

**DEED REFERENCE**

SITUATED IN SECTION 24, TOWN 4, RANGE 2, THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING 0.5606 ACRES OUT OF AN ORIGINAL 26.5874 ACRES AS CONVEYED TO HAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS HAL HOMES/FALLING BROOK, LLC BY OFFICIAL RECORD BOOK 4787, PAGE 169 AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 4085, PAGE 823, WARREN COUNTY, OHIO AND BEING ALL OF LOT 8 OF FALLING BROOK, PHASE A, AS RECORDED IN PLAT BOOK 77, PAGES 1-3.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR FALLING BROOK WHICH IS RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD VOLUME 4473, PAGE 883 AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE FALLING BROOK HOMEOWNERS' ASSOCIATION, INC.

**OWNERS CONSENT AND DEDICATION**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAN 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: HAL HOMES/FALLING BROOK, LLC

NAME: \_\_\_\_\_  
 PRINTED NAME: HAROLD R. SILVERMAN  
 TITLE: PRESIDENT

STATE OF: \_\_\_\_\_  
 COUNTY OF: \_\_\_\_\_

BE REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME HAROLD R. SILVERMAN, PRESIDENT HAL HOMES INC., MANAGER OF HAL HOMES/FALLING BROOK LLC, AND 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: \_\_\_\_\_

LIEN HOLDER: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

STATE OF: \_\_\_\_\_  
 COUNTY OF: \_\_\_\_\_

BE REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME \_\_\_\_\_, 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.

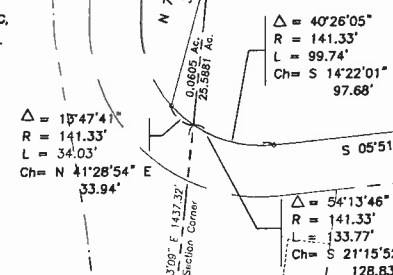
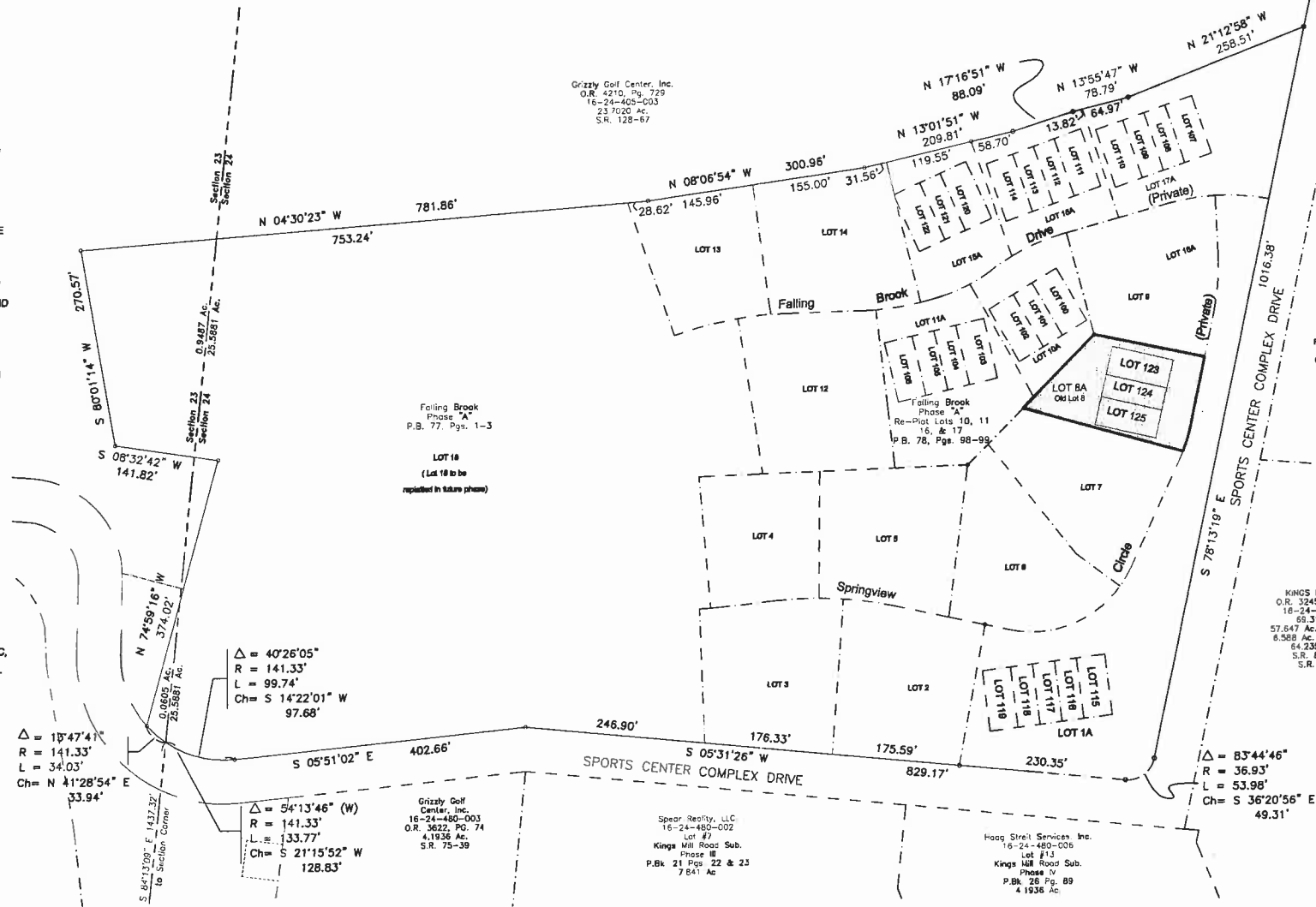
EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**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.

