

DEED REFERENCE

SITUATED IN SECTION 24, TOWN 4, RANGE 2, THE CITY OF MASON, WARREN COUNTY, OHIO, BEING ALL OF LOTS #5, #6, #7 & #8 OF MASON GRAND AS RECORDED IN PLAT BOOK 91, PAGES 69-72 AND BEING A SUBDIVISION CONTAINING 4.8728 ACRES CONVEYED TO MASON GRAND DEV., LLC AS RECORDED IN INSTRUMENT #2015-027687 IN THE WARREN COUNTY, OHIO RECORDERS.

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION 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 LIEN HOLDERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

OWNER: MASON GRAND DEV., LLC.
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 GRAND DEV., LLC, AS REPRESENTED BY _____, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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:

LIEN HOLDER:

NAME:

PRINTED NAME:

TITLE:

STATE OF:

COUNTY OF:

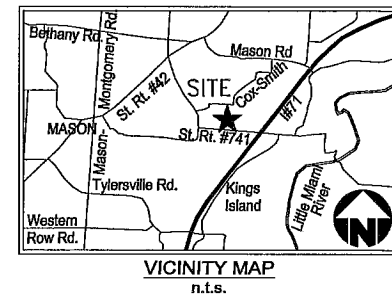
BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME _____, AS REPRESENTED BY _____, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET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

NOTARY PUBLIC:

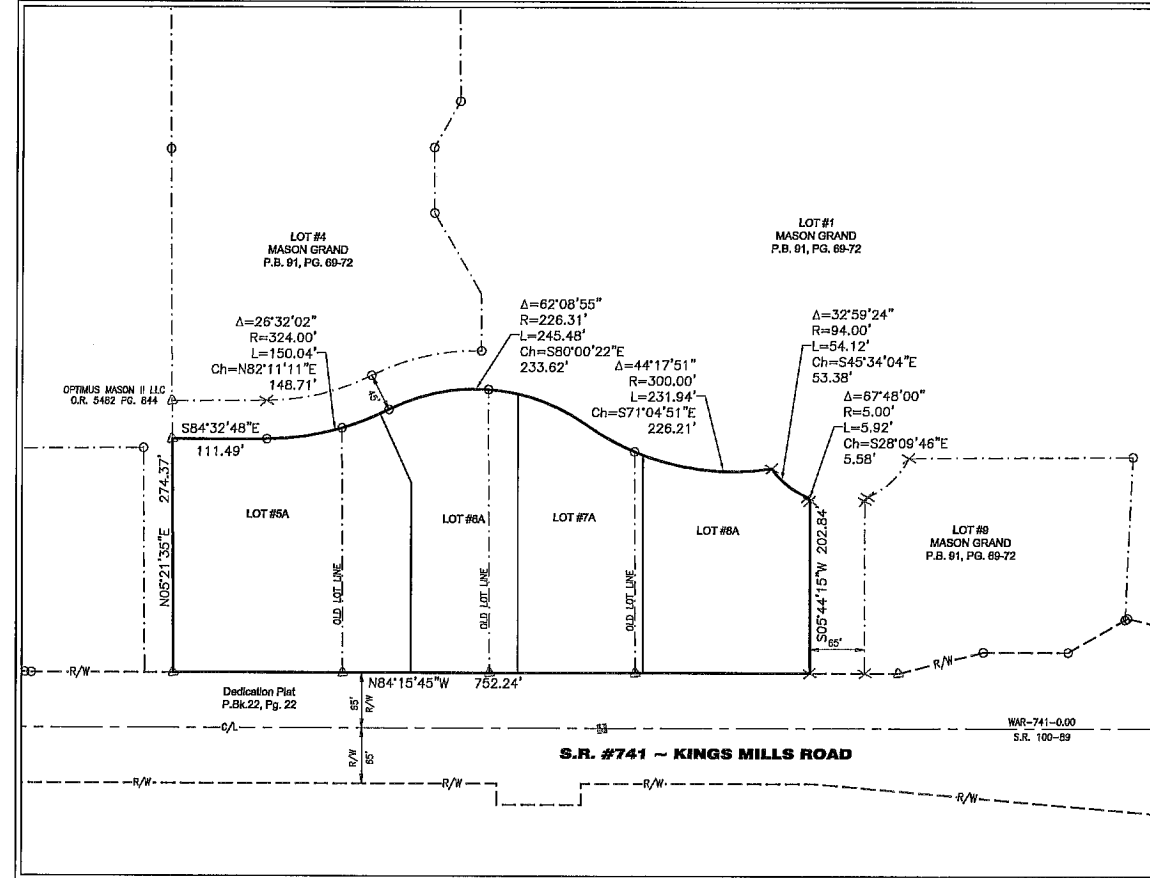
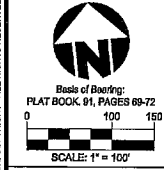
MY COMMISSION EXPIRES:

