

DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO PUBLIC USE FOREVER.

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF ingress and egress AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER, WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF THE CITY OF MASON, OHIO AND ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO, THE CITY OF MASON, DUKE ENERGY OHIO/KENTUCKY, INC., UNITED TELEPHONE, AND WARNER AMEX.

OWNER: TRADITIONS INVESTMENTS-DEERFIELD, LTD., AN OHIO LIMITED LIABILITY COMPANY
BY: GREAT TRADITIONS DEVELOPMENT GROUP, INC., ITS MANAGING MEMBER
WITNESS: JAMES E. KIEFER, ITS VICE PRESIDENT

WITNESS: JAMES E. KIEFER, ITS VICE PRESIDENT

COUNTY OF OHIO SS: STATE OF OHIO SS:

BE IT REMEMBERED ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JAMES E. KIEFER, VICE PRESIDENT, OF GREAT TRADITIONS DEVELOPMENT GROUP, INC., MANAGING MEMBER OF TRADITIONS INVESTMENTS-DEERFIELD, LTD., AND OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF BOTH COMPANIES.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC MY COMMISSION EXPIRES

LIEN HOLDER: LANDMARK CLUB HOLDINGS II, LLC AN OHIO LIMITED LIABILITY COMPANY

BY: J. P. DOUGLAS WATSON, II
TITLE: CONTROLLER

STATE OF OHIO }
COUNTY OF } SS

BE IT REMEMBERED ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME J. P. DOUGLAS WATSON, II, THE CONTROLLER OF LANDMARK CLUB HOLDINGS II, LLC, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF THE COMPANY.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES:

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN. MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE. MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTION 711.03 OF THE OHIO SURVEYING LAWS.

PRIVATE DRAINAGE BETWEEN LOTS:

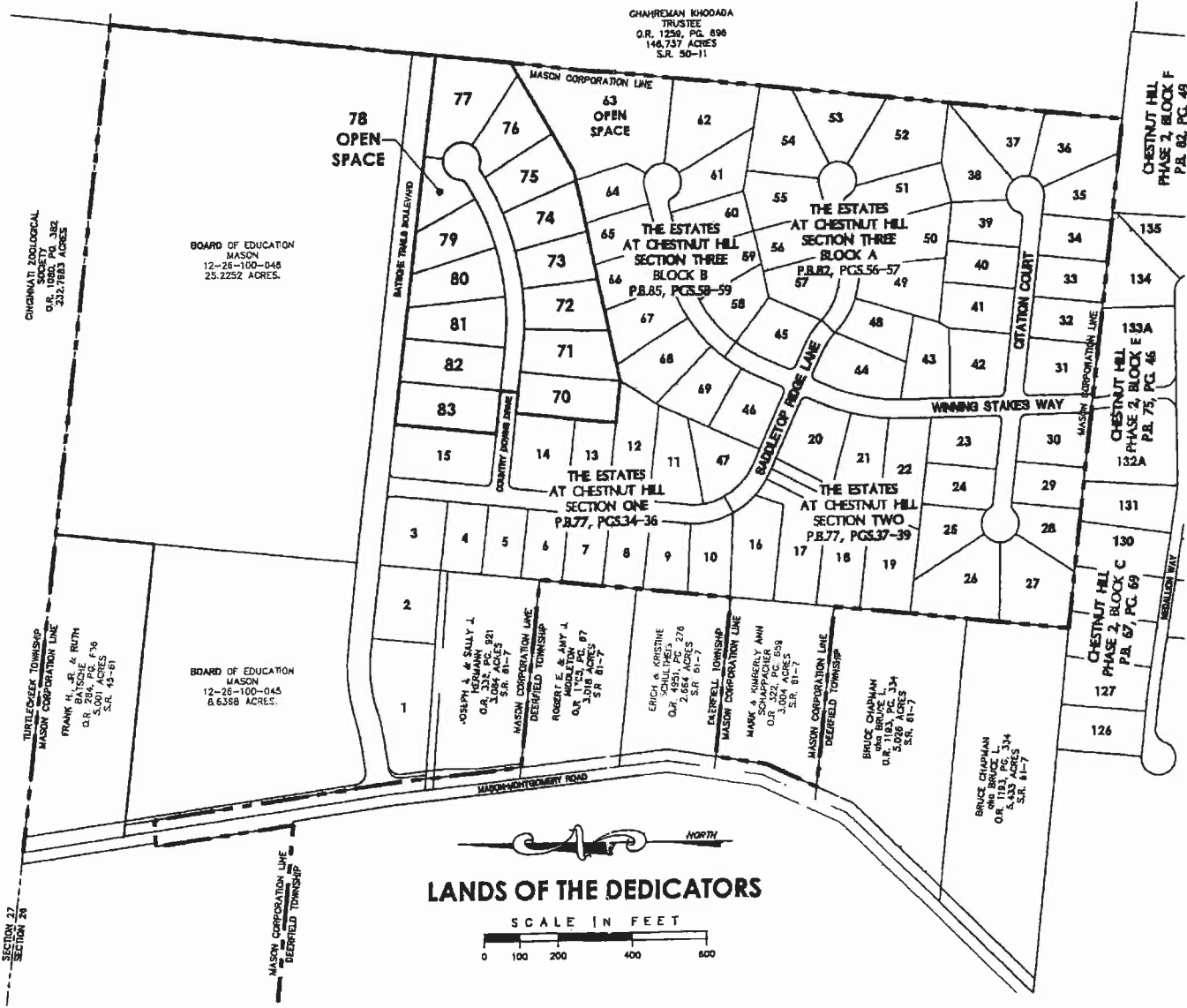
UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ADJOINING LOT LINES. THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT. THE DECLARANT, FOR ITS AGENT AND BUILDERS, RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES, DRAINAGE PIPE, AND DRAINAGE TILE WITHIN SAID EASEMENT FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES.