JEFFREY O. LAMBERY DATE \_\_\_\_\_  
 REG. SURVEYOR #7568 IN THE STATE OF OHIO



**SIDWELL TABLE**

OLD	_____
8A	_____
123	_____
124	_____
125	_____
REM	_____

**ACREAGE SUMMARY**

LOTS	0.2133 ACRES
RIGHT OF WAY	0.0000 ACRES
OPEN SPACE	0.3473 ACRES
TOTAL	0.5606 ACRES

**LOT TABLE**

LOT #	ACRES
8A	0.3473
123	0.0784
124	0.0803
125	0.0788

**RESTRICTIONS ON WATER AND SEWER EASEMENTS**

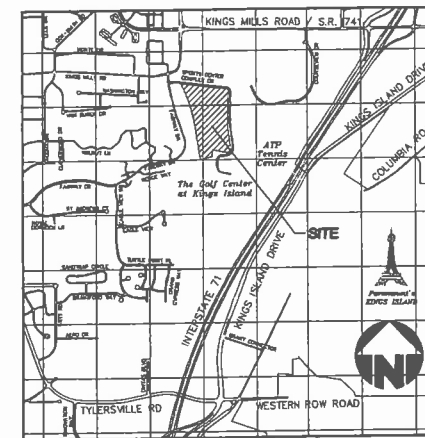
NO PRIVATE IMPROVEMENTS OF ANY KIND EXCEPT STREET TREES AS REQUIRED BY THE LANDSCAPE ORDINANCE SHALL BE MADE ON SAID RIGHT-OF-WAY OF EASEMENT, WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY OR OTHER SERVICE IMPROVEMENT, PRESENT OR FUTURE AND THE CITY OF MASON SHALL NOT BE RESPONSIBLE 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 SOIL, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENT 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.

**NOTES**

1. PRIOR DEED REF: HAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS HAL HOMES/FALLING BROOK, LLC BY OR 4787, PG. 169 AND DESCRIBED IN OR 4085, PG. 823.
2. BASIS BEARING: GPS OBSERVATIONS - WARREN COUNTY GEODETIC CONTROL NETWORK.
3. MONUMENTS WILL BE SET AS SHOWN AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE INDICATED ON THE PLAT. LOTS 123-125 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDMINIMUMS.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.



VICINITY MAP  
n.l.s.

