

DEDICATION:

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

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. THE EASEMENT AREA BE PHYSICALLY ALTERED AS TO (1) REDUCE CLEARANCES OF EXISTING OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR 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.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF THE CITY OF MASON, 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: RESERVES OF CARMELE II, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: ROBERT C. RHEIN, MANAGER BY: DAVID G. DREES, MANAGER

COUNTY OF _____ STATE 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 ROBERT C. RHEIN, MANAGER OF THE RESERVES OF CARMELE II, LLC, 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 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 _____

COUNTY OF _____ STATE 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 DAVID G. DREES, MANAGER OF THE RESERVES OF CARMELE II, LLC, 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 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 _____

LIEN HOLDER: TIMBERLAKE FAMILY LLC, A KENTUCKY LIMITED LIABILITY COMPANY

BY: GLEN PANOUSHEK, MANAGING MEMBER

COUNTY OF KENTON: _____ STATE OF KENTUCKY: _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013, BY GLEN PANOUSHEK, MANAGING MEMBER, OF TIMBERLAKE FAMILY, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

LIEN HOLDER: BY: HUNTINGTON NATIONAL BANK

PRINTED NAME: _____ TITLE: _____

COUNTY OF _____ STATE 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 _____ (NAME) _____ (TITLE)

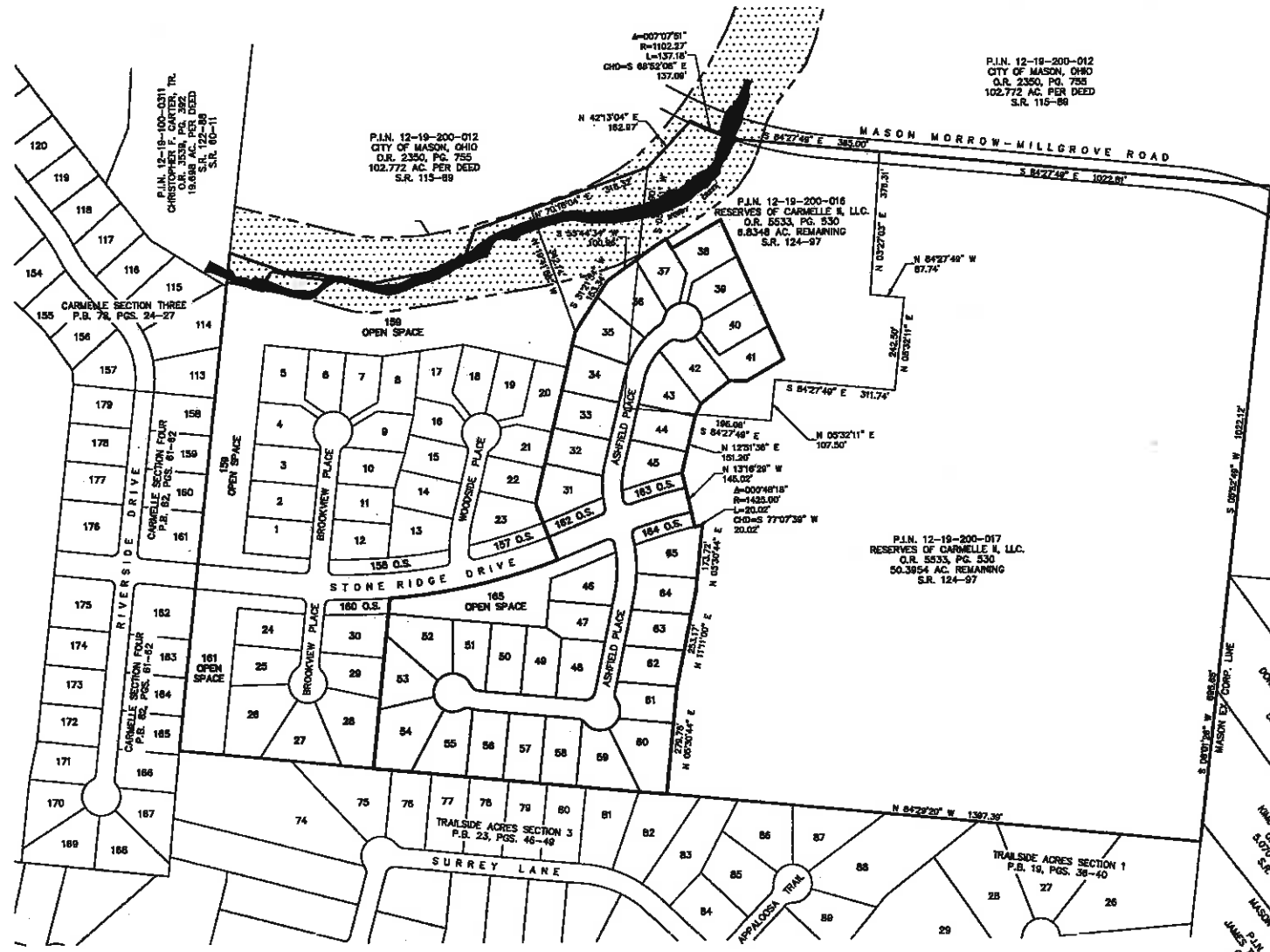
OF THE HUNTINGTON NATIONAL BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF THE CORPORATION.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PRIVATE DRAINAGE EASEMENT BETWEEN LOTS:

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON 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 DIRECTION STORM WATER TO COLLECTION FACILITIES.



LANDS OF THE DEDICATORS



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.

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 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 SEWER EASEMENTS:

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

RESTRICTIONS ON HOMEOWNERS ASSOCIATION (H.O.A.) DRAINAGE EASEMENTS:

THE CITY OF MASON, OHIO DOES NOT ACCEPT ANY HOME OWNERS ASSOCIATION DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND THE CITY OF MASON, OHIO IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREAS ON THE ACCOMPANYING PLAT SHALL BE MAINTAINED CONTINUOUSLY BY THE RESERVES OF CARMELE HOME OWNERS ASSOCIATION. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE FLOW THROUGH THE WATER COURSE. EASEMENTS ARE ALSO TO PROVIDE INGRESS & EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

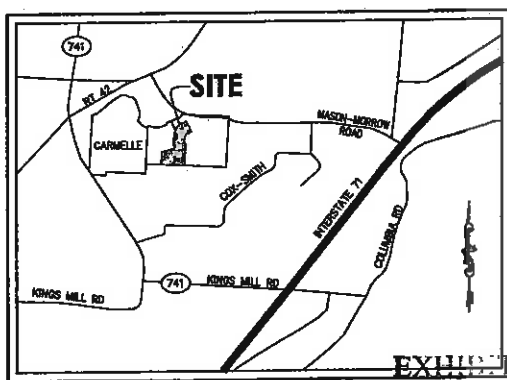
RESTRICTIONS ON WATER LINE EASEMENT:

NO BUILDING, STRUCTURE OR IMPROVEMENT OF ANY KIND SHALL BE MADE ON THE WATER MAIN EASEMENT 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 SAID PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGE DONE WITHIN SAID EASEMENTS 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 OR 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 TO NOT 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 NEAREST THE SITE OF THE PROPOSED BUILDING, STRUCTURE OR IMPROVEMENT.

THE FULL WIDTH OF THE EASEMENT AREA MUST BE ACCESSIBLE AT ALL TIMES FOR FUTURE MAINTENANCE AND OPERATION PURPOSES.



VICINITY MAP PAGE _____ OF _____

P.L.N. 12-19-200-012 CITY OF MASON, OHIO O.R. 2350, PG. 755 102,772 AC. PER DEED S.R. 115-88

P.L.N. 12-19-200-016 RESERVES OF CARMELE II, LLC O.R. 5533, PG. 530 8,634 AC. REMAINING S.R. 124-97

P.L.N. 12-19-200-017 RESERVES OF CARMELE II, LLC O.R. 5533, PG. 530 50,385 AC. REMAINING S.R. 124-97



EXHIBIT A
PAGE 1 OF 3

AREA IN LOTS — 13.2441 ACRES
AREA IN OPEN SPACE — 1.5038 ACRES
AREA IN R/W — 2.4853 ACRES
TOTAL AREA — 17.2332 ACRES

OWNER/DEVELOPER:

RESERVES OF CARMELE II, LLC,
7265 KENWOOD ROAD, SUITE 220
CINCINNATI, OHIO 45236
PH: (513) 891-7100

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 _____

CITY COUNCIL:
I HEREBY ACKNOWLEDGE AND APPROVE THE VACATION OF THE PORTION OF THE EXISTING SANITARY SEWER EASEMENT, SHOWN HEREON DOT HATCHED.

