

DEED REFERENCE

BEING THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING A SUBDIVISION CONTAINING 16.1077 ACRES BEING ALL OF 1.362 ACRES CONVEYED TO MH HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 8871, PAGE 626, PART OF 16.1119 ACRES CONVEYED TO MH HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 8234, PAGE 874 AND BEING ALL OF LOT PARCEL "B" AND ALL OF LOTS #32, #33, #34, #35, #36, #37 AND #38 OF WESTERN ROW SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 43 CONVEYED TO MH HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 8871, PAGE 626, PART OF 16.1119 ACRES CONVEYED TO MH HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 8234, PAGE 874 AND BEING ALL OF LOT PARCEL "B" AND ALL OF LOTS #32, #33, #34, #35, #36, #37 AND #38 OF WESTERN ROW SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 43 CONVEYED TO MH HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 8871, PAGE 626, PART OF 16.1119 ACRES CONVEYED TO MH HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 8234, PAGE 874

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 PLAN 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, BOUND AND ACKNOWLEDGED IN THE PRESENCE OF:

OWNER: MH HOMES OF CINCINNATI, LLC. NAME: PRINTED NAME: TITLE:

STATE OF: COUNTY OF: BE REMEMBERED THAT ON THIS DAY OF 2013, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME MH HOMES OF CINCINNATI, LLC 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 EXPRESSED.

NOTARY PUBLIC: MY COMMISSION EXPIRES:

COVENANTS AND RESTRICTIONS

THE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS AND RESTRICTIONS OF DECLARATION OF COVENANTS AND RESTRICTIONS, RESIDENTIAL PORTION OF THE ALVERTA PLD AS RECORDED IN O.R. PG. DECLARATION OF COVENANTS, EASEMENTS, ASSIGNMENTS, AND ASSIGNMENT LEASES FOR ALVERTA MASTER OWNERS ASSOCIATION AS RECORDED IN O.R. PG. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ALVERTA RESIDENTIAL OWNERS ASSOCIATION AS RECORDED IN O.R. PG. AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ALVERTA MED-TRADITIONAL SUB-AREA RESIDENTIAL OWNERS ASSOCIATION AS RECORDED IN O.R. PG. OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL AMENDMENTS AND SUPPLEMENTS TO THE ABOVE WHICH MAY BE RECORDED FROM TIME TO TIME.

RESTRICTIONS ON SEWER EASEMENTS

NO 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 PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DONE ON SAID RIGHT-OF-WAY OR EASEMENT TO SOIL, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

RESTRICTIONS ON WATER EASEMENTS

NO BUILDING, STRUCTURE, OR IMPROVEMENT OF ANY KIND SHALL BE MADE ON THE WATER MAIN EASEMENTS WHICH WILL INTERFERE WITH ACCESS TO OR OPERATION OF THE WATER MAIN AND THE CITY OF MASON, OHIO, OR ITS AUTHORIZED WATER PURVEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY OR PRESENT OR FUTURE OWNERS OF PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGE DONE WITHIN SAID EASEMENT TO SOIL, SHRUBBERY, TREES, PAVEMENT, ROADWAY IMPROVEMENTS OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL WHETHER SAID IMPROVEMENT IS NOW EXISTING OR ADDED IN THE FUTURE, BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OR REPLACING THE WATER MAIN. FURTHER, THE CITY OF MASON, OHIO OR ITS AUTHORIZED WATER PURVEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGES WHICH RESULT FROM DISRUPTION OR DENIAL OF SAID RIGHTS OF INGRESS AND EGRESS OR OTHER RIGHTS OF ACCESS BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OR REPLACING THE WATER MAIN. GRADE CHANGES OF PLUS OR MINUS ONE (1) FOOT OVER THE FULL WIDTH PROFILE OF THIS WATER MAIN EASEMENT ARE NOT PERMITTED AT ANY TIME SO AS NOT TO IMPACT ANY PRESENT OR FUTURE WATER WORKS OPERATIONS. ANY BUILDING, STRUCTURE, OR IMPROVEMENT TO BE CONSTRUCTED ON THE PROPERTY, IN WHICH SAID EASEMENT EXISTS, SHALL BE KEPT NOT LESS THAN THREE (3) FEET FROM THE EASEMENT LINE NEARBY THE WITE OF THE PROPOSED BUILDING, STRUCTURE OR IMPROVEMENT. THE FULL WIDTH EASEMENT AREA MUST BE ACCESSIBLE AT ALL TIMES FOR FUTURE MAINTENANCE AND OPERATION PURPOSES.

