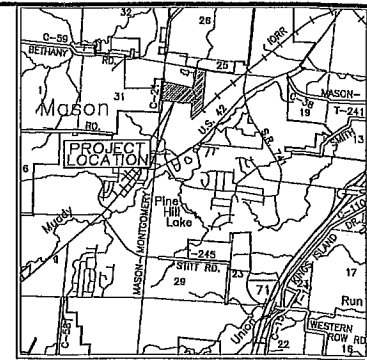
OWNER
HARRIS MASON PROCESSING, LLC
1837 HARBOR AVENUE,
MEMPHIS, TN 38113
PH: 901-848-4788

OWNER
MASON PROCESSING, LLC
1837 HARBOR AVENUE,
MEMPHIS, TN 38113
PH: 901-848-4788

ENGINEER/SURVEYOR
BAYER BECKER
6900 TYLERSVILLE ROAD, SUITE A
MASON, OHIO 45040
PH: 613-339-6900
FAX: 613-339-6365

DEDICATION PLAT
ALLIANCE DRIVE

LAKEWOOD COMMERCE CENTER, SECTION 3, P.B. , PG.
SECTION 25, TOWN 4, RANGE 3
BETWEEN THE MIAMIS,
CITY OF MASON
WARREN COUNTY, OHIO
APRIL, 2016



LEGEND

- Found 5/8" Iron Pin
Found MAG Nail
R/W - Ex Right of Way
Set 5/8" Diameter X 30" Long Iron Pin Capped "Bayer Backer"
Set MAG SPIKE

APPROVALS VICINITY MAP
NOT TO SCALE

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:

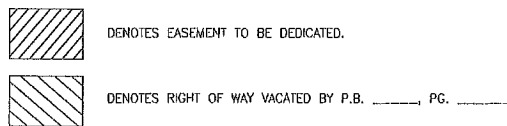
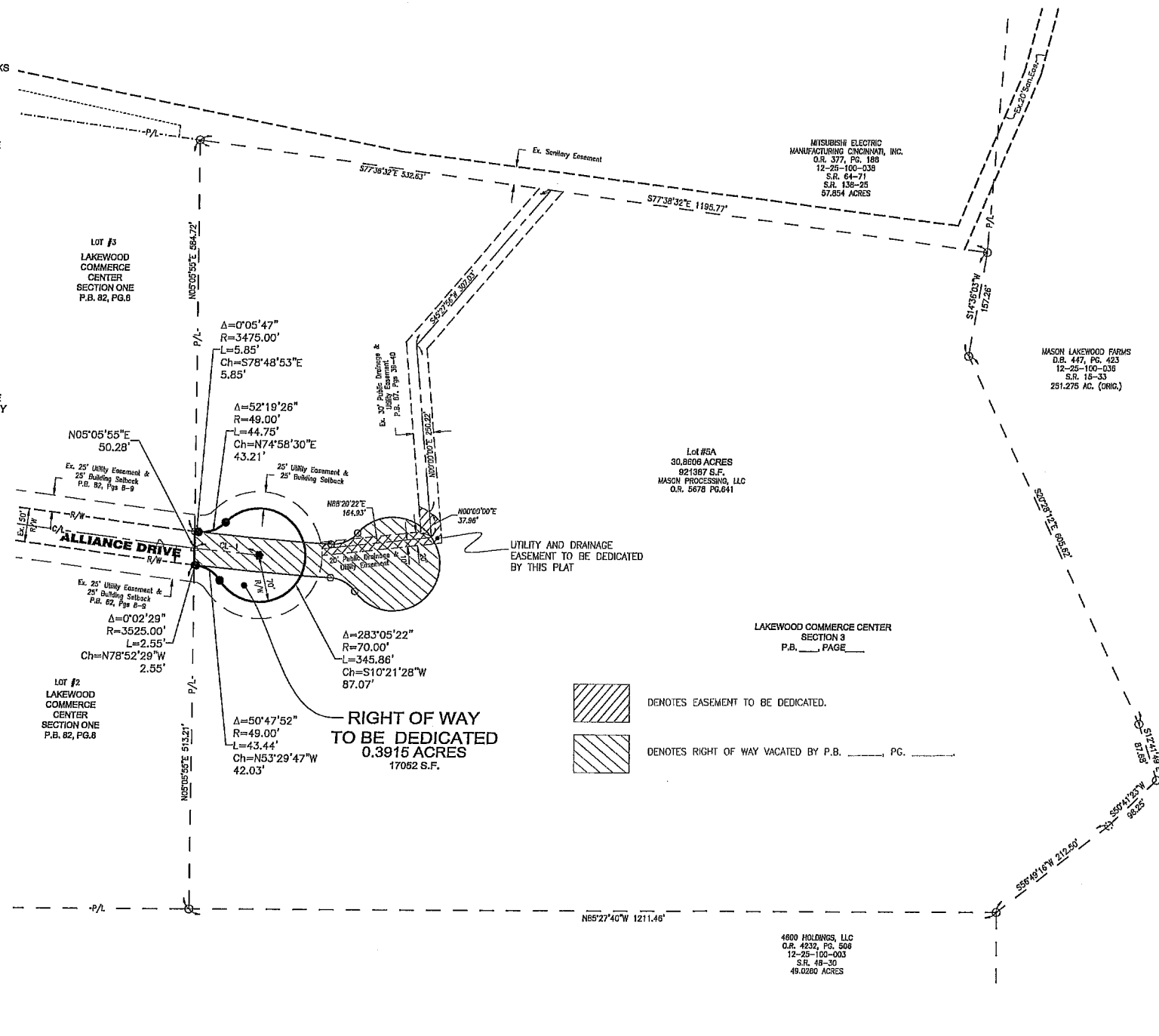
NOTES

- 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 DEED REF. D.B. 377, Pg. 188 AND DOCUMENT #2016-000580
6. ALL DOCUMENTS USED AS SHOWN.
7. THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER BOUNDARY.

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 DEDICATED = 0.3916 ACRES

Table with 6 columns: Curve, Delta, Radius, Tangent, Length, Chord. Row 1: CL-1, 1'35'40", 3500.00', 48.70', 97.40', S79°36'28"E 97.40'

EXHIBIT PAGE 1 OF 1

Table with columns: Date, Revision Description, Item. Contains revision history information.

DEDICATION PLAT
ALLIANCE DRIVE
LAKEWOOD COMMERCE CENTER, SECTION 3, P.B. , PG.
SECTION 25, TOWN 4, RANGE 3
BETWEEN THE MIAMIS,
CITY OF MASON
WARREN COUNTY, OHIO
DEDICATION PLAT



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