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, INLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEMISON, OR OTHER UTILITY LINES OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXCRESS PRIVILEGE OF CUITING, TREMAING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR MANDATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND ERCESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT ARE BE PHYSICALLY ALTERED AS TO 1) REDUCE CLEARANCES OF EITHER OVERTHEAD OR VIDEROROUND PACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) MAPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD, TO HAVE AND TO HOLD THE EASEMENT AND WILL DEPEND 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 CHIO/KENTUCKY, INC. AND CINCINNATI BELL TELEPHONE.

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

STEVEN J. BOSSE VICE PRESIDENT - DEVELOPMENT

COUNTY OF \_\_\_ \_ \ \ ss STATE OF OHIO

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 I 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: VIRGINA F. ARAUJO REVOCABLE TRUST BY: RUSSELL M. ARAUJO, TRUSTEE

RUSSELL M. ARAUJO, TRUSTEE

COUNTY OF \_\_\_ STATE OF OHIO

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 FORECOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

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

NOTARY PURIC

MY COMMISSION EXPIRES

OWNERS: STEPHEN ARAUJO & GENEVIE A. ARAUJO

STEPHEN ARAUJO

GENEVIE A. ARALLIO

SS STATE OF OHIO

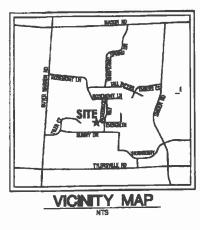
BE IT REMEMBERED ON THIS DAY OF 20 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME STEPHEN ARAUJO AND GENEVIE A. ARAUJO WIO ACKNOMEDIGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE 

NOTARY PUBLIC

MY COMMISSION EXPIRES





#### NOTES:

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN, MONUMENTS GENERALLY IN GOOD CONDITION LINLESS NOTED OTHERWISE, MONUMENTATION WILL BE SET IN ACCOMPANION WITH SECTION 7/10.30 of THE ORIGO SURVEYING LAWS

## RESTRICTIONS ON PRIVATE DRAINAGE EASEMENT:

THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MANTAIN OR REPAIR ANY "PRIVATE DRAINAGE EASEMENT" OR "100 YEAR PERMANENT DRAINAGE EASEMENT ON THIS FLAT. 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, FERCING, CLLYERT, GRADHIG, 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 RICHT-OF-MAY OF EASEMENT WHICH BOULD INTERPRE WITH ACCESS TO ANY PROPOSED STREET, UTILITY, OR OTHER SERVICES IMPROVEMENT, PRESENT OR CYTURE AND THE CITY OF MASON SHALL NOT BE RESPIRED. FOR THE PROPERTY MINICATED ON THIS PLAY FOR ANY PROSENT OF THE CHAPTERS OF THE PROPERTY MINICATED ON THIS PLAY FOR ANY DESCRIPTION SAID RESPONDED. SINCE ANY SERVICES, UNDERGROUND PIPES, WINNIA OR SPRINGLES, UNIVERNITY, THESE, UNDERGROUND PIPES, WINNIA OR SPRINGLES, UNIVERNITY, THE PLAY OF THE PROPERTY AND THE PLAY OF THE PLAY OR CHAPTER OF THE PLAY OF CONSTRUCTION, MARTANING, OR REPLACION SAID IMPROVEDENTS.

## 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 FOURTH IN OFFICIAL RECORD 2217, PAGE 882, OF THE RECORDS OF THE RECORDES OF WARREN COUNTY, OHIO, (MCLIDING 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. HI-BIN INTERESTS, LIC, BY OEED RECORDED IN O.R. VII. PAGE WARREN COUNTY, OHIO RECORDERS OFFICE AND PART OF THE SAME TRACT CONVEYED TO STEPHEN RAALUN AND GENEVIE A. RAYAULO BY DEED RECORDED IN O.R. PAGE WARREN COUNTY, OHIO RECORDER'S OFFICE AND PART OF THE SAME TRACT CONVEYED TO RUSSELL M. ARAULO, TRUSTEE VIRGINIA F. RARUN GEYOGABLE TRUST BY DEED RECORDED IN O.R. PAGE WARREN COUNTY, OHIO RECORDER'S OFFICE AND PART OF THE SAME TRACT CONVEYED TO RUSSELL M. ARAULO, TRUSTEE VIRGINIA F. RARUN GEYOGABLE TRUST BY DEED RECORDED IN O.R. PAGE WARREN COUNTY, OHIO

