

DFED REFERENCE
 SITUATED IN SECTION 24, TOWN 4, RANGE 2, THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING 0.5524 ACRES OUT OF AN ORIGINAL 26.5974 ACRES AS CONVEYED TO HAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS HAL HOMES/FALLING BROOK, LLC BY OFFICIAL RECORD BOOK 4085, PAGE 169 AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 4085, PAGE 323, WARREN COUNTY, OHIO AND BEING ALL OF LOT 16 OF FALLING BROOK, PHASE A, AS RECORDED IN PLAT BOOK 77, PAGES 1-3.

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: HAL HOMES/FALLING BROOK, LLC

NAME: _____
 PRINTED NAME: HAROLD R. SILVERMAN
 TITLE: PRESIDENT

STATE OF: _____
 COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2012, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME HAROLD R. SILVERMAN, PRESIDENT 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 _____, 2012, 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.

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

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 SOD, 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.

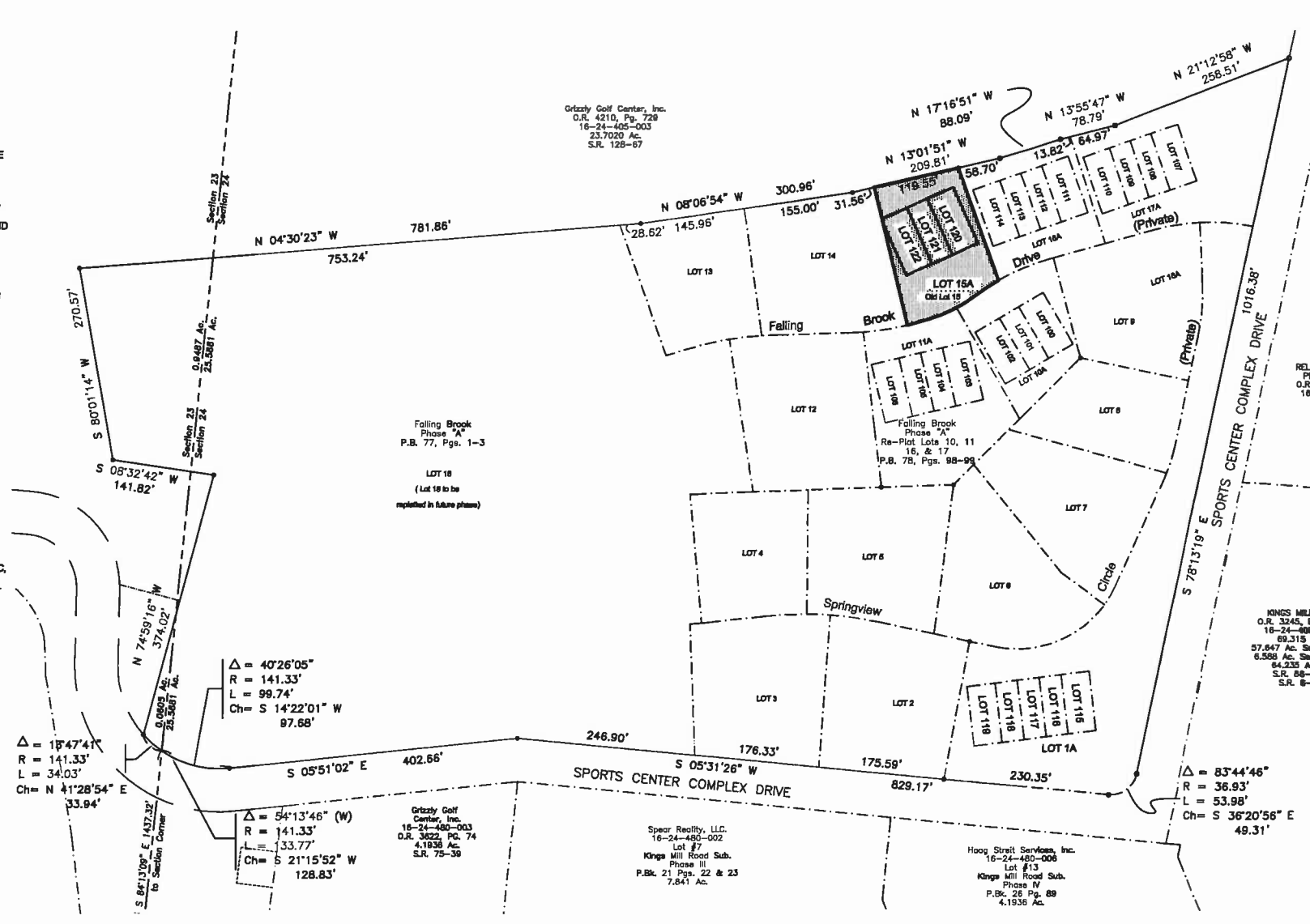
SURVEYORS CERTIFICATION

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. LAMBERT DATE
 REG. SURVEYOR #7568 IN THE STATE OF OHIO

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. 323.
2. BASIS BEARING: GPS OBSERVATIONS - WARREN COUNTY GEODETIC CONTROL NETWORK.
3. 6" IRON PINS WILL BE SET ON ALL LOT CORNERS, AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE NOTED.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.