CLERK _____ MAYOR _____

DEED REFERENCE:
SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 17,233.2 ACRES AND BEING PART OF A 67,078.1 ACRE TRACT AS CONVEYED TO RESERVES OF CARMELE II, LLC, BY DEED RECORDED IN OFFICIAL RECORD BOOK 5533, PAGE 530, AND PART OF A 10,000 ACRE TRACT AS CONVEYED TO RESERVES OF CARMELE II, LLC, BY DEED RECORDED IN OFFICIAL RECORD BOOK 5533, PAGE 530, 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 May 3, 2013, AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.

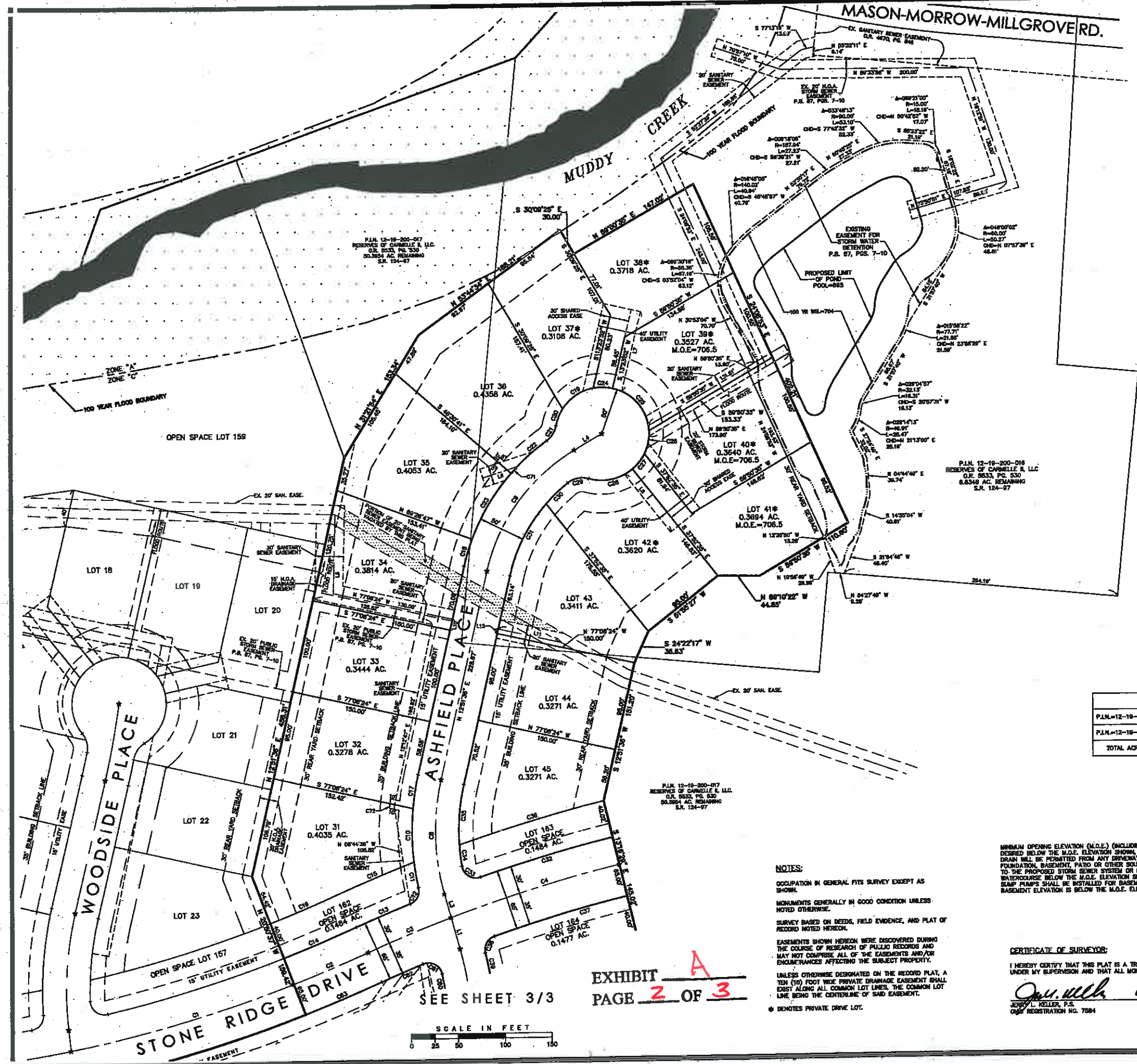
Jerry L. Keller, P.S.
DATE: 5/3/13
OHIO REGISTRATION NO. 7584