MASON GRAND, SECTION 1A

BEING A REPLAT OF ALL OF LOTS #5, #6, #7 & #8
MASON GRAND, P.B. 91, PG. 69-72
BETWEEN THE MIAMIS
SECTION 24, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
SEPTEMBER, 2016



VICINITY MAP
n.t.s.



PROPERTY MAP
1" = 100'

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, WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY OR OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE AND THE CITY OF MASON SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DONE ON SAID RIGHT-OF-WAY OR EASEMENT TO SOIL, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRES OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

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. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER WITHIN THE EASEMENTS. NO STRUCTURE, PLANTING, FENCING, CULVERT, GRADING, TOPSOIL, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATER COURSE.

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 AND THE CITY OF MASON, OHIO, OR ITS AUTHORIZED WATER PURVEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY OR PRESENT OR FUTURE OWNERS OF PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGE DONE WITHIN SAID EASEMENT TO SOIL, SHRUBBERY, TREES, PAVEMENT, ROADWAY IMPROVEMENTS OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL. WHETHER SAID IMPROVEMENT IS NOW EXISTING OR ADDED IN THE FUTURE, BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, OR REPLACING THE WATER MAIN. FURTHER, THE CITY OF MASON, OHIO OR ITS AUTHORIZED WATER PURVEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGES WHICH RESULT FROM DISRUPTION OR DENIAL OF SAID RIGHTS OF INGRESS AND EGRESS OR OTHER RIGHTS OF ACCESS BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, OR REPLACING THE WATER MAIN. GRADE CHANGES OF PLUS OR MINUS ONE (1) FOOT OVER THE FULL WIDTH PROFILE OF THIS WATER MAIN EASEMENT ARE NOT PERMITTED AT ANY TIME SO AS NOT TO IMPACT ANY PRESENT OR FUTURE WATER WORKS OPERATIONS. ANY BUILDING, STRUCTURE, OR IMPROVEMENT TO BE CONSTRUCTED ON THE PROPERTY, IN WHICH SAID EASEMENT EXISTS, SHALL BE KEPT NOT LESS THAN THREE (3) FEET FROM THE EASEMENT LINE NEAREST THE SITE OF THE PROPOSED BUILDING, STRUCTURE OR IMPROVEMENT. THE FULL WIDTH EASEMENT AREA MUST BE ACCESSIBLE AT ALL TIMES FOR FUTURE MAINTENANCE AND OPERATION PURPOSES.

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 DATE
PROFESSIONAL SURVEYOR #7121
IN THE STATE OF OHIO

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO, INC. AND ITS SUBSIDIARIES, SUCCESSORS AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

RESTRICTIONS ON UTILITY EASEMENTS

RESTRICTIONS ON UTILITY EASEMENTS: EASEMENTS OF SAID PLAT, DESIGNATED AS "UTILITY EASEMENTS," ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, AND OTHER UTILITIES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, ELECTRIC, TELEPHONE, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- 1) REDUCE THE CLEARANCE OF UNDERGROUND FACILITIES.
- 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES.
- 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY.
- 4) CREATE HAZARD.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, SPRINT, TIME WARNER CABLE, CITY OF MASON.