SIDWELL TABLE

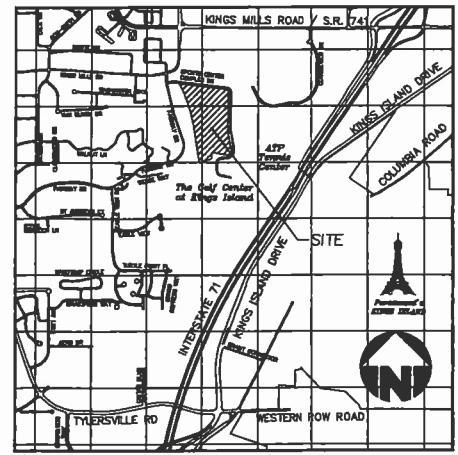
OLD	
15A	
120	
121	
122	
REM	

ACREAGE SUMMARY

LOTS	0.2134 ACRES
RIGHT OF WAY	0.0000 ACRES
OPEN SPACE	0.3380 ACRES
TOTAL	0.5524 ACRES

LOT TABLE

LOT #	ACRES
15A	0.3380
120	0.0768
121	0.0804
122	0.0764



APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2012 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 _____, 2012 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 _____, 2012.

CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 2012, AT _____ M.

COUNTY AUDITOR DEPUTY
 PRINTED NAME: _____

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS _____ DAY OF _____, 2012, AT _____ M.

RECORDED ON THIS _____ DAY OF _____, 2012, AT _____ M.

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

FEE: _____

COUNTY RECORDER DEPUTY
 PRINTED NAME: _____



SHEET INDEX

1. TITLE
2. PLAT

OWNER
 HAL HOMES/FALLING BROOK, LLC
 8545 KENWOOD ROAD
 SUITE 401
 CINCINNATI, OHIO 45242
 PH: (513)884-5360

SURVEYOR
 BAYER BECKER
 6800 TYLERSVILLE ROAD
 MASON, OH, 45040
 513-338-6600

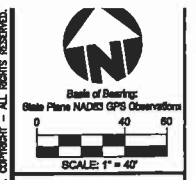
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FALLING BROOK, PHASE A-2
 AND BEING A REPLAT OF LOT #15
 AT FALLING BROOK, PHASE A
 P.B. 77, PGS. 1-3
 SECTION 24, TOWN 4, RANGE 2
 CITY OF MASON, WARREN COUNTY, OHIO
 JANUARY, 2012
 REPLAT LOT #15

bayer becker
 www.bayerbecker.com
 6800 Tylersville Road, Suite A
 Mason, OH 45040 - 513.338.6600

Drawing: DEM057-000 LM BLD03
 Drawn by: d.c.a.
 Checked by: j.o.l.
 Issue Date: 08-03-11

