

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION 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, STORMWATER 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. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED AS TO (1) REDUCE CLEARANCES OF EITHER 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 PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO: CITY OF MASON, WARNER CABLE COMM., INC., DUKE ENERGY OHIO/KENTUCKY, INC. AND CINCINNATI BELL TELEPHONE.

OWNER: ROBERT C. RHEIN INTERESTS, INC.
AN OHIO CORPORATION

BY: STEVEN J. BOSSE
VICE PRESIDENT - DEVELOPMENT

COUNTY OF _____ }
STATE OF OHIO } 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 STEVEN J. BOSSE, VICE PRESIDENT - DEVELOPMENT OF ROBERT C. RHEIN INTERESTS, INC., AN OHIO CORPORATION WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF SAID 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 _____

OWNERS: VIRGINIA F. ARAUJO REVOCABLE TRUST
BY: RUSSELL M. ARAUJO, TRUSTEE

BY: RUSSELL M. ARAUJO, TRUSTEE

COUNTY OF _____ }
STATE OF OHIO } 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 RUSSELL M. ARAUJO, TRUSTEE OF VIRGINIA F. ARAUJO REVOCABLE TRUST WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OWNERS: STEPHEN ARAUJO & GENEVIE A. ARAUJO

BY: STEPHEN ARAUJO

BY: GENEVIE A. ARAUJO

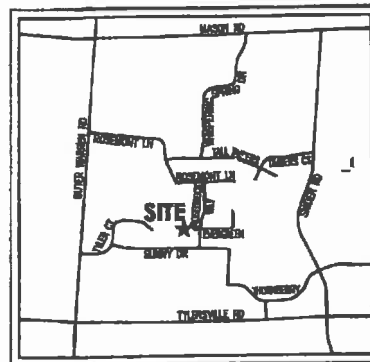
COUNTY OF _____ }
STATE OF OHIO } SS

BE IT REMEMBERED ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STEPHEN ARAUJO AND GENEVIE A. ARAUJO WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

MEASUREMENT BASED ON NAD 83 STATE PLANE COORDINATES
OHIO SOUTH ZONE 3402



VICINITY MAP
NTS

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, FEENCING, 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.

SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS:

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS, AND RESTRICTIONS OF THE ROSEMONT HOME OWNERS ASSOCIATION, AS SET FORTH IN OFFICIAL RECORD 2217, PAGE 682, OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO, (INCLUDING ANY AMENDMENTS THERETO)

DEED REFERENCE:

SITUATED IN SECTION 33, TOWN 4, RANGE 2, DEERFIELD TOWNSHIP, WARREN COUNTY, OHIO, AND BEING THE SAME TRACT CONVEYED TO ROBERT C. RHEIN INTERESTS, LLC BY DEED RECORDED IN O.R. VOL. _____ PAGE _____ WARREN COUNTY, OHIO RECORDERS OFFICE AND PART OF THE SAME TRACT CONVEYED TO STEPHEN ARAUJO AND GENEVIE A. ARAUJO BY DEED RECORDED IN O.R. _____ PAGE _____ WARREN COUNTY, OHIO RECORDERS OFFICE AND PART OF THE SAME TRACT CONVEYED TO RUSSELL M. ARAUJO, TRUSTEE, VIRGINIA F. ARAUJO REVOCABLE TRUST BY DEED RECORDED IN O.R. _____ PAGE _____ WARREN COUNTY, OHIO RECORDERS OFFICE.

OWNER / DEVELOPER

ROBERT C. RHEIN INTERESTS, INC.
7265 KERWOOD ROAD, SUITE 220
CINCINNATI, OHIO 45236
513-891-7100

OWNER

STEPHEN ARAUJO
GENEVIE A. ARAUJO
6875 EVERGREEN COURT
MASON, OHIO 45040

RUSSELL M. ARAUJO, TRUSTEE
VIRGINIA F. ARAUJO REVOCABLE TRUST
6838 EVERGREEN COURT
MASON, OHIO 45040

AREA IN LOTS = 3.3773 ACRES
AREA IN R/W = 0.2286 ACRES
TOTAL AREA = 3.6059 ACRES

SURVEYOR'S CERTIFICATION:

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

Jerry L. Keller 1/27/14
DATE
JERRY L. KELLER, P.S.
OHIO REGISTRATION NO. 7584



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 _____

JAN 30 2014

WOODS OF ROSEMONT

EXHIBIT A SECTION 6, TOWN 3, RANGE 2
PAGE 1 OF 2 CITY OF MASON, WARREN COUNTY, OHIO
SUBMITTAL DATE: JANUARY 2014

MSP McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 1908
Cincinnati, Ohio 45241-2097
Tel 513.787.0004 • Fax 513.563.7097
www.mcgillsmithpunshon.com

Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: _____ Date: JANUARY 13, 2014 Project No. 13480.00 Sheet No. 1 / 2
Project Name: _____ Scale: _____ 1" = 47' Plotted D.T.B. 13480
CAD: 13480000-REC-JAN-2014 | X-2nd. K/A File No. 13480

