OWNERS CONSENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIMISION 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, MAINTENHANCE, DEDICATE EASEMENTS SHOWN ON THE PLAT FOR CONSTRUCTION, OPERATION, MAINTENHANCE, DEPAIR, 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 FIRE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EXPRESS TO THE DEPOCRETY FOR SAID PUBLICAGES TO THE

AS TO ALL:	OWNER: MASON MANOR HOUSE, LLC
	BY:
NAME: WITNESS	KATHLEEN A, KINANE MEMBER
NAME: WITNESS	
STATE, PERSONALLY CAME N WHO ACKNOWLEDGED THE SI VOLUNTARY ACT AND DEED.	DAY OF , 2012 ED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND HASON MANOR HOUSE, LLC BY KATHLEEN A. KINANE, MEMBER CRING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR
IN TESTIMONY WHEREOF, I H ABOVE WRITTEN:	ave set my hand and notary seal on the day and dat
NAME: NOTARY PUBLIC STATE OF OHIO	MY COMMISSION EXPIRES
AS TO ALL:	LIENHOLDER:
	BY:
NAME: WITNESS	PRINT NAME:
NAME: WITNESS	
BEFORE ME, THE UNDERSIGN	SS:
	HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DA
NAME: NOTARY PUBLIC STATE OF OHIO	MY COMMISSION EXPIRES

RESTRICTIONS ON UTILITY EASEMENTS

EASEMENTS ON SAID PLAT DESIGNATED AS "UTILITY EASEMENTS" ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES AND CONDUITS AND THE INCESSARY ATTACHMENTS IN CONNECTION THEREWITH; FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE AND OTHER UTILITIES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERFORMING STORM WATER DEADINS, POR SUPPLYING GAS, WATER, HEAT, ELECTRIC, TELEPHONE AND OTHER PUBLIC OR QUASI PUBLIC UTILITY FUNCTIONS TOCETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND CONSERVENT OR IMPORTANT OF AND OTHER PUBLIC OR QUASI PUBLIC UTILITY FUNCTIONS TOCETHER WITH THE RIGHT OF INGRESS TO AND OWNERTONS, AND ALSO THE RIGHT OF INGRESS TO AND OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO 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.

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 IMPLICATED ON THIS PLAT FOR ANY DAMAGE DONE ON SAID RIGHT—OF—WAY OR EASEMENTS TO SOD, SHRUBBERY, TREES, UNDERGROUND PIPES, WRING OR SPRINKLERS, DRIVEWMAYS OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

RESTRICTIONS ON PRIVATE DRABNAGE 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.

MASON MANOR HOUSE LOT 1A

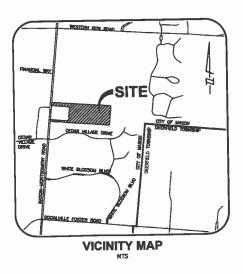
BEING A REPLAT OF LOT 1 OF MANOR HOUSE SUBDIVISION P.B. 39, PG. 9 AND ALSO INCLUDING PARCELS RECORDED IN OFFICIAL RECORD 4633, PG 773

CONTAINING 15.0039 ACRES

SITUATED IN

SECTION 28, TOWN 4, RANGE 2, B.T.M. CITY OF MASON WARREN COUNTY, OHIO

FEBRUARY 2012



	LOT No.	SIDWELL No.	
OLD	LOT 1 7.241 AC.	16-28-152-008	
OLD	4,9814 AC.	16-28-152-0111	
OLD	2,7726 AC.	16-28-152-0112	
NEW	LOT 1A	16-28-152-	
	NO DEM		

OWNER: MASON MANOR HOUSE, LLC 7440 MASON-MONTGOMERY ROAD MASON, OHIO 45040 (513)-459-0177

END	
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EDK OF COLINGI	THIS PLAT WAS APPROVE
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MAYOR	

CERTIFICATE OF SURVEYOR:
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY
SUPERMISION ON 1/4/12 AND THAT ALL MONUMENTATION HAS BEEN FOUND OR SET AS



JAMES E. TOFRNER SURVEYOR NO. S-7725

DEED REFERENCE

PREPARED BY

ENDERSON AND BODWELL, LLF

CONSULTING ENGINEERS

3530 IRWIN-SIMPSON RD MASON, OHIO 45040

PLAINVIEW, NEW YORK

DEED REFERENCE:
STUATED IN SECTION 28, TOWN 4, RANGE 2, B.T.M., THE CITY OF MASON, COUNTY OF WARREN, STATE OF CHIO AND BEING A SUBDIMISION CONTAINING A TOTAL OF 15.0039 ACRES OF THE LANDS OF MASON MANOR HOUSE, LLC AND INCLUDES ALL OF LOT 1 OF MANOR HOUSE SUBDIMISION AS RECORDED IN PLAT BOOK 39 AT PAGE 9, ALL OF THE 4.8814 ACRE AND 2.7726 ACRE TRACTS AS CONVEYED AND DESCRIBED IN THE DEEDS RECORDED IN OFFICIAL RECORD BOOK 3752 PAGE 375 AND OFFICIAL RECORD BOOK 4833 PAGE 773, WARREN COUNTY, OHIO.

EXHIBIT PAGE 2 OF 2

JN: CHF01.L

MASON MANOR HOUSE BEING A REPLAT OF LOT 1 OF MANOR HOUSE SUBDIVISION P.B. 39, PG. 9 AND ALSO INCLUDING PARCELS ORDED IN OFFICIAL RECORD 4833, PG 7 SITUATED IN CITY OF MASON

SHT 1 0F 2

WARREN COUNTY, OHIO

AREA SUMMARY

	16-28-152-008 0.R. 3752 PG. 375	16-28-152-0111 0.R. 4633 PG. 773	16-28-152-0112 O.R. 4633 PG. 773	TOTAL
LOT 1A	7.2407 AC.	4.9885 AC.	2.7655 AC.	14.9947 AC.
R/W	0.0000 AC.	0.0021 AC.	0.0071 AC.	0.0092 AC.
	7.2407 AC.	4.9906 AC.	2.7726 AC.	15.0039 AC.
TOTAL	7.2407 AG.	1.5500 710.		

