

**DEDICATION:**

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND HEREON PLATTED, DO HEREBY ADOPT AND CONFIRM THIS DEDICATION PLAT AND DEDICATE THE ROAD TO PUBLIC USE FOREVER.

WITNESS: \_\_\_\_\_ OWNER: TERRA FIRMA DD, LLC  
BY: \_\_\_\_\_

STATE OF OHIO, COUNTY OF \_\_\_\_\_ SS:  
BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY

APPEARED \_\_\_\_\_ OF \_\_\_\_\_ AND FOR HIMSELF/HERSELF AS SUCH OFFICER DULY AUTHORIZED BY ITS BOARD OF DIRECTORS, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED ON BEHALF OF THEMSELVES. IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS: \_\_\_\_\_ OWNER: CITY OF MASON, OHIO  
BY: \_\_\_\_\_

STATE OF OHIO, COUNTY OF \_\_\_\_\_ SS:  
BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY

APPEARED \_\_\_\_\_ OF \_\_\_\_\_ AND FOR HIMSELF/HERSELF AS SUCH OFFICER DULY AUTHORIZED BY ITS BOARD OF DIRECTORS, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED ON BEHALF OF THEMSELVES. IN TESTIMONY WHEREOF, I HAVE SET MY HAND, AND NOTARIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CITY PLANNING COMMISSION:**

WE, THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO DO HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

CHAIRMAN \_\_\_\_\_

**CITY ENGINEER:**

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

CITY ENGINEER \_\_\_\_\_

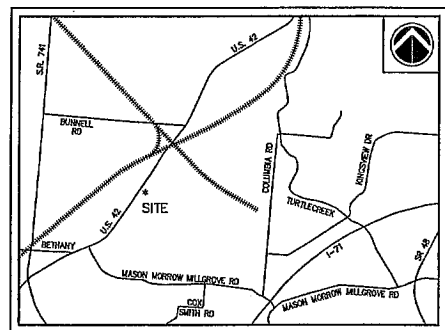
**CITY COUNCIL:**

I HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. \_\_\_\_\_

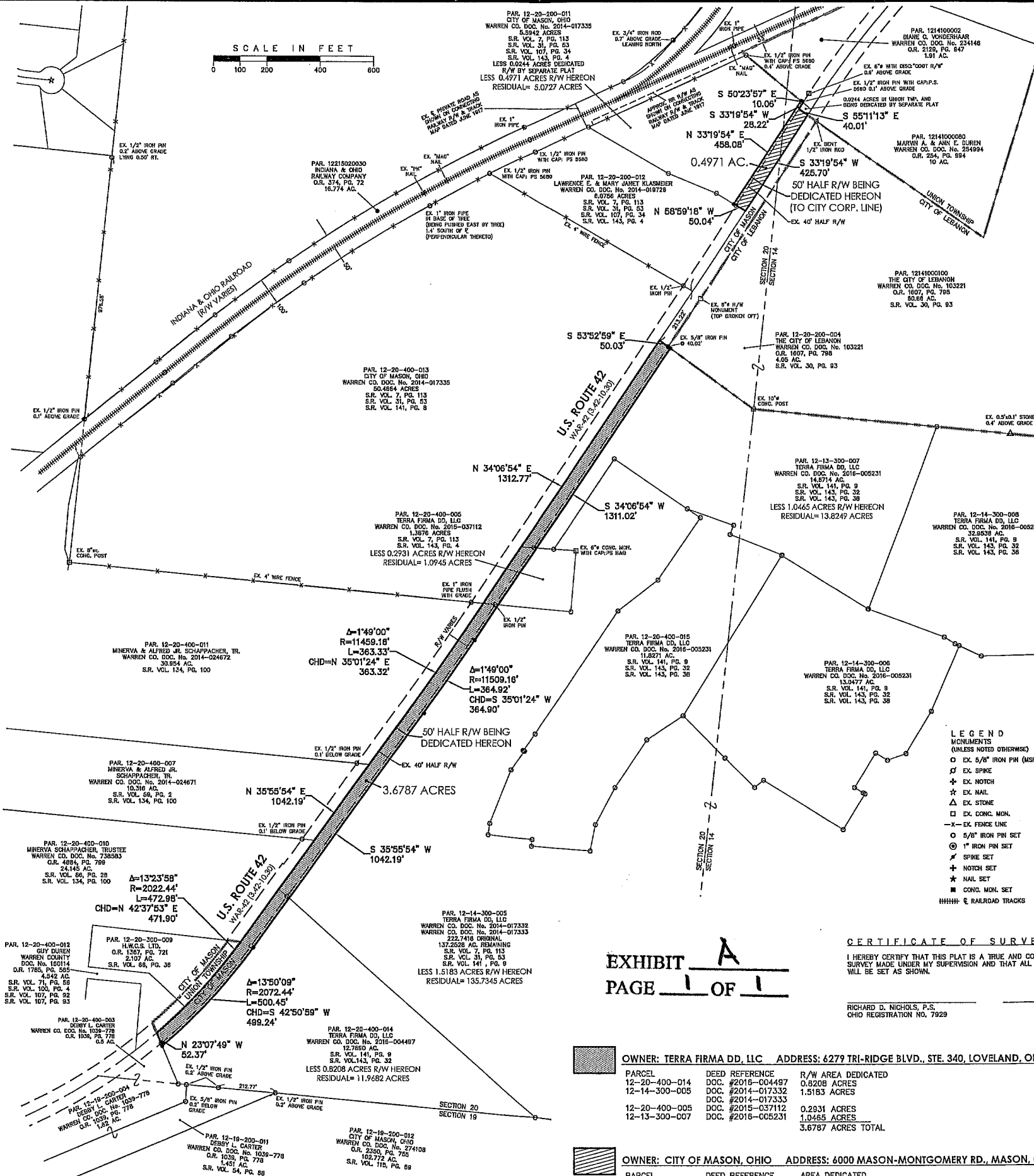
CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