## OWNER / DEVELOPER

ROBERT C. RHEN INTERESTS, INC. 7265 KENWOOD ROAD, BUITE 220 CINCRINATI, OHO 45236 513-691-7100

## OWNER

BITETHEN APAULO GENEVEVE A ARAUJO 0075 EVERGREEN COURT MABON, OHIO 45040

PROPEL M. ARALLIO, TRUSTEE VIRGINA F. ARALUO REVOCABLE TRUST 6638 EVERGREEN COURT MASON, OHIO 45040

AREA IN LOTS -

0.2286 ACRES AREA IN R/W =

TOTAL AREA = 3.6059 ACRES

3.3773 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, P.S. 1/27/14-DATE REGISTRATION NO. 7584

JAN 3 0 2014

COUNTY RECORDER:

FEE

DEPUTY

COUNTY AUDITOR:

RECEIVED THIS \_\_\_\_\_ DAY OF \_\_\_

TRANSFERRED THIS \_\_\_\_ DAY OF \_\_\_

CITY PLANNING COMMISSION:

I HEREBY APPROVE THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

APPRIOVED AND ACCEPTED BY ORDINANCE NO. \_\_\_

CITY ENGINEER:

CITY COUNCIL:

RECORDED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, PAGE \_\_\_\_

# **WOODS OF ROSEMONT**

EXHIBIT

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

\_\_\_\_\_\_, 20 \_\_\_\_. AT \_\_\_\_\_\_ AM./P.H.

WARREN COUNTY RECORDER

WARREN COUNTY AUDITOR

WE, THE PLANNING COMMISSION OF THE CITY OF MASON, DHID DO HEREBY APPROVE THIS PLAT ON

CHAIRMAN

CITY ENGINEER

I HEREBY CERTIFY THAT ON THE \_\_ DAY OF \_\_\_\_\_\_\_, 20 \_\_\_\_, THIS PLAT WAS

MAYOR





Engineers - Architects - Surveyors - Landscape Architects - Planners 13430 R/A Pile No. 13490



DENOTES CONSERVATION AREA

## RESTRICTIONS OF CONSERVATION / PRESERVATION EASEMENTS:

EASEMENT SHOWN ON LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 HAS BEEN ESTABLISHED TO PRESERVE CRISTING IRRES. NO LUNNIG AND HEALTHY DECIDIOUS OR EVERGREEN IRRES LOCATED WITHIN THIS EASEMENT CREATER THAN 3" IN DIAMETER SHALL BE REMOVED WITHOUT THE APPROVAL FROM THE CITY OF MASON, HON AND THE ROSSMONT HOMEOWERS ASSOCIATION. THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 ("OWNERS") MAY CUT AND REMOVE ANY DEAD STANDING TREES, ALLEN IRRES, DISCASED TREES, AND UNDERGROWNER AND ADD STANDING TREES, THE OWNERS BHALL NOT CONDUCT OR PERMIT TO BE CONDUCTED ANY TYPE OF ACTIVITY WITHIN THE EASEMENT WHICH WILL CAUSE THE EXISTING TREES TO BE HARNED OR KILLED, RICLIADING BUT LIMITED TO MASS FILLING OR REJOUND AND FOLIS OR THE STRAYING OF DANGEROUS HERBICIDES. THE OWNERS MAY SUPPLIMENT THE EXISTING PLANTS OF THE CHIEF OF THE CHIEF