LOT #	ACRES	S.F.
5A	1.7983	78334
6A	1.0000	43660
7A	1.0000	43699
8A	1.0746	46808

SIDEWELLS

OLD#	NEW#
5A	
6A	
7A	
8A	

ACREAGE TABLE

LOTS	4.8728 ACRES
RIGHT OF WAY	0.0000 ACRES
TOTAL	4.8728 ACRES

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE DECLARATION OF COVENANTS AND RESTRICTIONS FOR MASON GRAND SUBDIVISION WILL BE SET FORTH IN A SUBSEQUENTLY RECORDED INSTRUMENT OF WARREN COUNTY OHIO RECORDS.

RESTRICTIVE COVENANT

THE PRESERVATION EASEMENT AND TERMS ARE SET FORTH I.R. DEED 2014-006483 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.

APPROVALS

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

PLANNING COMMISSION NO.

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:

SHEET INDEX

1. TITLE
2. PLAT

OWNER

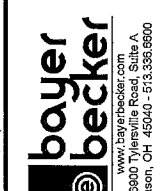
MASON GRAND DEV., LLC
2 EASTON OWL, SUITE 519
COLUMBUS, OH 43219
614-418-8080

SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OH 45040
613-336-6600

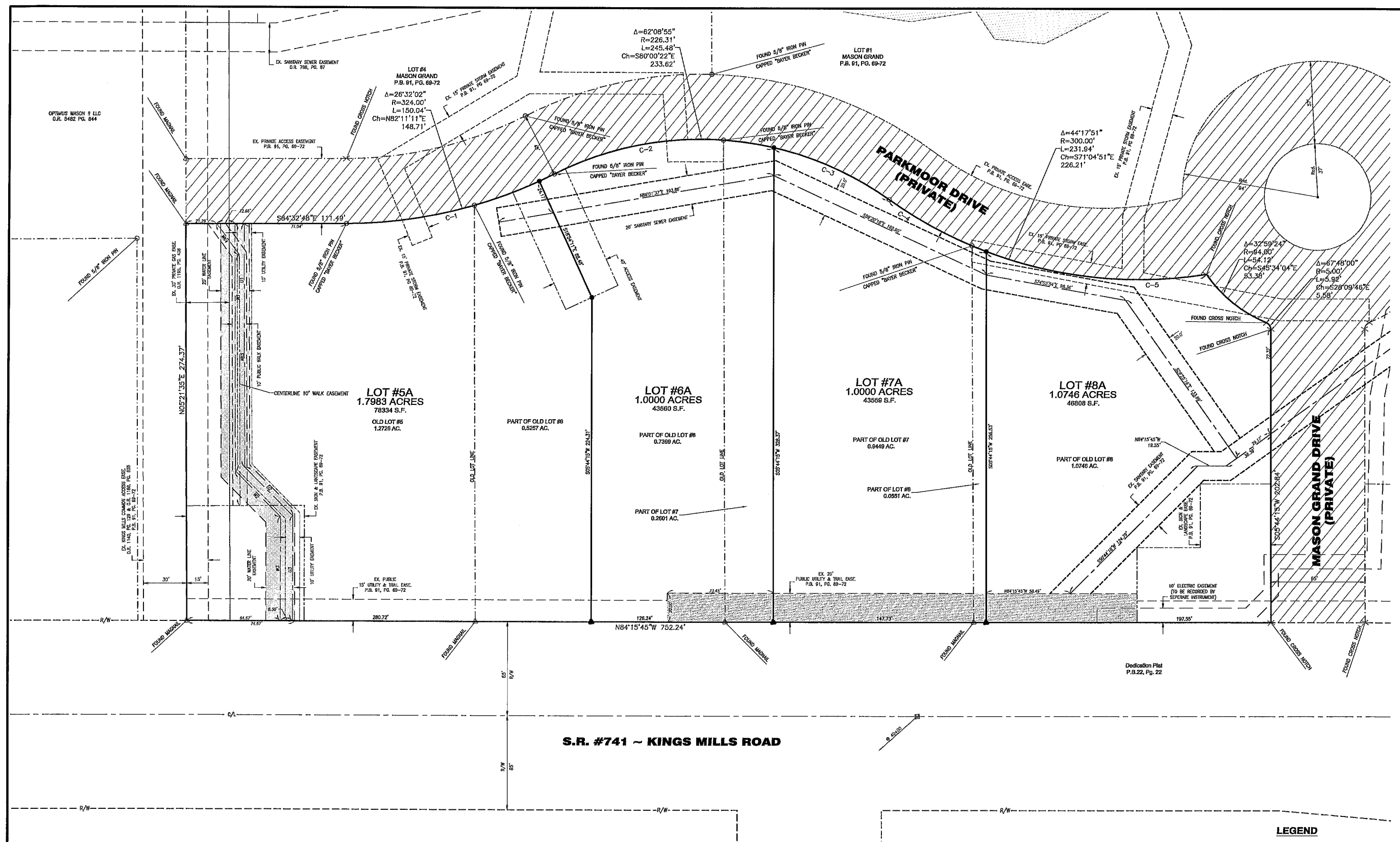
Date	Item	Revision Description

MASON GRAND, SECTION 1A
BEING A REPLAT OF ALL OF LOTS #5, #6, #7 & #8
MASON GRAND, P.B. 91, PG. 69-72
BETWEEN THE MIAMIS SECTION 24, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
SEPTEMBER, 2016
RECORD PLAT



www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 613.336.6600

Checked By: _____
Issue Date: _____
Sheet: _____



Line	Direction	Distance
#1	S05°21'07"W	171.21'
