

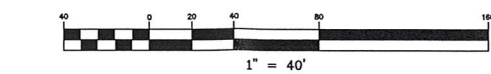
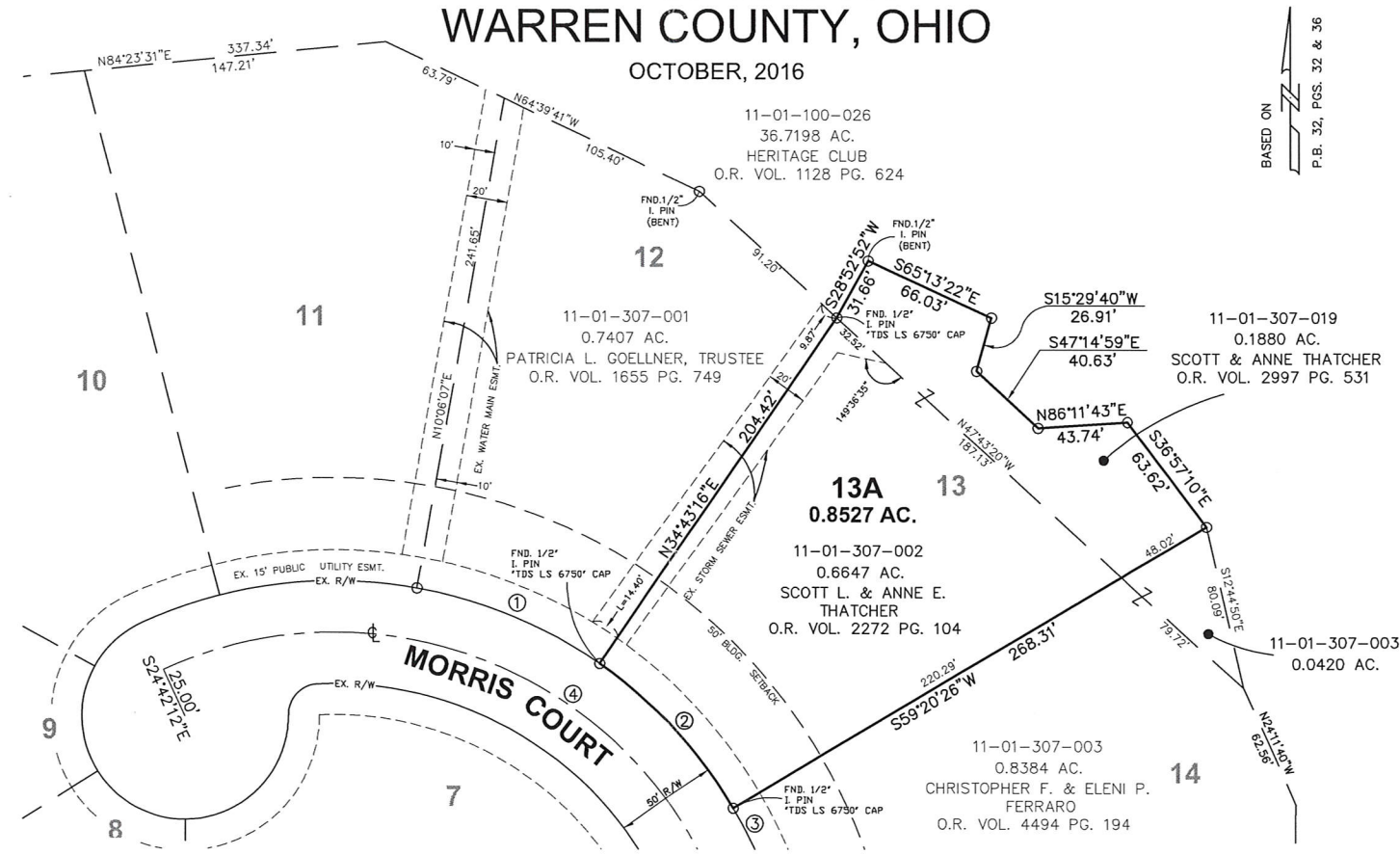
# HERITAGE CLUB SECTION 1 LOT 13A

BEING A REPLAT OF LOT 13  
HERITAGE CLUB SECTION 1  
P.B. 32, PGS. 32-36

AND  
LANDS CONVEYED TO SCOTT & ANNE THATCHER  
AS RECORDED IN O.R. 2997, PG. 531  
CONTAINING 0.8527 ACRES

LOCATED IN  
SECTION 1, TOWN 3, RANGE 3, B.T.M.  
CITY OF MASON  
WARREN COUNTY, OHIO

OCTOBER, 2016



CURVE	DELTA	LENGTH	RADIUS	CHD. BRG.	CHD.
1	24°37'10"	96.68'	225.00'	N67°35'17"W	95.94'
2	24°37'10"	96.68'	225.00'	N42°58'09"W	95.94'
3	24°37'10"	96.68'	225.00'	N18°20'59"W	95.94'
4	155°07'15"	541.48'	200.00'	S37°08'34"E	390.61'

**OWNERS CONSENT AND DEDICATION:**  
WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE 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.