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS

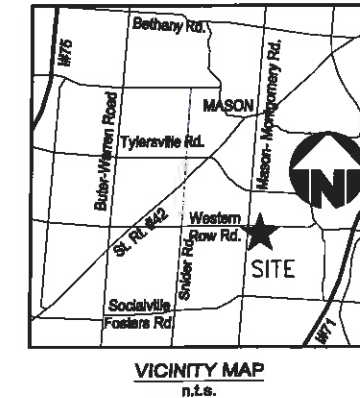
THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY DRAINAGE FACILITIES EASEMENT OR "100 YEAR PERMANENT DRAINAGE EASEMENT" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNERS ASSOCIATION WITHIN THE EASEMENT. NO STRUCTURE, PLANTING, FENCING, CULVERT, GRADING, TROPICAL, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATER COURSE.

SURVEYORS CERTIFICATION

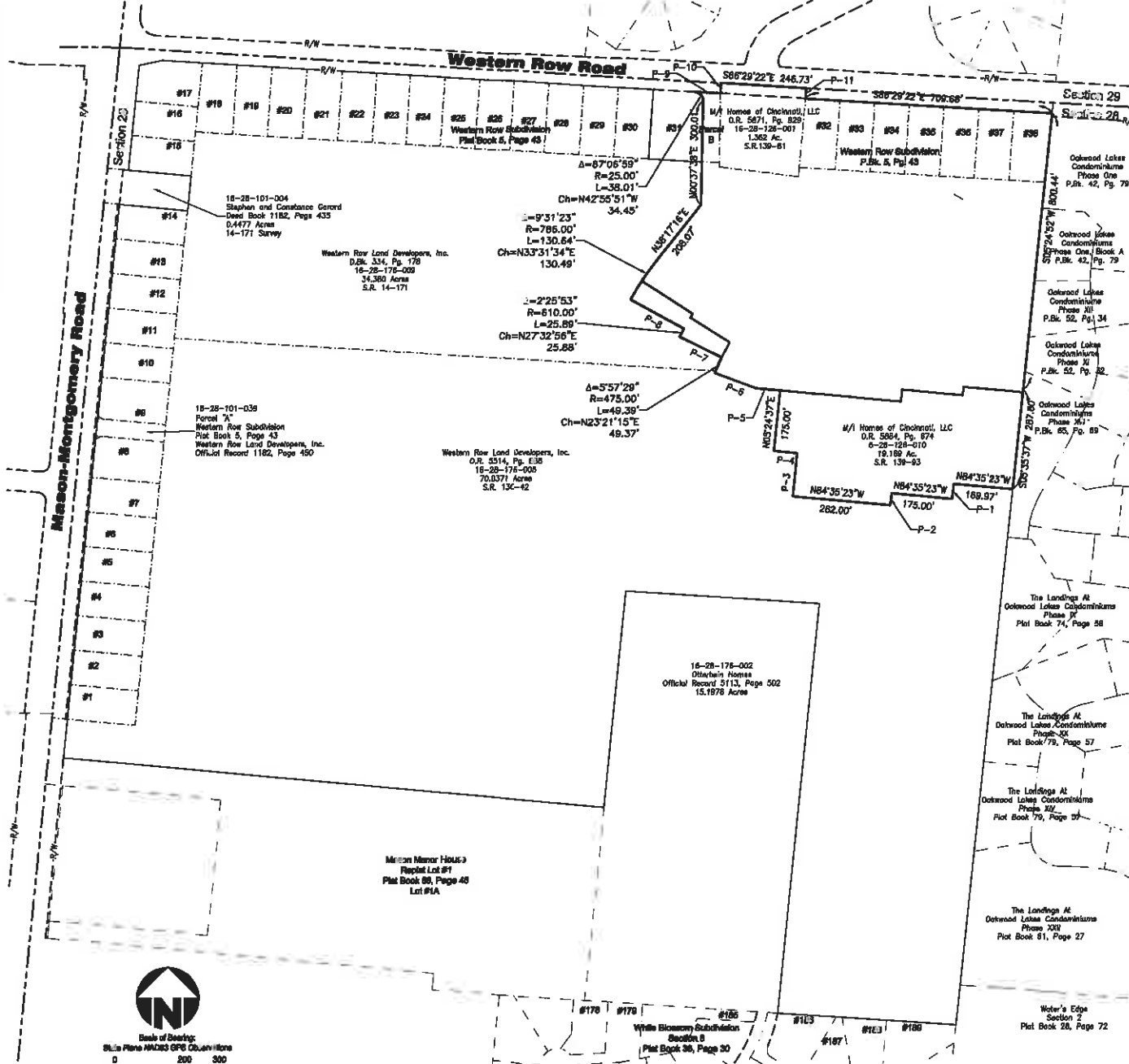
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

