

**DEED REFERENCE**

SITUATED IN SECTIONS 23 & 24, TOWN 4, RANGE 2, THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING 12.4950 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 4086, PAGE 823, WARREN COUNTY, OHIO AND BEING ALL OF LOT 18 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 553 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 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 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.

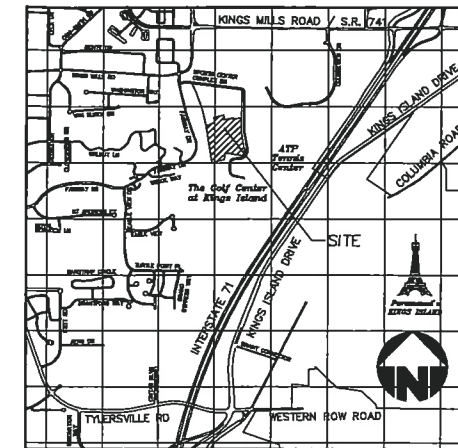
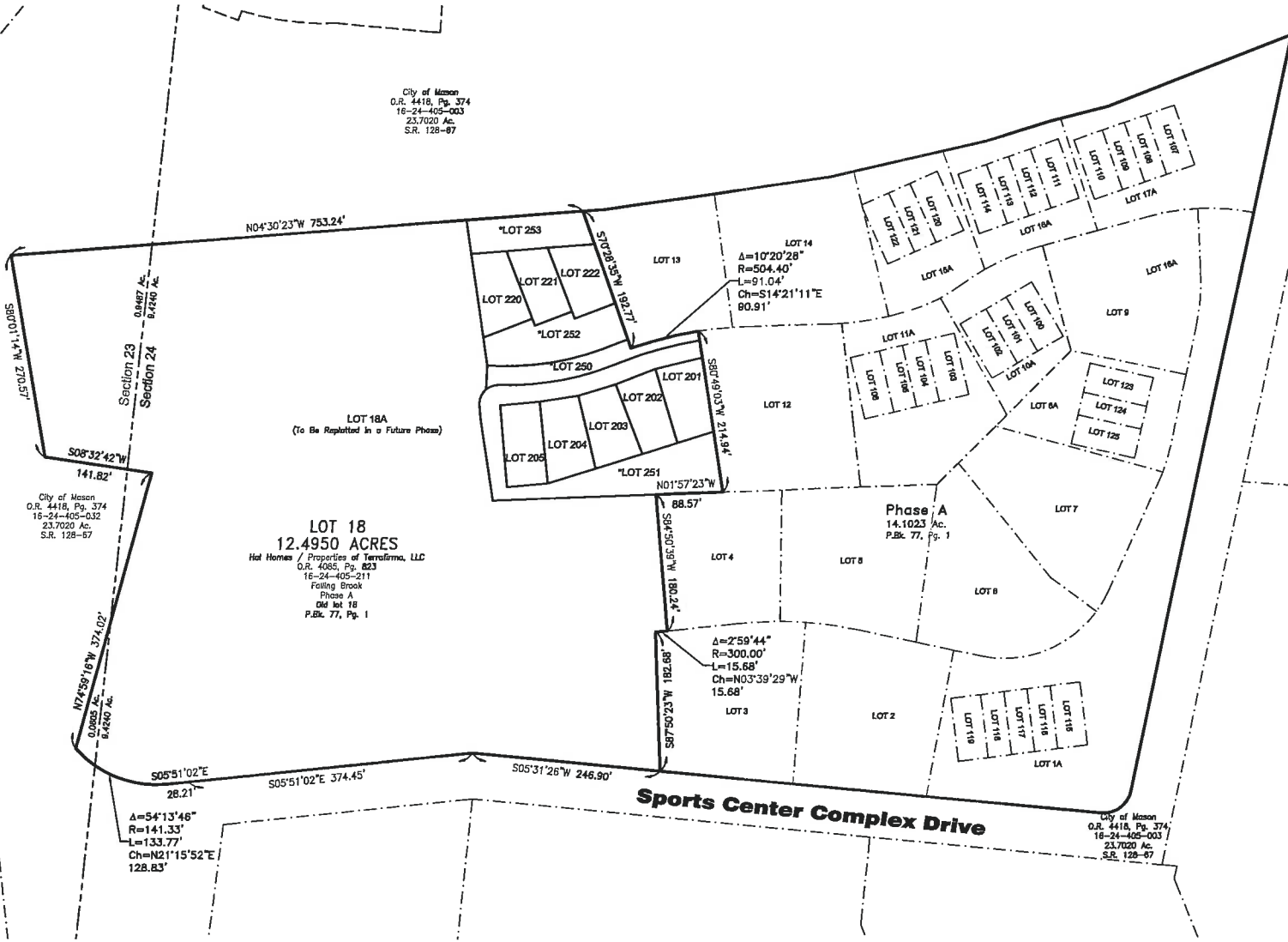
NOTARY PUBLIC: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

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.