#### NOTES

MINIMUM OPENING ELEVATION (M.O.E.) (INCLIDING BASEMENT). IF A FLOOR IS DESIRED BELOW THE M.O.E. ELEVATION SCIONIN, THEN NO GRANTY FLOW STORM DRAIN WILL BE PREMITTED FROM ANY DRIVENAY, WINDOW WELL STRINKELL. FOUNDATION, BASEMENT, PATIO OR OTHER SOURCE TO BE DIFFECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EDISTING OR PROPOSED WITERCOURSE BELOW THE M.O.E. ELEVATION SCIONIN, SUMP PLAIP WELLS AND SUMP PLAIPS SHALL BE INSTALLED FOR BASEMENTS OF HONES IF THE BASEMENT ELEVATION IS BELOW THE M.O.E. ELEVATION SHOWN.

BENCH MARK: WARREN COUNTY Q.P.S. MON. 1 ELEVATION: 870.688

MONUMENTS GENERALLY IN GOOD CONDITION

SURVEY BASED ON FIELD EVIDENCE AND DEEDS & PLATS OF SURVEY

DRIVEWAYS MAY NOT BE PLACED OVER OR WITHIN TWO FEET OF THE SANITARY MANHOLES AND AIR RELEASE VALVES.

NO STRUCTURES, PLANTING, FEMONO OR OTHER IMPROVEMENTS SHALL BE (ITTED WITHIN THE 15' SUMP LINE EASEMENT BETWEEN LOTS 7 & 8.

TOTAL LENGTH OF PLATTED STREET = 104.78 FEET

(N.R.) = NON-RADIAL

#### LOT ACCESS TO EVERGREEN COURT:

LOT 1- DIRECT ACCESS TO EVERGREEN COURT

ATE DRIVE ACCESS TO EVERGREEN COURT

ATE DRIVE ACCESS TO EVERGREEN COURT

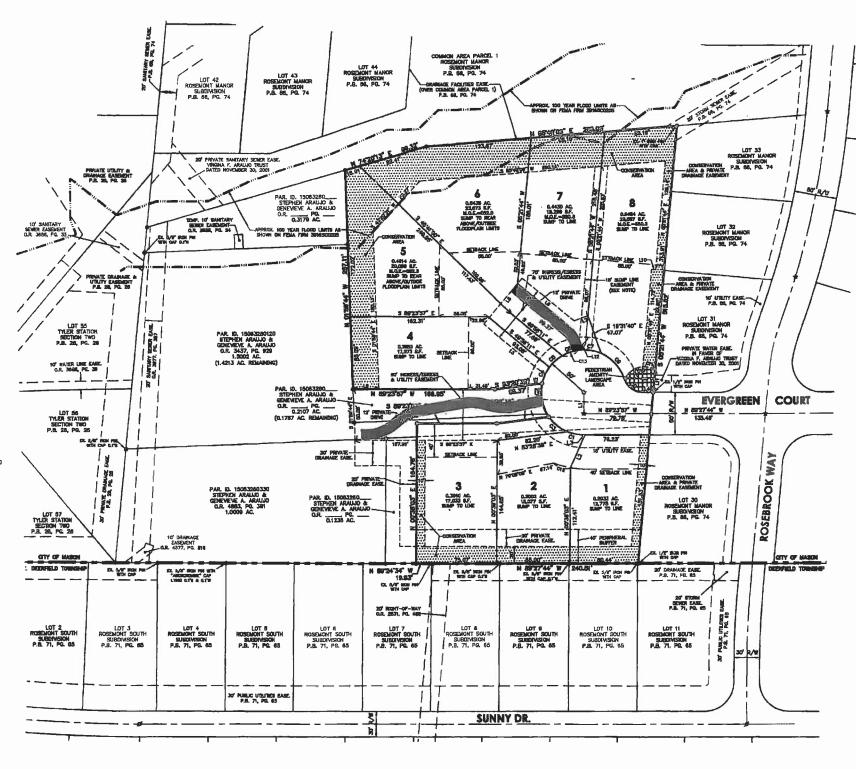
DRIVE ACCESS OR DIRECT ACCESS TO EVERGREEN COURT PRIVATE DRIVE ACCESS TO EVERGREEN COURT

