

DEED REFERENCE

SITUATED IN SECTION 25, TOWN 4, RANGE 3, CITY OF MASON, WARREN COUNTY, OHIO CONTAINING 30.8606 ACRES, BEING ALL OF LOTS #5 AND #7 OF LAKEWOOD COMMERCE CENTER, SECTION 2 AS RECORDED IN PLAT BOOK 87, PAGES 39-40 AND BEING PART OF THE SAME TRACT AS CONVEYED TO HARRIS MASON PROCESSING, LLC, AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT #2016-000560 AND BEING ALL OF LOT #6 OF LAKEWOOD COMMERCE CENTER, SECTION 2 AS RECORDED IN PLAT BOOK 87, PAGES 39-40 AND BEING PART OF THE SAME TRACT AS CONVEYED TO MASON PROCESSING, LLC, AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD 5878, PAGE 641, WARREN COUNTY, OHIO.

HOA RESTRICTIONS

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS AND RESTRICTIONS OF THE LAKEWOOD COMMERCE CENTER OWNERS ASSOCIATION AS RECORDED IN BOOK 4735, PAGE 62, OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL RECORDED AMENDMENTS AND SUPPLEMENTS TO THE LAKEWOOD COMMERCE CENTER OWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

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 LIENHOLDERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

OWNER: HARRIS MASON PROCESSING, LLC LOT #5 AND LOT #7

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 HARRIS MASON PROCESSING, 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: _____

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 LIENHOLDERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

OWNER: MASON PROCESSING, LLC

NAME: _____

PRINTED NAME: _____

TITLE: _____

STATE OF: _____

COUNTY OF: _____

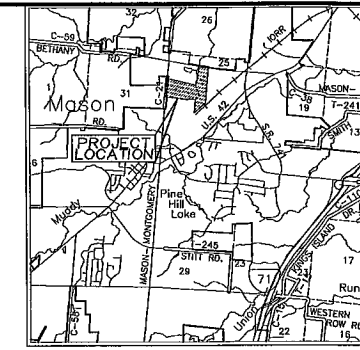
BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME MASON PROCESSING, LLC, AS REPRESENTED BY, _____, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LAKEWOOD COMMERCE CENTER SECTION 3

BEING A RE-PLAT OF ENTIRE LOTS #5, #6, AND #7 OF LAKEWOOD COMMERCE CENTER, SECTION 2, P.B. 87, PG. 39-40 SECTION 25, TOWN 4, RANGE 3, DEERFIELD TOWNSHIP BETWEEN THE MIAMIS, CITY OF MASON WARREN COUNTY, OHIO FEBRUARY, 2016



APPROVALS VICINITY MAP NOT TO SCALE

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 _____

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.

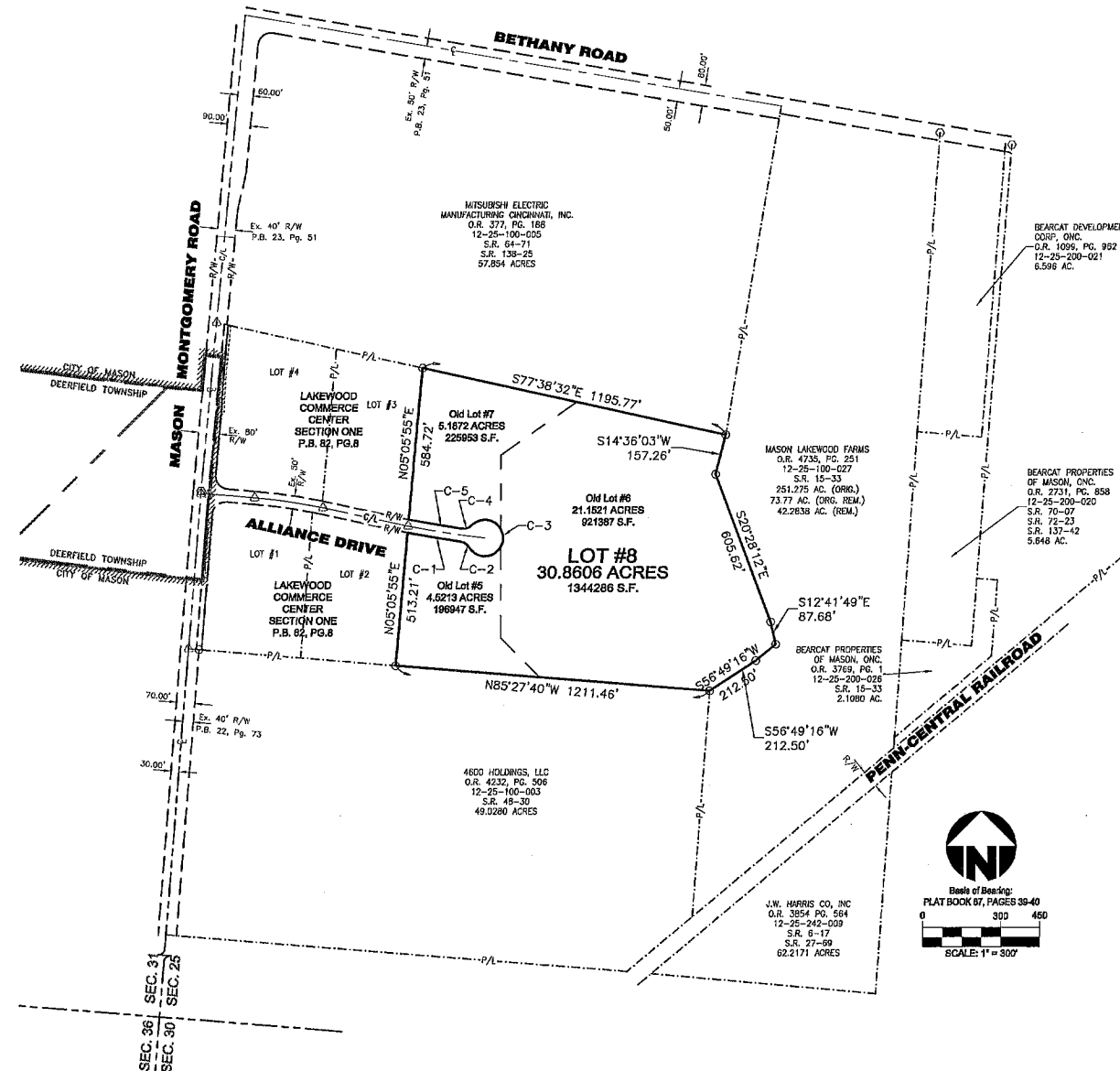
RECORDED IN PLAT BOOK NO. _____ ON PAGE NO. _____