THE RESERVES OF CARMELE PHASE 2

SECTION 19, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

SUBMITTAL DATE MAY 2013

MSP McGill Smith Punshon, Inc.
3700 Park 42 Drive - Suite 1908
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.543.7099
www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects
Planners • Information Technology Planners
Drawn By: J.L.K. Date: APRIL 28, 2013 Project No.: 06519.00 Sheet No.: 1/3
Prepared By: J.L.K. Scale: 1"=200' Revis. D.B. 06519
CAD: 06519003-REC-PHASE 2 | X-B4. N/A



CURVE TABLE

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C2	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C3	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C4	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C5	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C6	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C7	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C8	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C9	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C10	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C11	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C12	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C13	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C14	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C15	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C16	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C17	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C18	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C19	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C20	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C21	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C22	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C23	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C24	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C25	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C26	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C27	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C28	1800.00	240.00	240.00	N00°00'00"E	00°00'00"

CURVE TABLE

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C29	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C30	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C31	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C32	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C33	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C34	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C35	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C36	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C37	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C38	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C39	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C40	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C41	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C42	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C43	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C44	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C45	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C46	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C47	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C48	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C49	1800.00	240.00	240.00	N00°00'00"E	00°00'00"
C50	1800.00	240.00	240.00	N00°00'00"E	00°00'00"

NORTH BASIS:
 BEARINGS BASED ON US STATE PLANE (NAD 83) COORDINATE SYSTEM MONUMENTS 31 AND 183 (AT GROUND)

LEGEND
 MONUMENTS (UNLESS NOTED OTHERWISE)
 ○ EX. 1/4" IRON PIN
 ⊕ EX. SPW
 ⊕ EX. MCH
 ⊕ EX. MAL
 ⊕ EX. STONE
 ⊕ EX. CONC. MON.
 ⊕ EX. FENCE LINE
 ⊕ 5/8" IRON PIN SET
 ⊕ 1" IRON PIN SET
 ⊕ 2 1/2" MAG NAIL SET
 ⊕ MCH SET
 ⊕ MAL SET
 ⊕ CONC. MON. SET

LINE TABLE

Line #	BEARING	LENGTH
L1	N10°00'00"E	30.00
L2	N10°00'00"E	30.00
L3	N10°00'00"E	30.00
L4	N10°00'00"E	30.00
L5	N10°00'00"E	30.00
L6	N10°00'00"E	30.00
L7	N10°00'00"E	30.00
L8	N10°00'00"E	30.00
L9	N10°00'00"E	30.00
L10	N10°00'00"E	30.00
L11	N10°00'00"E	30.00
L12	N10°00'00"E	30.00
L13	N10°00'00"E	30.00
L14	N10°00'00"E	30.00

LOT AREA BREAKDOWN BY PARCEL NUMBER

LOTS 31-33	LOT 34	LOT 36	LOT 38	LOTS 39-42	LOT 43	LOTS 44-45	LOTS 162-165	R/W	TOTAL ACRES
P.L.N.-12-19-200-016	0.0001	0.0398	0.2170	0.3098	1.8199	0.3378	0.0157		2.7302
P.L.N.-12-19-200-017	1.0757	0.3813	0.3864	0.2188	0.0010		0.0033	0.3114	14.0580
TOTAL ACRES	1.0757	0.3814	0.4063	0.4356	0.3108	1.8199	0.3411	0.3271	17.2332

NOTES:
 OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.
 MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.
 SURVEY BASED ON BEARS, FIELD EVIDENCE, AND PLAT OF RECORD NOTED HEREON.
 EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
 UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES. THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.
 * DENOTES PRIVATE DRIVE LOT.

MINIMUM OPENING ELEVATION (M.O.E.) (INCLUDING BASEMENT), IF A FLOOR IS DESIRED BELOW THE M.O.E. ELEVATION SHOWN, THEN NO GRAVITY FLOW STORAGE SHALL BE PERMITTED FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION BASEMENT, PATIO OR OTHER SOURCE TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXISTING OR PROPOSED WATERCOURSE BELOW THE M.O.E. ELEVATION SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED FOR BASEMENTS OF HOMES IF THE BASEMENT ELEVATION IS BELOW THE M.O.E. ELEVATION SHOWN.