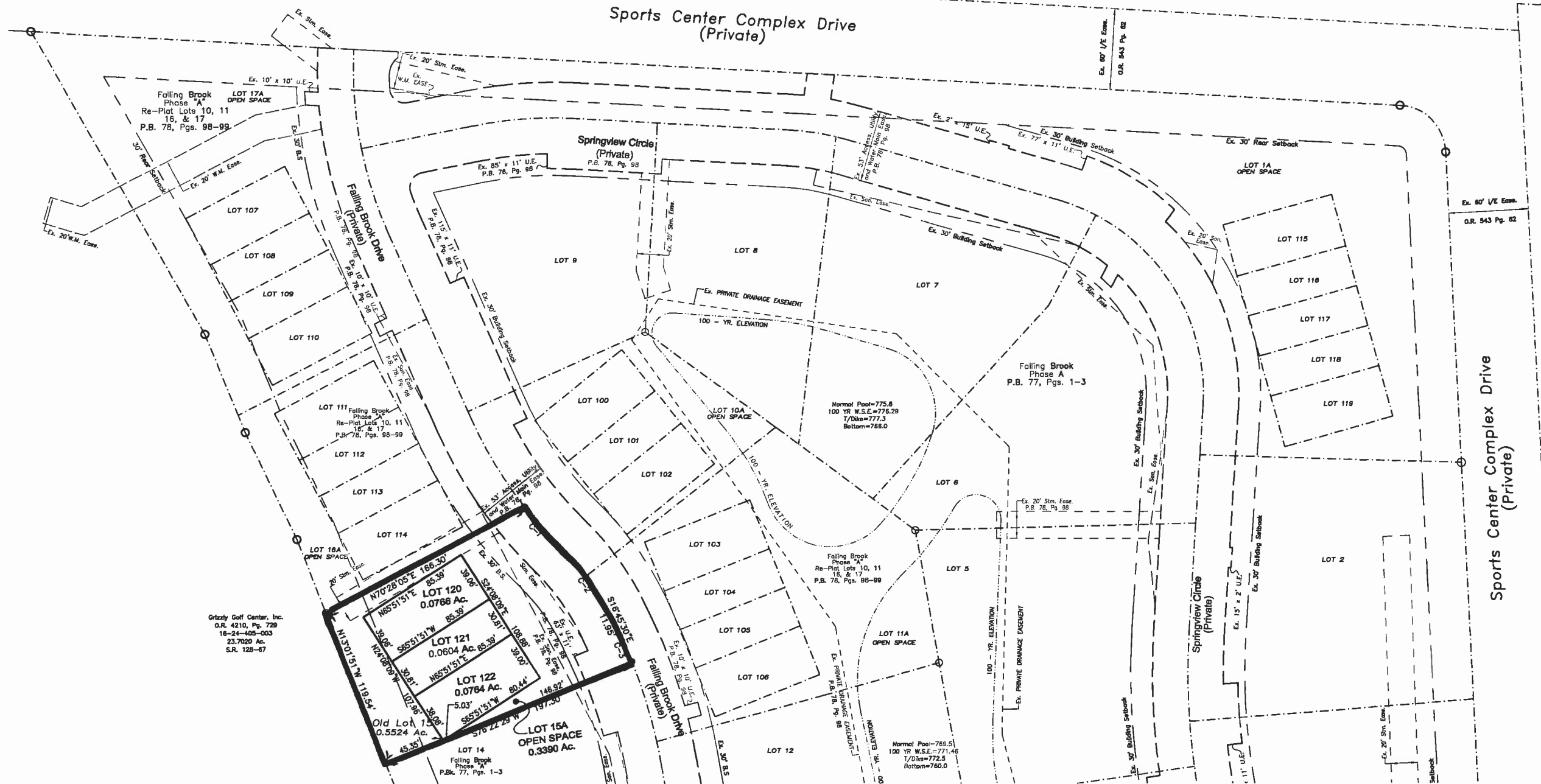
1 OF 2



Reference Medical Products, Inc.
 O.R. 398 Pg. 190
 18-24-401-001
 11.427 Ac.
 S.R. 77-92
 Zoned: H-7

KINGS HILL, LLC
 O.R. 3245, Pg. 500
 18-24-401-005
 89.315 Ac.
 57.847 Ac. Section 24
 6.589 Ac. Section 18
 64.235 Ac. R
 S.R. 86-100
 S.R. 8-11

Sports Center Complex Drive
 (Private)



Orlitzky Golf Center, Inc.
 O.R. 4210, Pg. 729
 16-24-405-003
 23.7020 Ac.
 S.R. 129-87

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	7°12'39"	300.00'	37.76'	S33°40'40"E 37.73'
C-2	20°31'30"	200.00'	71.65'	S27°01'15"E 71.26'
C-3	3°07'58"	365.00'	19.96'	S15°11'30"E 19.96'

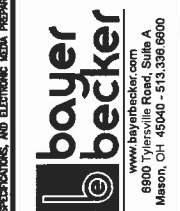
LEGEND

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

NOTES

1. PRIOR DEED REF: O.R. 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 15A & 120-122 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDMINUTUMS.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
5. ALL EXISTING EASEMENTS AND PRIVATE STREETS PER P.B.K. 76, PG. 98

FALLING BROOK, PHASE A-2
 AND BEING A REPLAT OF LOT #15
 AT FALLING BROOK, PHASE A
 SECTION 24, TOWNSHIP 1 RANGE 2
 CITY OF MASON, WARREN COUNTY, OHIO
 JANUARY, 2012



Drawn by: **DM**
 Checked by: **d.e.s.**
 Issue Date: **08-03-11**

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