SEE: _____

COUNTY RECORDER _____

DEPUTY _____

PRINTED NAME: _____



Old Lot #	Swidwell Reference No.	Area.
5	12-25-100-033	4.5213 ac.
6	12-25-100-034	21.1821 ac.
7	12-25-100-035	5.1872 ac.

New Lot #	Swidwell Reference No.	Area.
8		30.8606 ac.
Remainder		0 ac.

Curve	Delta	Radius	Length	Chord
C-1	3°20'16"	3525.00'	205.35'	S80°31'22"E 205.32'
C-2	50°47'52"	49.00'	43.44'	S56°47'34"E 42.03'
C-3	283°05'22"	70.00'	345.86'	N07°03'41"E 87.07'
C-4	52°19'26"	49.00'	44.75'	S71°40'43"W 43.21'
C-5	3°23'35"	3475.00'	205.78'	N80°27'47"W 205.75'

LEGEND

- Found 5/8" Iron Pin
- Found Spike
- △ Found MAG Nail
- R/W - Ex Right of Way

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, P.S. DATE _____
PROFESSIONAL SURVEYOR #7121 IN THE STATE OF OHIO



EXHIBIT A
PAGE 1 OF 2

PRELIMINARY

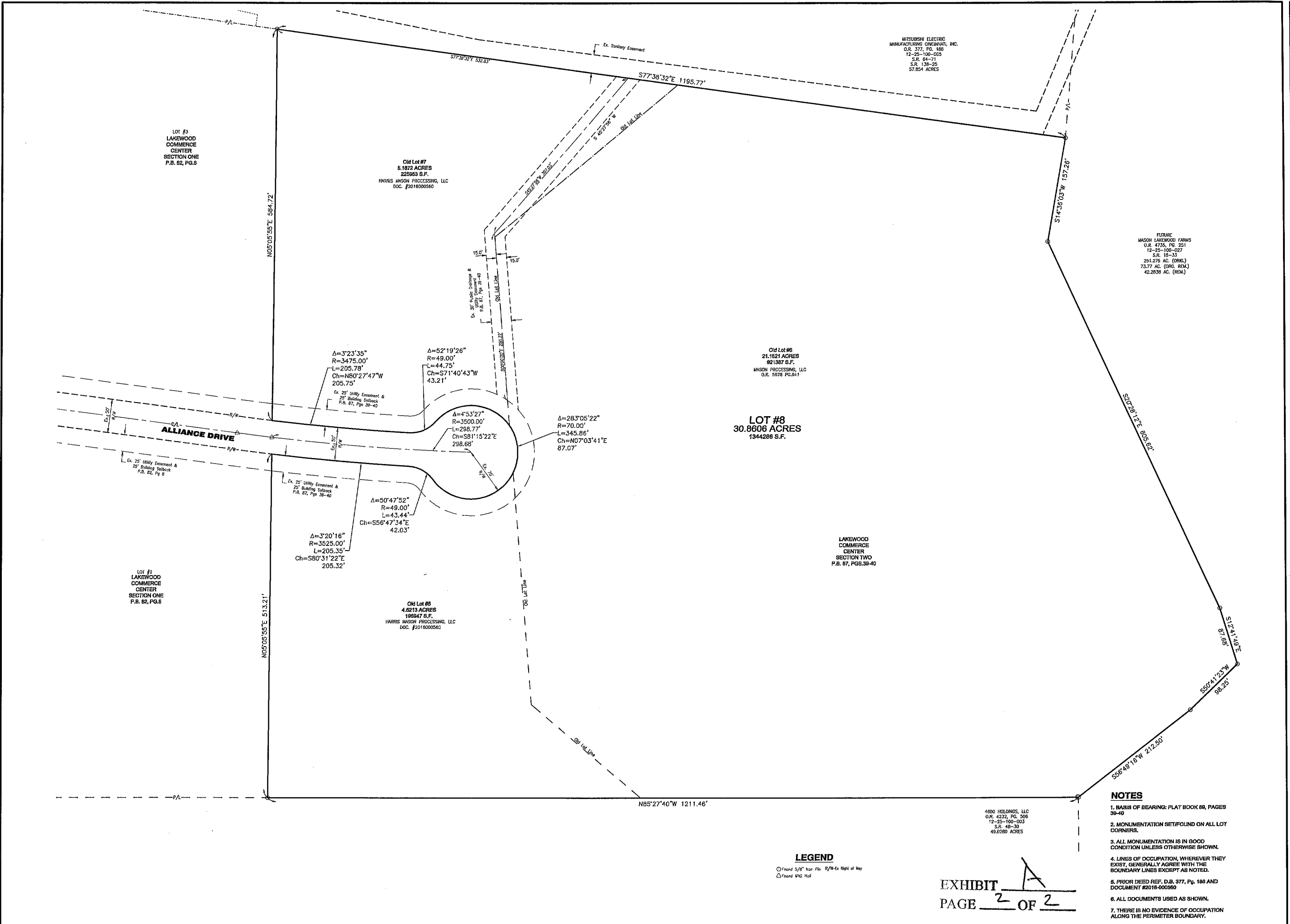
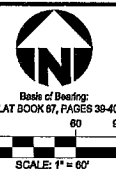
LAKEWOOD COMMERCE CENTER SECTION 3
BEING A RE-PLAT OF ENTIRE LOTS #5, #6, AND #7 OF LAKEWOOD COMMERCE CENTER, SECTION 2, P.B. 87, PG. 39-40 SECTION 25, TOWN 4, RANGE 3, DEERFIELD TOWNSHIP BETWEEN THE MIAMIS, CITY OF MASON WARREN COUNTY, OHIO



Drawing: **02C129-002 SEC3 TITLE**
Drawn by: **DDS**
Checked by: **BRJ**
Issue Date: **2-5-16**