**APPROVALS**

**PLANNING COMMISSION**

I HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

CHAIRMAN \_\_\_\_\_  
 PLANNING COMMISSION NO. \_\_\_\_\_

**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.

MAYOR \_\_\_\_\_  
 CLERK \_\_\_\_\_  
 ORDINANCE NO. \_\_\_\_\_

**CITY ENGINEER**

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY ENGINEER \_\_\_\_\_

**COUNTY AUDITOR**

TRANSFERRED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.

COUNTY AUDITOR \_\_\_\_\_ DEPUTY \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_

**COUNTY RECORDER**

FILE NO. \_\_\_\_\_  
 RECEIVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.  
 RECORDED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.  
 RECORDED IN PLAT BOOK NO. \_\_\_\_\_ ON PAGE NO. \_\_\_\_\_  
 FEE: \_\_\_\_\_

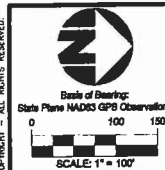
COUNTY RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_

EXHIBIT  
 PAGE 1 OF 2

**OWNER**  
 HAL HOMES/FALLING BROOK, LLC  
 8545 KENWOOD ROAD  
 SUITE 401  
 CINCINNATI, OHIO 45242  
 PH: (513)984-5380

**SURVEYOR**  
 BAYER BECKER  
 8900 TYLERSVILLE ROAD  
 MASON, OH, 45040  
 513-336-6800

**SHEET INDEX**  
 1. TITLE  
 2. PLAT



**FALLING BROOK, PHASE A-3**  
 AND BEING A REPLAT OF LOT #8  
 AT FALLING BROOK, PHASE A  
 8545 KENWOOD ROAD, SUITE 401  
 SECTION 24, TOWN 4, RANGE 2  
 CITY OF MASON, WARREN COUNTY, OHIO  
 OCTOBER, 2012  
 REPLAT LOT #8



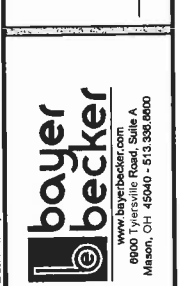
Drawn by: DDS  
 Checked by: J.O.I.  
 Issue Date: 10-02-12

1 OF 2

Plot Name: Oct\_30\_2012\_2:45pm Drawing Name: J:\2004\04\057-000\Survey\London\044057-000 LM BLD21.dwg Layout: Top: Title

Item	Revision Description	Date	Drawn:	CNL

**FALLING BROOK, PHASE A-3**  
 AND BEING A REPLAT OF LOT #6  
 AT FALLING BROOK, PHASE A  
 P.B. 77, PGS 1-3  
 SECTION 24, TOWNSHIP 4, RANGE 2  
 CITY OF MASSILLON, OHIO  
 OCTOBER, 2012  
 REPLAT LOT #8



**CURVE TABLE**

Curve	Delta	Radius	Length	Chord
C-1	10°13'34"	200.00'	35.70'	S7°3'06"32"E 35.65'

**LEGEND**

- Ex. 5/8" Iron Pin
- Found 5/8" Iron Pin
- Set 5/8" Iron Pin
- Set Magn. Pin

**NOTES**

- PRIOR DEED REF: HAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS HAL HOMES/FALLING BROOK, LLC BY OR 4787, PG. 168 AND DESCRIBED IN OR 4085, PG. 823.
- BASIS BEARING: GPS OBSERVATIONS - WARREN COUNTY GEODETIC CONTROL NETWORK.
- MONUMENTS WILL BE SET AS SHOWN AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE INDICATED ON THE PLAT. LOTS 123-125 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDOMINUMS.
- OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
- ALL EXISTING EASEMENTS AND PRIVATE STREETS PER P.B.K. 78, PG. 86

EXHIBIT **A**  
 PAGE **2** OF **2**

Drawing:	DEM057-000 LM BL221
Drawn by:	DDS
Checked by:	J.L.I.
Issue Date:	10-02-12

**2 OF 2**

Plot Time: Oct 30, 2012 2:03pm  
 Drawing name: J:\2012\10\30\12-000\Survey\LandInfo\041057-000 LM BL221.dwg - Layout\_Top Title

