

DEDICATION

WE THE UNDERSIGNED BEING THE OWNER OF LOTS 254 AND PARCEL 16 COMMON AREA OF HERITAGE CLUB, SECTION 11 AS RECORDED IN PLAT BOOK 74, PAGE 17 AS SITUATED IN SECTION 1, TOWN 3, RANGE 4 & SECTION 31, TOWN 4, RANGE 3, CITY OF MASON, WARREN COUNTY, OHIO, DO VOLUNTARILY CONSENT TO THE EXECUTION OF THE PLAT INTO LOTS _____ & _____, HERITAGE CLUB, SECTION _____.

WITNESS _____ OWNER
 WITNESS _____ OWNER

ACKNOWLEDGMENT

STATE OF OHIO S. S.
 BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME _____
 WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC, STATE OF OHIO



- LEGEND**
- IP FOUND - 1/2"
 - IP FOUND - 1"
 - PK FOUND
 - IRON PIPE FOUND
 - STEEL POST FOUND
 - CONC. MON. FOUND
 - STONE FOUND
 - IP SET - 5/8"
 - IP SET - 1"
 - MAC NAIL SET
 - RR SPIKE SET
 - SET LATH
 - CROSS NOTCH SET
 - BENCH MARK

HERITAGE CLUB SECTION

BEING A REPLAT OF PARCEL 16 & LOT 254 HERITAGE CLUB, SECTION 11 - P.B. 74, PG. 17

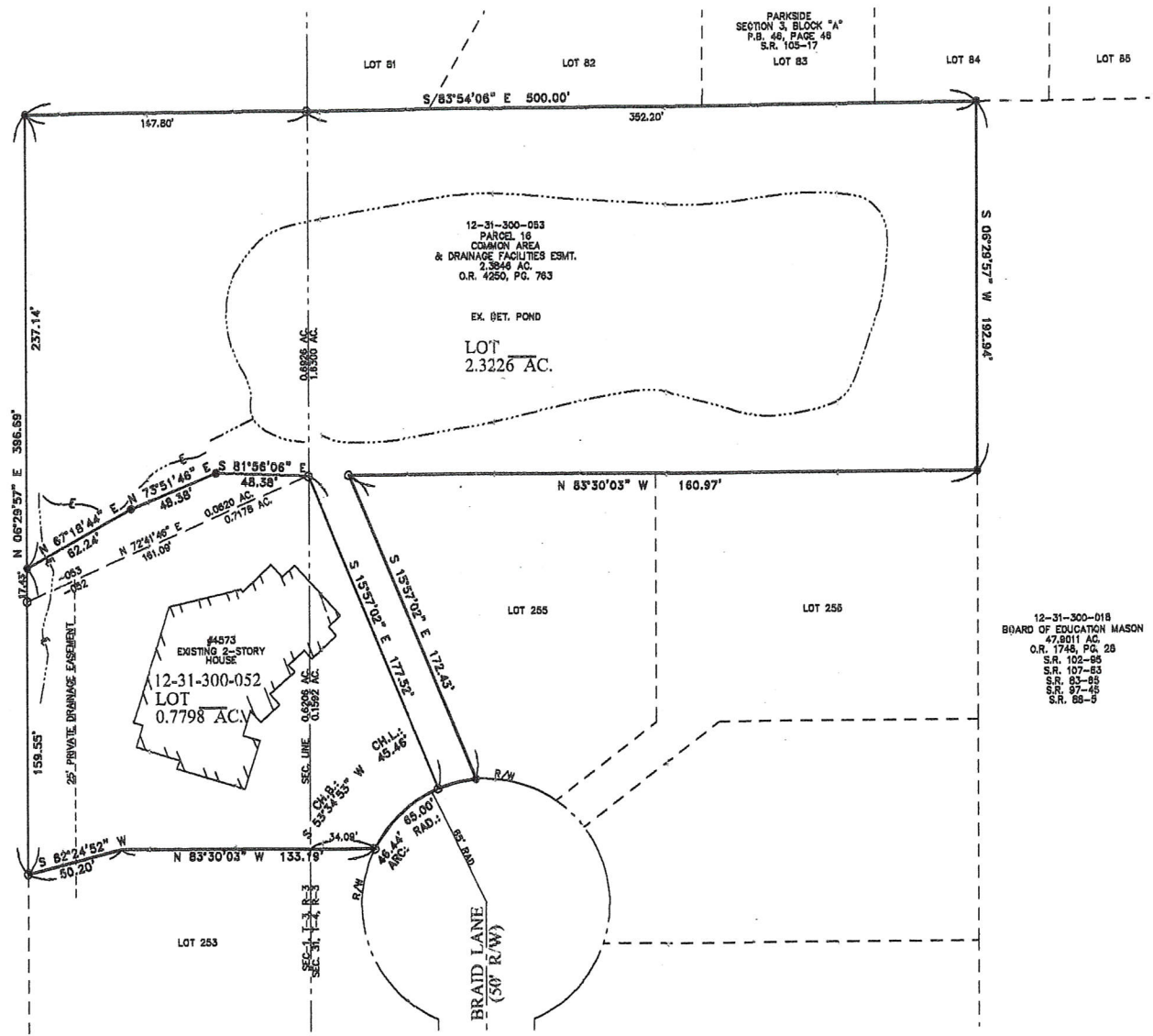
SITUATED IN SECTION 1, TOWN 3, RANGE 4 & SECTION 31, TOWN 4, RANGE 3 CITY OF MASON WARREN COUNTY, OHIO
 OCTOBER, 2016