LOT 7- PRIVATE DRIVE ACCESS TO EVERGREEN COURT

LOT 8- DIRECT ACCESS TO EVERGREEN COURT

#### PRIVATE DRAINAGE EASEMENT BETWEEN LOTS:

UNLESS OTHERMISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PROVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT UNE BEING THE CENTENIE OF SAID EASEMENT. THE DECLARANT, FOR ITS AGENT AND BULIDERS, RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH OR



CURVE TABLE					
Curve #	RACIUS	LENGTH	CHD LENGTH	CHO BEARING	DELTA
CI	50.00	19.23	18.11	8782257 €	022'02'00
CS.	50.00	41.29	40.13"	M11'06'43"#	04779'02
C3	50.00	28.44	28.05	551104'08'E	0323542
C4	80.00	20.91	20.76	B24'31'38'VI	0235742
C6	60.00	20.34	20,20	545'09'47"U	02316'35
CB	50,00	24.27	24.03	5734318°W	02748'22
C7	BQ.00*	23.48	23.23	N78'56'32'4	025'04
Ç8	25.00	30.77	28.67	HO-FOR'OR &	070'31'44
C9	50.00	40.70	39.50	H4271"22"W	D46'39'17
CIO	25.00	43.04	37.92	57329 43 W	09837'87
CII	25.00	15,46"	15.22	N74'54'34"U	035/25/29
C12	80.00	20.04	20.00"	57313'08'E	012'45'31
C13	50.00	19.07	18.86	570'44'48"W	021'51'27

LINE TABLE				
Une #	BEARING	LENGTH		
LI	N00-39,03_E	25.00"		
ы	N241251'E	42.17		
L	52973'67'K	1.40'		
LA	M00'23'57'W	11.15"		
ш	\$40.02,45_A	70.00		
TR.	\$48'55'11"E	78.85		
ע	ST 25 20 T	17.50		
LB	N49756117W	63.16		
LB	589723'87"E	30,03		
L10	\$84"39"16"E	5.00*		
L11	\$25'21'44"W	28.24		
L12	541 75 77 W	14.12"		

LEGEND DE STATE

THE SEA STA

ED DY COME MON -1-pt PDEE LINE · S/OF SHOW PAN SET (B) I' ACCE PER SET # 19942 ET + NOTON ET M HAL SET

Precision, 1 port in: 57920-81.133

Prov distinance: 0.0037 3794

Prove distinance: 0.0037 3794

For di H00/36'83'E 184,780' 1447884,8736' 489384,7146' 889°23'57"E 93.960' 1448078.8185' 498363.7297' H83'28'38'E. 81,070' 1448139,4932' 499390,8871' Clockwise [50,0027] 41,2807 04719'02" [21,808] NH 105'45'8 40,1307 1448(31,7590' 469430,0448' 883'28'38'W 55,370' 144807E,7475' 469423,7546' NEST23'67"W 1981950' 1447709,6066' 489425,6055' NOT 88"44"W 257.110" 1447900,8536" 489682,4598" H74\*20\*13\*E 69.320\* 1447886.4854\* 489708.2740\*

N65'49'05"E 296.080" 1448291,7573' 489730,8824"

805°21'44"W 515.620' 1448243.5716'

Closure Summary: 3,5009 ACRES

## **WOODS OF ROSEMONT**



**EXHIBIT** 

SECTION 6, TOWN 3, RANGE 2 -CITY OF MASON, WARREN COUNTY, OHIO OF \_\_\_ SUBMITTAL DATE: JANUARY 2014

SURVEYOR'S CERTIFICATION:

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

JERRY L. KELLER, P.S. OHIO REGISTRATION NO. 7584



McGill Smith Punshon, Inc. 3700 Fork 42 Drive - Sulle 1908 Cincinnali, Ohio 45241-2097 Tel 513.789.2004 - Fox 813.543.7099

Engineers = Architects = Surveyors = Landscape Architects = Plann 12430.00 Sheet No. 2/2 12430 H/A PEn No. 13430