**NOTES:**

- OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.
- MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.
- SURVEY BASED ON DEEDS, FIELD EVIDENCE AND PLATS OF RECORD NOTED HEREON.
- EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.



VICINITY MAP NOT TO SCALE



**COUNTY RECORDER:**

FILE NO. \_\_\_\_\_ RECEIVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, AT \_\_\_\_\_ A.M./P.M.  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, AT \_\_\_\_\_ A.M./P.M.  
RECORDED IN PLAT BOOK NO. \_\_\_\_\_ PAGE \_\_\_\_\_

BY: \_\_\_\_\_ DEPUTY WARREN COUNTY RECORDER

**COUNTY AUDITOR:**

TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

BY: \_\_\_\_\_ DEPUTY WARREN COUNTY AUDITOR

NORTH BASIS:  
BEARINGS BASED ON US STATE PLANE NORTH ZONE (SAD 83) MONUMENT STATION DESIGNATION 4.

**3.6787 AC. CLOSURE:**

Precision, 1 part in:	5177347.844'
Error distance:	0.001'
Error direction:	N 38°41'55" W
Area:	3.6787 Acres
Square area:	102251.388
Perimeter:	6512.253'
Point of Beginning:	
Easting:	1461677.1883'
Northing:	511276.6302'
Side 1: Line	
Direction:	S53°52'59" E
Distance:	50.031'
Easting:	1461177.6041'
Northing:	511247.1401'
Side 2: Line	
Direction:	S34°06'54" W
Distance:	1311.02'
Easting:	1460282.3115'
Northing:	510161.7298'
Side 3: Curve	
Curve direction:	Clockwise
Radius:	11509.16'
Arc length:	364.919'
Delta angle:	00°42'00"
Chord direction:	S35°01'24" W
Chord distance:	364.904'
Easting:	1460772.8895'
Northing:	509852.9032'
Side 4: Line	
Direction:	S35°55'54" W
Distance:	1042.190'
Easting:	1460151.3115'
Northing:	509019.0237'
Side 5: Curve	
Curve direction:	Clockwise
Radius:	2072.44'
Arc length:	500.453'
Delta angle:	01°35'09"
Chord direction:	S42°50'59" W
Chord distance:	498.237'
Easting:	1459821.7916'
Northing:	508853.0131'
Side 6: Line	
Direction:	N23°07'49" W
Distance:	52.375'
Easting:	1459801.2175'
Northing:	508701.1773'
Side 7: Curve	
Curve direction:	Counter-clockwise
Radius:	2022.44'
Arc length:	472.975'
Delta angle:	01°23'58"
Chord direction:	N42°37'53" E
Chord distance:	471.899'
Easting:	1460120.8248'
Northing:	509048.3564'
Side 8: Line	
Direction:	N35°55'54" E
Distance:	1042.190'
Easting:	1460732.4027'
Northing:	508892.2458'
Side 9: Curve	
Curve direction:	Counter-clockwise
Radius:	11459.16'
Arc length:	363.333'
Delta angle:	00°42'00"
Chord direction:	N35°01'24" E
Chord distance:	363.316'
Easting:	1460840.9145'
Northing:	510169.7735'
Side 10: Line	
Direction:	N34°06'54" E
Distance:	1312.767'
Easting:	1461577.1875'
Northing:	511276.6311'