JEFFREY O. LAMBERT DATE REG. SURVEYOR #7663 IN THE STATE OF OHIO

ALVERTA ~ SECTION 1 ALSO BEING A REPLAT OF LOT PARCEL "B" AND ALL OF LOTS #32, #33, #34, #35, #36, #37 AND #38 WESTERN ROW SUBDIVISION, PLAT BOOK 5, PAGE 43 SECTION 28, TOWN 4, RANGE 2 CITY OF MASON, WARREN COUNTY, OHIO OCTOBER, 2013



Parcel Table with columns: Parcel #, Acres, S.F.L. Lists parcels 1 through 50 with their respective acreages and square footages.



LINE TABLE and ACREAGE TABLE. LINE TABLE lists line numbers, directions, and distances. ACREAGE TABLE lists lots, open space, right of way, and total section acreage.

ROAD WAY DATA table listing road names and their respective lengths in linear feet (L.F.).

ACREAGE TABLE showing acreage for individual lots, open space, right of way, and the total section acreage.

NOTES

- List of notes providing additional details and instructions regarding the plat, including bearings, easements, and monumentation.

SHEET INDEX

- Sheet index listing 1. TITLE and 2. PLAT.

OWNER: MH HOMES OF CINCINNATI, LLC 6348 WATERSTONE BOULEVARD 100 CINCINNATI, OH 45248 513-248-6044

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

EXHIBIT PAGE 1 OF 2

APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE DAY OF 2013 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 2013 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 2013.

CITY ENGINEER

COUNTY AUDITOR

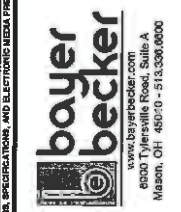
TRANSFERRED ON THIS DAY OF 2013, AT M.

COUNTY AUDITOR DEPUTY PRINTED NAME:

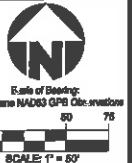
COUNTY RECORDER

FILE NO. RECEIVED ON THIS DAY OF 2013, AT M. RECORDED ON THIS DAY OF 2013, AT M. RECORDED IN PLAT BOOK NO. ON PAGE NO. FEE: COUNTY RECORDER DEPUTY PRINTED NAME:

ALVERTA ~ SECTION 1 ALSO BEING A REPLAT OF LOT PARCEL "B" AND ALL OF LOTS #32, #33, #34, #35, #36, #37 AND #38 WESTERN ROW SUBDIVISION, PLAT BOOK 5, PAGE 43 CITY OF MASON, WARREN COUNTY, OHIO OCTOBER, 2013 RECORD PLAT