	DOC. No. 2014-020288 12-31-300-082	O.R. 4250, PG. 763 12-31-300-053	TOTAL
LQT 254	0.7178	0.0000	0.7178
PARCEL 16 COMMON AREA	0.0000	2.3846	2.3846
			3.1024

	12-31-300-082	12-31-300-053	TOTAL
LOT _____	0.7798	0.0000	0.7798
LOT COMMON AREA	0.0000	2.3226	2.3226
			3.1024

LOT	SEC. 1	SEC. 31	TOTAL
	0.8208 AC.	0.1592 AC.	0.7798 AC.
	0.8928 AC.	1.8300 AC.	2.3226 AC.
			3.1024 AC.



DRAINAGE STATEMENT:
 THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY STORMWATER DETENTION/RETENTION FACILITIES, OPEN DRAINAGE DITCHES, OR OPEN CHANNELS, STORMWATER QUALITY PROVISIONS, OR BMP'S. DETENTION/RETENTION & STORMWATER QUALITY STRUCTURES AND FACILITIES SHALL BE MAINTAINED IN PERPETUITY BY THE LOT OWNERS OF THE DEVELOPMENT.

DEED REFERENCE:
 SITUATED IN SECTION 1, TOWN 3, RANGE 4 & SECTION 31, TOWN 4, RANGE 3, CITY OF MASON, WARREN COUNTY, OHIO AND BEING ALL OF LOT 254 AS CONVEYED TO BRAD AND MCKENZIE CURT IN DOCUMENT No: 2014-020288 W.C.R.O. AND PARCEL 16 COMMON AREA AS CONVEYED TO OF HERITAGE CLUB H.O.A. AS RECORDED IN O.R. 4250, PAGE 763 W.C.R.O. OF HERITAGE CLUB, SECTION 11 AS RECORDED IN PLAT BOOK 74, PAGE 17 OF THE WARREN COUNTY RECORDER'S OFFICE AND CONTAINING IN ALL 3.1024 ACRES.

OWNER & DEVELOPER

BRAD & MCKENZIE CURT
 4573 BRAID LANE
 MASON, OHIO 45040
 (513) 226-8760

PLAT PREPARED BY:

KING-HASSELBRING & ASSOCIATES
 CIVIL ENGINEERS-LAND SURVEYORS
 9200 MONTGOMERY ROAD, SUITE 21-B
 CINCINNATI, OHIO 45242
 (513) 932-3806

CITY PLANNING COMMISSION
 WE, THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO, DO HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20____.

CITY COUNCIL
 I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE _____ PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO.

ATTEST: _____ CLERK OF COUNCIL
 _____ MAYOR

CITY ENGINEER
 I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20____.

WARREN COUNTY AUDITOR
 RECEIVED AND TRANSFERRED ON THIS _____ DAY OF _____, 20____.

BY: _____ DEPUTY COUNTY AUDITOR

WARREN COUNTY RECORDER
 FILE NO. _____
 RECEIVED ON THIS _____ DAY OF _____, 20____ AT _____ M.
 RECEIVED ON THIS _____ DAY OF _____, 20____ AT _____ M.
 RECORDED IN PLAT BOOK No. _____ PAGE _____
 FEE _____

BY: _____ DEPUTY COUNTY RECORDER

ISSUED

NOV 07 2016

King-Hasselbring Assoc.
 CIVIL ENGINEERS & SURVEYORS

- BEARING SYSTEM FROM HERITAGE CLUB SUBDIVISION, SECTION 11 PLAT BOOK 74, PAGE 17
 DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENTS.
 OCCUPATION IN GENERAL FITS SURVEY.
 ALL MONUMENTS ARE IN GOOD CONDITION.
 OTHER SOURCE DOCUMENTS:
 1. DEED OF RECORD:
 DOC. No. 2014-020288 (12-31-300-082)
 O.R. 4250, PAGE 763 (12-31-300-053)
 O.R. 1748, PAGE 28 (12-31-300-018)
 O.R. 4351, PAGE 478 (11-01-400-056)
 2. PARKSIDE SUBDIVISION, SEC. 3, BLOCK "A"
 PLAT BOOK 46, PAGE 46
 3. SURVEY RECORDS:
 109-17 95-12
 102-85 93-28
 107-63 93-88
 83-65 112-44
 87-45
 88-5

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE COPY, MADE UNDER MY SUPERVISION IN SEPTEMBER, 2016 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.
 JUSTIN A. BISCHOP, P.E.
 OHIO REG. NO. 8596



Justin A. Bishop 11-7-16