

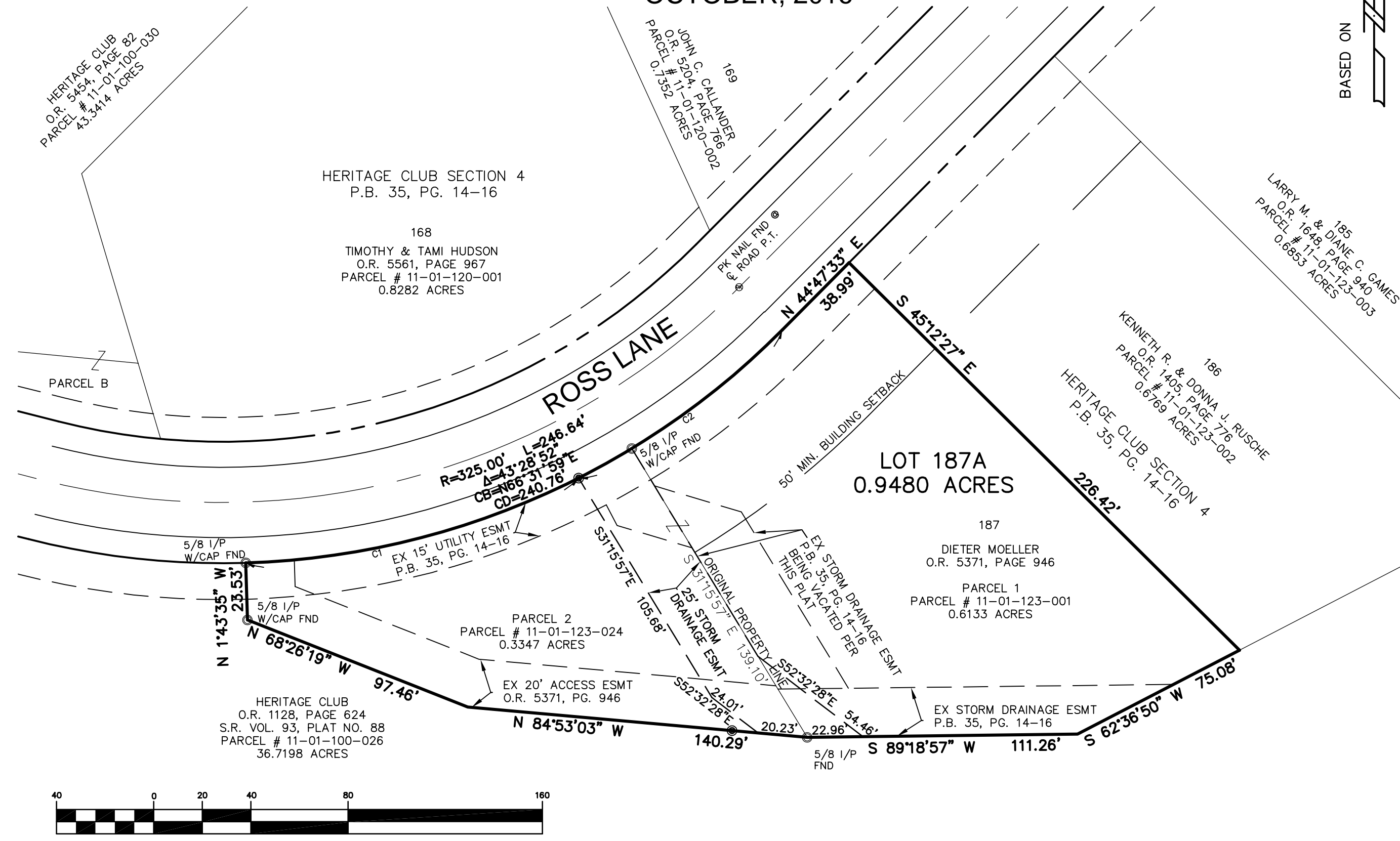
# HERITAGE CLUB SECTION 4 LOT 187A

BEING A REPLAT OF LOT 187  
HERITAGE CLUB SECTION 4  
P.B. 35, PGS. 14-16

AND  
PARCEL 2 OF LANDS CONVEYED TO DIETER MOELLER  
AS RECORDED IN O.R. 5371, PG. 946  
CONTAINING 0.9480 ACRES

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

OCTOBER, 2016



CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH DISTANCE
C1	142.53'	325.00'	25°07'40"	N75°42'35"E	141.39'
C2	104.11'	325.00'	18°21'13"	N53°58'09"E	103.66'

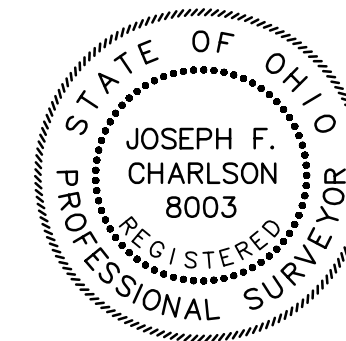
**RESTRICTIONS ON WATER AND SEWER EASEMENTS**  
NO PRIVATE IMPROVEMENTS OF ANY KIND EXCEPT STREET TREES AS REQUIRED BY THE LANDSCAPE ORDINANCE SHALL BE MADE ON SAID RIGHT-OF-WAY OF EASEMENT, WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY OR OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE 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 SO, 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.

**LANDSCAPE EASEMENTS**  
ALL LANDSCAPING AND AMENITY IMPROVEMENTS LOCATED WITHIN ANY LANDSCAPE EASEMENT AREA SHALL BE MAINTAINED BY THE HERITAGE CLUB HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATIONS OF COVENANTS AND RESTRICTIONS FOR THE HERITAGE CLUB HOMEOWNERS ASSOCIATION OR CITY OF MASON LANDSCAPE ORDINANCE. THE LANDSCAPING AND EASEMENTS ARE TO AND FOR THE BENEFIT OF THE HERITAGE CLUB HOMEOWNERS ASSOCIATION.

OWNER/SUBDIVIDER  
DIETER MOELLER  
6831 ROSS LANE  
MASON, OHIO 45040

**CERTIFICATE OF SURVEYOR:**  
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 10/4/16 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



JOSEPH F. CHARLSON, SURVEYOR NO. 8003 DATE:

**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: DIETER MOELLER  
BY: DIETER MOELLER  
NAME: DIETER MOELLER  
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 DIETER MOELLER 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 LIENHOLDER: GUARDIAN SAVINGS BANK, FSB  
AS TO ALL: BY: \_\_\_\_\_  
NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ TITLE: \_\_\_\_\_

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 GUARDIAN SAVINGS BANK, FSB BY \_\_\_\_\_ 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 LIENHOLDER: PNC BANK  
AS TO ALL: BY: \_\_\_\_\_  
NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ TITLE: \_\_\_\_\_

NAME: \_\_\_\_\_  
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 PNC BANK BY \_\_\_\_\_ 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	187	0.6133	11-01-123-001
OLD	PARCEL 2	0.3347	11-01-123-024
NEW	187A	0.9480	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 5/8" IRON PIN "FOUND".

**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 CINERGY, SPRINT, TIME WARNER CABLE, CITY OF MASON.

**WARREN COUNTY RECORDER**

FILE NO. \_\_\_\_\_  
RECORDED 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 187, 0.6133 ACRES, OF HERITAGE CLUB SECTION 4 AS RECORDED IN PLAT BOOK 35, PAGES 14-16, RECORDER'S OFFICE, WARREN COUNTY, OHIO AND BEING ALL OF THE 0.3347 ACRE TRACT AS CONVEYED TO DIETER MOELLER AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 5371, PAGE 946, 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.