CERTIFICATE OF SURVEYOR:
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY UNDER MY SUPERVISION AND THAT ALL MONUMENTS WILL BE SET.
 JERRY L. KELLER, P.S.
 REGISTRATION NO. 7584



EXHIBIT A
PAGE 2 OF 3

SEE SHEET 3/3



THE RESERVES OF CARMELLE PHASE 2
 SECTION 19, TOWN 4, RANGE 3
 CITY OF MASON
 WARREN COUNTY, OHIO
 SUBMITTAL DATE MAY 2013

MSP McGil Smith Punshon, Inc.
 3700 Park 42 Drive • Suite 1908
 Cincinnati, Ohio 45241-2077
 Tel 513.789.0004 • Fax 513.643.7099
 www.mcgilsmithpunshon.com
 Engineers • Architects • Surveyors • Landscape Architects
 Planners • Information Technology Planners

Drawn by: J.K. Date: APRIL 23, 2013
 Project No.: J.K. Scale: 1"=50' Printed No.: 06192.00
 CAD: 0619003-REC-PHASE 2 X-Bar N/A Date: 06/19/13 Sheet No.: 2/3
 File No.: 0619

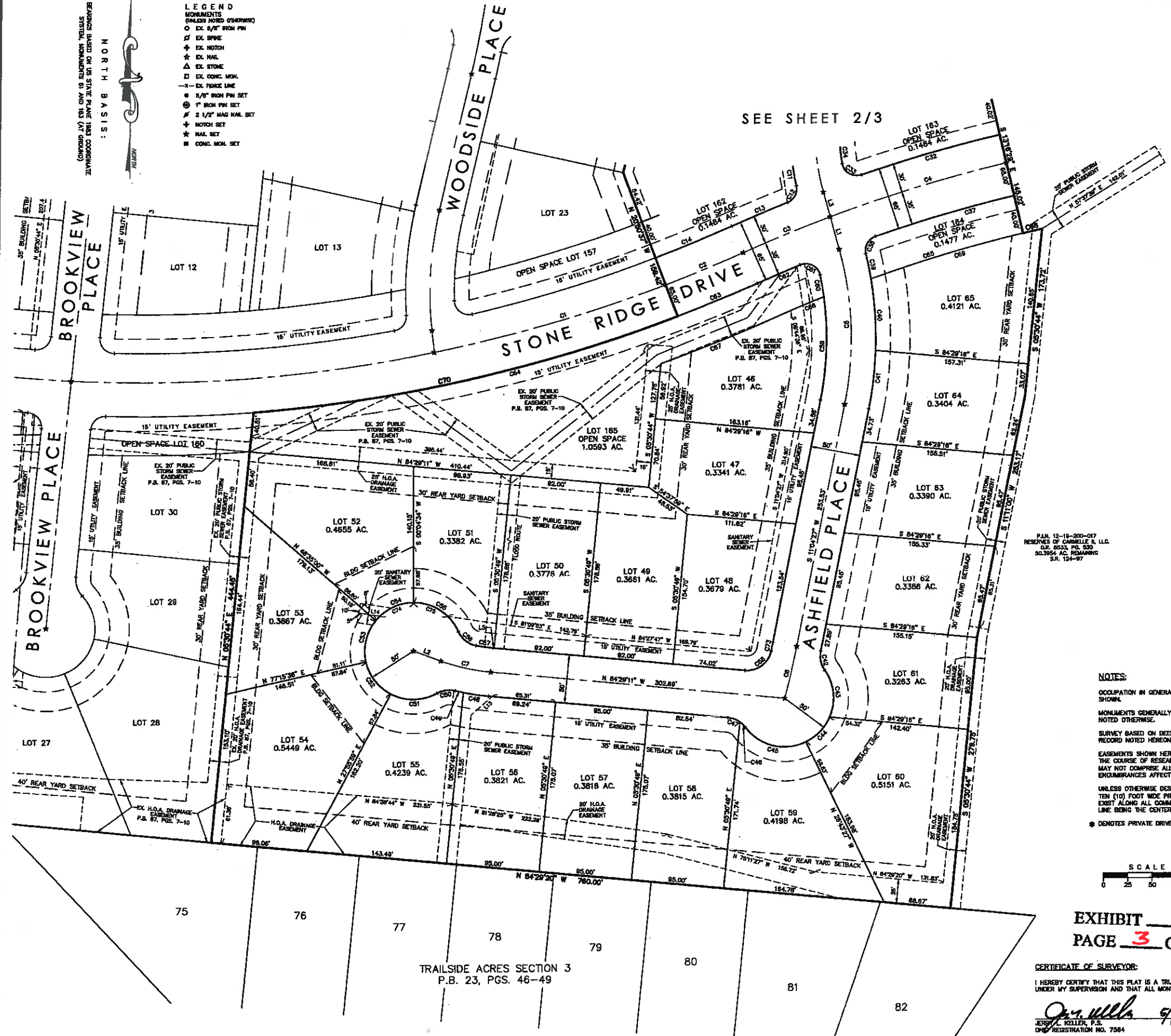
BEARINGS BASED ON US STATE PLANE 1983 COORDINATE SYSTEM. MONUMENTS TO BE SET BY APRIL 15, 2013 AT 10:00 AM.