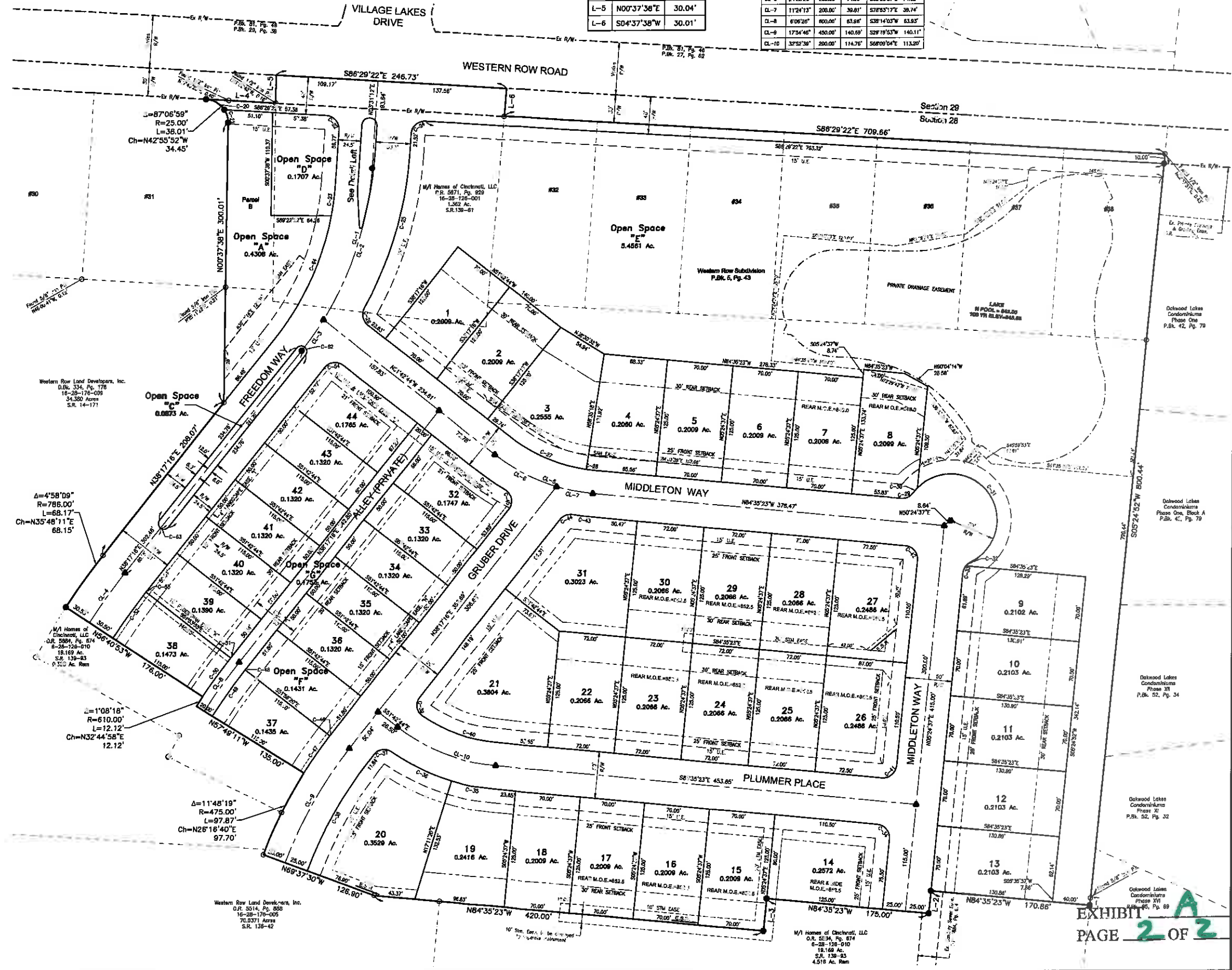
OWNER: MH HOMES OF CINCINNATI, LLC 6348 WATERSTONE BOULEVARD 100 CINCINNATI, OH 45248 513-248-6044 SURVEYOR: BAYER BECKER 6800 TYLERSVILLE ROAD MASON, OH, 45040 513-338-6600



Line	Direction	Distance
L-1	S05°35'37"W	7.80'
L-2	S05°24'37"W	24.24'
L-3	S05°24'37"W	35.00'
L-4	S86°29'22"E	73.84'
L-5	N00°37'38"E	30.04'
L-6	S04°37'38"W	30.01'

Curve	Delta	Radius	Length	Chord
CL-1	34°46'04"	138.00'	212.38'	N07°51'14"E 209.14'
CL-2	28°09'08"	350.00'	171.97'	N17°35'46"E 170.29'
CL-3	6°39'54"	350.00'	40.41'	N34°58'48"E 40.30'
CL-4	4°58'08"	756.00'	61.52'	S39°48'11"W 65.50'
CL-5	32°52'38"	200.00'	114.76'	S85°09'04"E 113.20'
CL-6	2°12'28"	200.00'	74.96'	S82°25'57"E 74.52'
CL-7	11°24'13"	200.00'	39.81'	S78°53'17"E 39.74'
CL-8	6°06'26"	800.00'	63.84'	S38°14'03"W 63.83'
CL-9	17°34'46"	450.00'	140.85'	S28°19'53"W 140.11'
CL-10	37°52'38"	200.00'	114.76'	S85°09'04"E 113.20'