AS TO ALL: OWNER: SCOTT L. THATCHER  
BY: SCOTT L. THATCHER  
NAME: SCOTT L. THATCHER  
WITNESS:

STATE OF OHIO, COUNTY OF \_\_\_\_\_ SS: \_\_\_\_\_  
BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME SCOTT L. THATCHER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

NAME: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF OHIO

STATE OF OHIO, COUNTY OF \_\_\_\_\_ SS: \_\_\_\_\_  
AS TO ALL: OWNER: ANNE E. THATCHER  
BY: ANNE E. THATCHER  
NAME: ANNE E. THATCHER  
WITNESS:

STATE OF OHIO, COUNTY OF \_\_\_\_\_ SS: \_\_\_\_\_  
BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME ANNE E. THATCHER WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

NAME: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF OHIO

	LOT #	ACRES	SIDWELL #
OLD	13	0.6647	11-01-307-002
OLD		0.1880	11-01-307-019
NEW	13A	0.8527	11-01--

- NOTES:
- OCCUPATION IN GENERAL FITS SURVEY.
  - THERE IS NO EVIDENCE OF OCCUPATION OTHER THAN SHOWN.
  - ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - DOCUMENTS USED: AS SHOWN.
  - DENOTES 5/8" CAPPED IRON PIN "EVANS CIVILPRO".
  - DENOTES 1/2" WITH "HENDERSON & BODWELL" CAP IRON PIN "FOUND" UNLESS OTHERWISE NOTED.

**RESTRICTIONS ON UTILITY EASEMENTS**  
EASEMENTS OF SAID PLAT DESIGNATED AS "UTILITY EASEMENTS" ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION 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:

- REDUCE THE CLEARANCE OF UNDERGROUND FACILITIES
- IMPAIR THE LAND SUPPORT OF SAID FACILITIES
- IMPAIR THE ABILITY TO MAINTAIN THE FACILITY
- CREATE HAZARD.

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

**RESTRICTIONS ON WATER AND SEWER EASEMENTS**  
NO PRIVATE 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 THE PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DONE ON SAID RIGHT-OF-WAY OR EASEMENTS TO SOIL, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR THE 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.

OWNER/SUBDIVIDER  
SCOTT L. & ANNE E. THATCHER  
4538 MORRIS COURT  
MASON, OHIO 45040

WARREN 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 NOS. \_\_\_\_\_  
FEE: \_\_\_\_\_

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

WARREN COUNTY AUDITORS TRANSFER  
TRANSFERRED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

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

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

PC NO. \_\_\_\_\_  
CHAIRMAN

CITY ENGINEER APPROVAL:  
I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

CITY ENGINEER

CITY COUNCIL APPROVAL:  
I HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. \_\_\_\_\_.

CLERK OF COUNCIL MAYOR

**DEED REFERENCE**  
SITUATED IN SECTION 1, TOWN 3, RANGE 3, B.T.M., THE CITY OF MASON, COUNTY OF WARREN, STATE OF OHIO AND BEING ALL OF LOT 13, 0.6647 ACRES, OF HERITAGE CLUB SECTION 1 AS RECORDED IN PLAT BOOK 32, PAGES 32-36, RECORDER'S OFFICE, WARREN COUNTY, OHIO AND BEING ALL OF THE 0.1880 ACRE TRACT AS CONVEYED TO SCOTT & ANNE THATCHER AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 2997, PAGE 531, WARREN COUNTY, OHIO.

**SUBJECT TO HOA RESTRICTIONS**  
THIS PROPERTY SHALL BE SUBJECT TO THE RULES, REGULATIONS, COVENANTS AND RESTRICTIONS OF THE HERITAGE CLUB HOMEOWNERS' ASSOCIATION DOCUMENTS RECORDED IN OFFICIAL RECORD BOOK 1160, PAGE 701 OF THE WARREN COUNTY, OHIO RECORDS INCLUDING, BUT NOT LIMITED TO, SECTION 3.5 OF ARTICLE III OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIENS ENTITLED GOLF COURSE EASEMENTS, AND ALSO SUBJECT TO ALL FUTURE AMENDMENTS AND SUPPLEMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

**CERTIFICATE OF SURVEYOR:**  
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 10/3/16 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



JOSEPH F. CHARLSON, SURVEYOR NO. 8003 DATE: \_\_\_\_\_

<b>Evans CivilPro Engineers, LLC</b> Consulting Engineers & Surveyors 4700 DUKE DRIVE, SUITE 100 Mason, Ohio 45040 (513) 398-1728	LOT 13A HERITAGE CLUB SECTION 1	CKD BY
	SITUATED IN SECTION 1, TOWN 3, RANGE 3, B.T.M.	DWN BY JFC
	CITY OF MASON WARREN COUNTY, OHIO	JN: W00543
	SCALE: 1 INCH = 40 FEET	DATE: 10/20/16
		SHT 1 OF 1