Sheet: **1/2**

Plot time: Feb 10, 2016 - 05:29am
Drawing name: J:\2016\02C129-002\SV\DWG\02C129-002 SEC3 TITLE.dwg - Layout Tab: TITLE

Plot time: Feb 10, 2016 - 04:46am
 Drawing name: J:\2016\0612\0612-012\12-002 SEC3 RP.dwg - Layout Tab: PLAT



Item	Revision Description	Date	Drawn	Chk

LAKWOOD COMMERCE CENTER SECTION 3
 BEING A RE-PLAY OF ENTIRE LOTS #6, #5 AND #7 OF
 LAKEWOOD COMMERCE CENTER SECTION 2, P.B. 87, PG. 39-40
 SECTION 25, TOWN 4, RANGE 3, DEERFIELD TOWNSHIP
 BETWEEN THE MIAMIS, CITY OF MASON
 WARREN COUNTY, OHIO
 RE-PLAT



Drawing: 09C129-002 SEC3 RP
 Drawn by: DDS
 Checked by: BRJ
 Issue Date: 2-5-16
 Sheet: 2/2

- NOTES**
1. BASIS OF BEARING: PLAT BOOK 88, PAGES 39-40
 2. MONUMENTATION SET/FOUND ON ALL LOT CORNERS.
 3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
 4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS NOTED.
 5. PRIOR DEED REF. D.B. 577, PG. 188 AND DOCUMENT #2016-000569
 6. ALL DOCUMENTS USED AS SHOWN.
 7. THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER BOUNDARY.

LEGEND
 O Found 3/8" Iron Pin R/W-Ex Right of Way
 Δ Found W/O Nail

EXHIBIT A
 PAGE 2 OF 2

4600 HOLDINGS, LLC
 O.R. 4232, PG. 506
 12-25-100-003
 S.R. 48-30
 49.0289 ACRES