Curve	Delta	Radius	Length	Chord
C-20	53°07'46"	25.00'	23.16'	N89°35'27"W 22.36'
C-21	33°59'10"	25.00'	14.83'	N16°21'38"W 14.61'
C-22	90°00'34"	14.50'	22.78'	N17°29'05"W 20.51'
C-23	49°02'25"	300.00'	35.82'	N08°59'38"E 35.80'
C-24	69°56'24"	14.50'	22.77'	S48°30'55"W 20.50'
C-25	24°46'44"	400.00'	172.99'	S19°54'34"W 171.64'
C-26	88°00'40"	14.50'	20.25'	S11°42'24"E 18.84'
C-27	28°41'58"	175.00'	90.71'	S85°33'43"E 86.70'
C-28	21°04'11"	175.00'	93.71'	S83°00'03"E 93.71'
C-29	58°48'18"	14.50'	14.88'	N82°50'57"E 14.24'
C-30	7°31'55"	50.00'	6.57'	N40°21'15"E 6.57'
C-31	280°06'43"	50.00'	174.83'	S30°49'28"E 96.48'
C-32	23°50'50"	14.50'	6.04'	S82°18'31"W 5.89'
C-33	34°58'29"	14.50'	8.85'	S23°33'51"W 8.71'
C-34	90°00'00"	14.50'	22.78'	N38°35'23"W 20.51'
C-35	11°48'43"	225.00'	46.25'	N78°42'02"W 46.17'
C-36	18°12'50"	225.00'	71.53'	N63°42'16"W 71.22'
C-37	87°06'53"	12.50'	20.53'	S81°59'42"W 11.61'
C-38	17°54'46"	425.00'	121.87'	S28°18'53"W 132.33'
C-39	84°15'46"	13.00'	22.21'	S08°50'37"E 18.72'
C-40	28°38'53"	175.00'	87.40'	S70°16'57"E 86.49'
C-41	90°00'00"	14.50'	22.78'	N58°24'37"E 20.51'
C-42	44°01'01"	225.00'	18.86'	N82°11'19"W 18.85'
C-43	44°01'01"	225.00'	18.86'	N82°11'19"W 18.85'
C-44	81°55'30"	14.50'	15.87'	S89°10'01"W 14.82'
C-45	88°05'34"	14.50'	24.82'	N18°45'31"W 21.90'
C-46	01°15'36"	475.00'	2.16'	N39°09'38"E 2.16'
C-47	93°50'50"	475.00'	48.48'	N37°06'14"E 48.45'
C-48	01°15'36"	590.00'	2.88'	S38°08'28"W 2.88'
C-49	93°50'50"	590.00'	60.21'	S35°08'14"W 61.18'
C-50	447°20'	610.00'	50.98'	S35°42'47"W 50.87'
C-51	01°15'46"	610.00'	1.92'	S38°11'51"W 1.92'
C-52	447°20'	7.200'	60.80'	S3°42'47"W 60.58'
C-53	01°15'46"	725.00'	2.28'	S38°11'51"W 2.28'
C-54	90°00'00"	14.50'	22.78'	S81°17'16"W 20.51'
C-55	05°53'34"	225.00'	31.78'	N59°45'31"W 31.75'
C-56	180°00'00"	8.00'	25.13'	S89°28'47"E 16.00'
C-57	84°56'56"	363.50'	55.71'	S07°54'38"W 55.66'
C-58	183°44'20"	1.50'	4.29'	N85°49'44"W 2.07'
C-59	73°45'45"	99.50'	12.89'	N00°13'11"W 12.98'
C-60	180°00'00"	6.00'	18.85'	N51°42'44"W 12.00'
C-61	180°00'00"	6.00'	18.85'	S81°42'44"E 12.00'
C-62	27°55'35"	30.00'	145.22'	N24°19'28"E 144.78'



**ALVERTA - SECTION 1**  
 ALSO BEING A REPLAT OF LOT PARCEL "B" AND ALL OF LOTS #23, #24, #25, #26, #27 AND #28 WESTERN ROW SUBDIVISION, PLAT BOOK 5, PAGE 43 CITY OF MASON, WARREN COUNTY, OHIO OCTOBER, 2013



11C147-001 RP  
 10-10-13  
**2 OF 2**

Plot time: Oct 30, 2013 - 3:11 pm  
 Drawing name: L:\2013\11C147-001\11C147-001.dwg  
 User: jrb  
 Title: Record Plat

EXHIBIT A  
 PAGE 2 OF 2