NORTH BASIS:



- LEGEND**
- MONUMENTS (UNLESS NOTED OTHERWISE)
 - EX. 5/8" IRON PIN
 - EX. BRK
 - △ EX. NOTCH
 - ◇ EX. NAIL
 - △ EX. STONE
 - EX. CONC. MCH.
 - EX. IRON PIN SET
 - 1/2" IRON PIN SET
 - 1" IRON PIN SET
 - 2 1/2" MAG. NAIL SET
 - NOTCH SET
 - NAIL SET
 - CONC. MCH. SET

SEE SHEET 2/3



CURVE TABLE

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	1500.00	248.83	248.83	N73°02'01"E	009°28'00"
C2	1600.00	258.94	258.94	N67°30'54"E	003°48'00"
C3	1500.00	248.83	248.83	S87°42'11"W	003°38'32"
C4	1500.00	248.83	248.83	S73°07'44"W	007°11'33"
C5	280.00	181.84	181.84	N02°10'32"E	009°28'00"
C6	280.00	181.84	181.84	N12°07'30"E	009°28'00"
C7	300.00	192.39	192.39	S87°16'49"W	008°18'48"
C8	300.00	192.39	192.39	S80°43'36"E	011°27'00"
C9	276.00	177.37	177.37	S08°36'41"E	008°48'00"
C10	18.43	21.13	18.43	N02°10'32"E	000°43'24"
C11	18.43	21.13	18.43	N02°10'32"E	000°43'24"
C12	18.43	21.13	18.43	N02°10'32"E	000°43'24"
C13	18.43	21.13	18.43	N02°10'32"E	000°43'24"
C14	1470.00	248.83	248.83	N02°10'32"E	003°18'00"
C15	1670.00	248.83	248.83	N02°10'32"E	003°18'00"
C16	1430.00	248.83	248.83	N02°10'32"E	003°18'00"
C17	276.00	177.37	177.37	S08°36'41"E	007°48'00"
C18	228.00	148.35	148.35	S08°36'41"E	007°48'00"
C19	80.00	40.93	30.78	S08°36'41"E	009°53'00"
C20	80.00	40.93	30.78	S08°36'41"E	009°53'00"
C21	25.00	12.50	18.75	N02°10'32"E	004°10'30"
C22	228.00	148.35	148.35	S08°36'41"E	007°48'00"
C23	228.00	148.35	148.35	S08°36'41"E	007°48'00"
C24	80.00	40.93	30.78	N02°10'32"E	003°18'00"
C25	80.00	40.93	30.78	N02°10'32"E	003°18'00"
C26	80.00	40.93	30.78	N02°10'32"E	003°18'00"
C27	80.00	40.93	30.78	N02°10'32"E	003°18'00"
C28	25.00	12.50	18.75	S08°36'41"E	004°10'30"
C29	178.00	22.32	32.27	S08°36'41"E	003°48'00"
C30	178.00	22.32	32.27	S08°36'41"E	003°48'00"
C31	150.00	17.27	14.23	S08°36'41"E	003°18'00"
C32	150.00	17.27	14.23	S08°36'41"E	003°18'00"
C33	150.00	17.27	14.23	S08°36'41"E	003°18'00"
C34	228.00	148.35	148.35	S08°36'41"E	007°48'00"
C35	1570.00	181.84	181.84	S08°36'41"E	007°48'00"
C36	1488.00	148.35	148.35	S08°36'41"E	007°48'00"
C37	150.00	17.27	14.23	S08°36'41"E	003°18'00"
C38	150.00	17.27	14.23	S08°36'41"E	003°18'00"