#2	S39°15'45"E	44.38'
#3	S05°44'15"W	71.85'

Line	Direction	Distance
WK4	S30°45'00"E	26.60'
WK5	S05°17'35"W	173.67'

Line	Direction	Distance
U1	S05°21'07"W	168.54'
U2	S39°15'45"E	47.23'
U3	S05°44'15"W	72.64'

Curve	Delta	Radius	Length	Chord
C-1	24°29'21"	324.00'	138.48'	N83°12'32"E 137.43'
C-2	39°44'34"	226.31'	156.98'	N88°47'26"E 153.85'
C-3	22°24'20"	226.31'	88.50'	S60°08'05"E 87.94'
C-4	14°38'09"	300.00'	76.63'	S56°15'00"E 76.42'
C-5	29°39'42"	300.00'	155.31'	S78°23'55"E 153.58'

- LEGEND**
- INDICATES WATER LINE EASEMENT
 - INDICATES PRIVATE ACCESS EASEMENT P.B. 91, PG. 69-72
 - INDICATES 20' PUBLIC UTILITY AND TRAIL EASEMENT (SHOWN AS 17' DUE TO SCRIVENER'S ERROR) AND BEING CORRECTED BY THIS PLAT.
 - Found Iron Pin 5/8" Diameter X 30" Long Capped "Bayer Becker"
 - Found MAG Nail
 - Found Cross Notch
 - Found Iron Box
 - Set Iron Pin 5/8" Diameter X 30" Long Capped "Bayer Becker"
 - Set MAG Nail
 - Set Cross Notch
 - Calculated
 - R/W -Right of Way

MASON GRAND, SECTION 1A
 BEING A REPLAT OF ALL OF LOTS #5, #6, #7 & #8
 MASON GRAND, P.B. 91, PG. 69-72
 BETWEEN THE MIAMIS, SECTION 24, TOWN 4, RANGE 2
 CITY OF MASON
 WARREN COUNTY, OHIO
 SEPTEMBER, 2016

PRELIMINARY

RECORD PLAT

bayer becker
 www.bayerbecker.com
 6800 Wrenville Road, Suite A
 Mason, OH 45040 - 513.336.6600

Drawing: **120089 RP LOTS 2**
 Drawn by: **DDS**
 Checked by: **BRJ**
 Issue Date: **08/29/16**
 Sheet: **2/2**