**0.4971 AC. CLOSURE:**

Precision, 1 part in:	1208160.692'
Error distance:	0.001'
Error direction:	S71°22'03" W
Area:	0.4971 acres
Square area:	21654.363
Perimeter:	1012.124'
Point of Beginning:	
Easting:	1462606.8240'
Northing:	512521.6392'
Side 1: Line	
Direction:	N58°59'18" W
Distance:	50.041'
Easting:	1462563.9358'
Northing:	512547.4199'
Side 2: Line	
Direction:	N33°19'54" E
Distance:	458.084'
Easting:	1462815.6459'
Northing:	512830.1508'
Side 3: Line	
Direction:	S50°23'57" E
Distance:	10.060'
Easting:	1452823.3972'
Northing:	512923.7383'
Side 4: Line	
Direction:	S33°19'34" W
Distance:	28.221'
Easting:	1462807.8902'
Northing:	512900.1505'
Side 5: Line	
Direction:	S55°11'13" E
Distance:	40.013'
Easting:	1462840.7416'
Northing:	512877.3161'
Side 6: Line	
Direction:	S33°19'54" W
Distance:	425.700'
Easting:	1462806.8233'
Northing:	512521.6379'

- LEGEND**
- MONUMENTS (UNLESS NOTED OTHERWISE)
  - EX. 5/8" IRON PIN (MSP)
  - ⊕ EX. SPIKE
  - ⊕ EX. NOTCH
  - ⊕ EX. NAIL
  - ⊕ EX. STONE
  - ⊕ EX. CONC. MON.
  - EX. FENCE LINE
  - 5/8" IRON PIN SET
  - ⊕ SPIKE SET
  - ⊕ NOTCH SET
  - ⊕ NAIL SET
  - ⊕ CONC. MON. SET
  - HHHH EX. RAILROAD TRACKS

EXHIBIT A  
PAGE 1 OF 1

**CERTIFICATE OF SURVEYOR:**

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.

RICHARD D. NICHOLS, P.S. CHIO REGISTRATION NO. 7929 DATE \_\_\_\_\_

OWNER: TERRA FIRMA DD, LLC ADDRESS: 6279 TRI-RIDGE BLVD., STE. 340, LOVELAND, OH 45140

PARCEL	DEED REFERENCE	R/W AREA DEDICATED
12-20-400-014	DOC. #2016-004497	0.8208 ACRES
12-14-300-005	DOC. #2014-017332	1.5183 ACRES
12-20-400-005	DOC. #2015-037112	0.2931 ACRES
12-13-300-007	DOC. #2016-005231	1.0465 ACRES
		3.6787 ACRES TOTAL

OWNER: CITY OF MASON, OHIO ADDRESS: 6000 MASON-MONTGOMERY RD., MASON, OH 45040

PARCEL	DEED REFERENCE	AREA DEDICATED
12-20-200-011	DOC. #2014-017335	0.4971 ACRES (0.1675 AC. IN SEC. 14 & 0.3296 AC. IN SEC. 20)
		0.4971 ACRES TOTAL

**RIGHT-OF-WAY DEDICATION PLAT FOR U.S. ROUTE 42**  
SECTIONS 14 & 20, TOWN 4, RANGE 3  
CITY OF MASON  
WARREN COUNTY, OHIO

**msp McGill Smith Punshon, Inc.**  
3700 Park 42 Drive • Suite 190B  
Cincinnati, Ohio 45241-2097  
Tel 513.759.0004 • Fax 513.563.7099  
www.mcgillsmithpunshon.com  
Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: BDN Date: APRIL 11, 2016 Project No.: 13373.000 Sheet No.: 1/1  
Project Mgr.: CMM Scale: 1" = 200' Points D.B.: 13373  
CAD: 13372000-020-00 X-Ref. W/A File No.: 13373

PC 2016-020 DP