CURVE TABLE

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C39	378.00	28.77	28.77	N11°30'54"E	004°10'30"
C40	378.00	28.77	28.77	N03°18'00"E	011°27'00"
C41	378.00	28.77	28.77	N08°27'00"E	009°14'43"
C42	25.00	12.50	18.75	N11°30'54"E	004°10'30"
C43	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C44	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C45	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C46	25.00	12.50	18.75	N08°18'00"E	008°18'00"
C47	25.00	12.50	18.75	N08°18'00"E	008°18'00"
C48	228.00	148.35	148.35	N08°18'00"E	008°18'00"
C49	228.00	148.35	148.35	N08°18'00"E	008°18'00"
C50	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C51	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C52	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C53	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C54	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C55	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C56	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C57	175.00	17.27	14.23	N08°18'00"E	008°18'00"
C58	25.00	12.50	18.75	N08°18'00"E	008°18'00"
C59	228.00	148.35	148.35	N08°18'00"E	008°18'00"
C60	228.00	148.35	148.35	N08°18'00"E	008°18'00"
C61	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C62	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C63	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C64	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C65	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C66	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C67	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C68	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C69	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C70	150.00	17.27	14.23	N08°18'00"E	008°18'00"
C71	228.00	148.35	148.35	N08°18'00"E	008°18'00"
C72	228.00	148.35	148.35	N08°18'00"E	008°18'00"
C73	228.00	148.35	148.35	N08°18'00"E	008°18'00"
C74	80.00	40.93	30.78	N08°18'00"E	008°18'00"
C75	80.00	40.93	30.78	N08°18'00"E	008°18'00"

P.A.N. 12-10-200-017
RESERVES OF CARMELLE II, L.L.C.
O.R. 0533, PG. 530
30.3954 AC. REMAINING
S.R. 124-97

LINE TABLE

Line #	BEARING	LENGTH
L1	S12°22'12"E	35.00'
L2	N08°29'11"W	28.50'
L3	N12°25'12"E	28.50'
L4	N08°50'28"E	34.35'
L5	S04°22'11"E	1.22'
L6	S72°28'40"W	38.68'
L7	S13°28'02"W	87.38'
L8	S37°52'35"E	78.97'
L9	N01°40'02"E	64.70'
L10	S12°18'38"W	11.84'
L11	N77°08'54"W	68.87'
L12	N12°18'38"E	8.00'
L13	N46°23'40"E	28.84'
L14	N01°09'52"E	22.64'

NOTES:

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY BASED ON DEEDS, FIELD EVIDENCE, AND PLAT OF RECORD NOTED HEREON.

EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

◆ DENOTES PRIVATE DRIVE LOT.

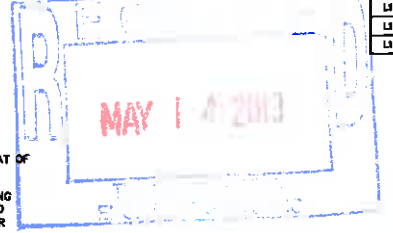


EXHIBIT **A**
PAGE **3** OF **3**



CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.

Jerry L. Keller 5/3/13
JERRY L. KELLER, P.S.
OHIO REGISTRATION NO. 7584

**THE RESERVES OF CARMELLE
PHASE 2**

SECTION 19, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

SUBMITTAL DATE MAY 2013

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Engineers • Architects • Surveyors • Landscape Architects
Planners • Information Technology Planners

Drawn By: J.L.K. Date: APRIL 23, 2013 Project No.: 06519.00 Sheet No.: 3/3
Project Mgr.: J.R.K. Scale: 1"=50' Plotted Date: 06519
CAD: 06519003-REC-PHASE 2 [X-Ref.] N/A File No.: 06519

and project 06519003-REC-PHASE 2, Job, SHEET 3, 5/2/2013 14:52:20 J.L.K. 1:1