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENT:

THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY "PRIVATE DRAINAGE 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 EASEMENT, 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.

RESTRICTIONS ON WATER AND SEWER EASEMENTS:

NO PRIVATE IMPROVEMENTS OF ANY KIND EXCEPT STREET TREES AS REQUIRED BY MASON 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, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, OR REPLACING SAID IMPROVEMENTS.



VICINITY MAP N.T.S.

AREA IN LOTS 8.6880 ACRES
AREA IN OPEN SPACE 0.3860 ACRES
AREA IN R/W 0.8705 ACRES
TOTAL AREA 9.9445 ACRES

OWNER/DEVELOPER:

TRADITIONS INVESTMENTS-DEERFIELD, LTD.
4000 EXECUTIVE PARK DRIVE, SUITE 250
CINCINNATI, OHIO 45241

EXHIBIT "A"
PAGE 1 OF 2

SUBMITTAL DATE JULY 2012

COUNTY RECORDER:
FILE NO. _____
RECEIVED THIS DAY OF _____, 20____, AT _____ A.M./P.M.
RECORDED THIS DAY OF _____, 20____, AT _____ A.M./P.M.
RECORDED IN PLAT BOOK NO. _____, PAGE _____
FEE: _____

BY: _____ DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR:
TRANSFERRED THIS DAY OF _____, 20____

BY: _____ DEPUTY WARREN COUNTY AUDITOR

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

CHAIRMAN

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

CITY ENGINEER

CITY COUNCIL:
I HEREBY CERTIFY THAT ON THE DAY OF _____, 20____, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. _____

CLERK MAYOR

SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS:
THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS, AND RESTRICTIONS OF THE ESTATES AT CHESTNUT HILL HOME OWNERS ASSOCIATION, AS SET FORTH IN OFFICIAL RECORD 4347, PAGE 375, OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO, WHICH INCLUDES MAINTENANCE AND RESTRICTIONS FOR THE PEDESTRIAN PLAZA EASEMENT. (INCLUDING ANY AMENDMENTS THERETO)

DEED REFERENCE:
SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 9.9445 ACRES AND BEING PART OF A 39.6367 ACRE TRACT AS CONVEYED TO TRADITIONS INVESTMENTS-DEERFIELD, LTD., BY DEED RECORDED IN OFFICIAL RECORD BOOK 4063, PAGE 136, WARREN COUNTY, OHIO RECORDER'S OFFICE.

CERTIFICATE OF SURVEYOR:
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JULY 18, 2012 AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.



Jerry L. Keller, P.S.
DATE: 7/13/12
OHIO REGISTRATION NO. 7384

THE ESTATES AT CHESTNUT HILL SECTION FOUR

SECTION 26, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 1908
Cincinnati, Ohio 45241-2097
Tel 513.769.0004 • Fax 513.643.7099
www.mcsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects
Planners • Information Technology Planners
Drawn By: JLK Date: JULY 18, 2012 Project No.: 05354.00 Sheet No.: 1/2
Project Mgr.: JLK Scale: 1"=200' Points D.R.: 05354
CAD: 05354003-REC-4 X-Ref.: N/A File No.: 05354