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



VICINITY MAP  
n.t.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: \_\_\_\_\_

**SIDWELL TABLE**

OLD	NEW
18A	
201	
202	
203	
204	
205	
220	
221	
222	
*250	
*251	
*252	
*253	
REM	

**ACREAGE SUMMARY**

LOTS	11.4588 ACRES
RIGHT OF WAY	0.0000 ACRES
OPEN SPACE	1.0382 ACRES
TOTAL	12.4950 ACRES
SECTION 23	1.0092 ACRES
SECTION 24	8.4240 ACRES
TOTAL	12.4950 ACRES

**LOT TABLE**

LOT #	ACRES
18A	10.4332
201	0.1300
202	0.1184
203	0.1308
204	0.1378
205	0.1318
220	0.1345
221	0.1173
222	0.1222
*250	0.1379
*251	0.5175
*252	0.2201
*253	0.1627

\* Indicates Open Space

**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 4086, 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 201-205, & 220-222 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDMINIUMS.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.

**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

EXHIBIT **A**  
 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  
 6900 TYLERSVILLE ROAD  
 MASON, OH, 45040  
 513-338-6600

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

Scale of Bearing: State Plane NAD83 GPS Observations  
 0 100 150  
 SCALE: 1" = 100'

Date: \_\_\_\_\_ Drawn: CHC  
 Revision Description: \_\_\_\_\_  
 Item: \_\_\_\_\_

**FALLING BROOK, PHASE B, BLOCK "A" AND BEING A REPLAT OF LOT #18 AT FALLING BROOK, PHASE A P.B. 77, PGS. 1-3 SECTIONS 23 & 24, TOWN 4, RANGE 2 CITY OF MASON, WARREN COUNTY, OHIO AUGUST 1, 2013**

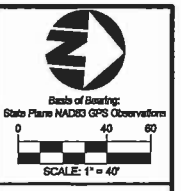
**REPLAT LOT #18**

**bayer becker**  
 www.bayerbecker.com  
 6900 Tylersville Road, Suite A  
 Mason, OH 45040 - 513.338.6600

Drawing: 04M057-003 RP B TITLE  
 Drawn by: J.O.J.  
 Checked by: \_\_\_\_\_  
 Issue Date: 08-01-13  
 Sheet: **1 OF 2**

SUGGESTED FINISH FLOOR ELEVATIONS

201	FF=783.5
202	FF=783.5
203	FF=783.5
204	FF=782.2
205	FF=781.7
220	FF=784.0
221	FF=785.2
222	FF=785.2



Curve	Delta	Radius	Length	Chord
C-1	10°20'28"	504.40'	91.04'	N14°21'11"W 90.91'
C-2	2°59'44"	300.00'	15.68'	S03°39'29"E 15.68'
C-3	54°13'46"	141.33'	133.77'	N21°15'52"E 128.83'

Curve	Delta	Radius	Length	Chord
C-10	6°50'14"	182.50'	19.82'	S84°42'08"W 19.80'
C-11	51°52'58"	25.00'	22.64'	N85°51'47"W 21.87'
C-12	23°46'32"	337.50'	140.05'	S08°24'14"E 138.05'
C-13	1°46'08"	516.90'	15.95'	S28°24'27"E 15.85'
C-14	12°08'33"	491.80'	103.98'	S18°14'13"E 103.77'
C-15	23°28'06"	362.50'	148.27'	S08°34'27"E 147.24'
C-16	42°03'50"	25.00'	18.36'	S18°53'22"E 17.85'
C-17	83°56'51"	25.00'	40.99'	S44°48'49"E 38.55'

**LEGEND**

- Set 5/8" Iron Pin    ○ Existing 5/8" Iron Pin
- ▲ Set MAG Nail



Item	Revision Description	Date	Drawn	CHK

**FALLING BROOK, PHASE B, BLOCK "A"**  
**AND BEING A REPLAT OF LOT #18**  
**AT FALLING BROOK, PHASE A**  
**P.B. 77, PGS. 1-3**  
**SECTIONS 23 & 24, TOWN 4, RANGE 2**  
**CITY OF MASON, WARREN COUNTY, OHIO**  
**AUGUST, 2013**

**REPLAT LOT #18**

**bayer becker**  
www.bayerbecker.com  
 8900 Tylerville Road, Suite A  
 Mason, OH 45040 - 513.336.8900

Drawing: **04M057-003 RP B PLAT**  
 Drawn by: **J.O.I.**  
 Checked by: **J.O.I.**  
 Issue Date: **08-01-13**  
 Sheet: **2 OF 2**

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