

DEED REFERENCE

SITUATED IN SECTION 24, TOWN 4, RANGE 2, THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING 0.8445 ACRES OUT OF AN ORIGINAL 28.5974 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 188 AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 4085, PAGE 823, WARREN COUNTY, OHIO AND BEING ALL OF LOT 13 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 4475, PAGE 853 AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE FALLING BROOK HOMEOWNERS' ASSOCIATION, INC. SAID DECLARATION MAY BE AMENDED, SAID AMENDMENT(S) RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

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 PLAN AS OWNERS OR LIEN HOLDERS 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 HERETO 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 HERETO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

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 PLAN 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 PLAN. 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, CURBVERT, GRADING, TOPSOIL, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATER COURSE.

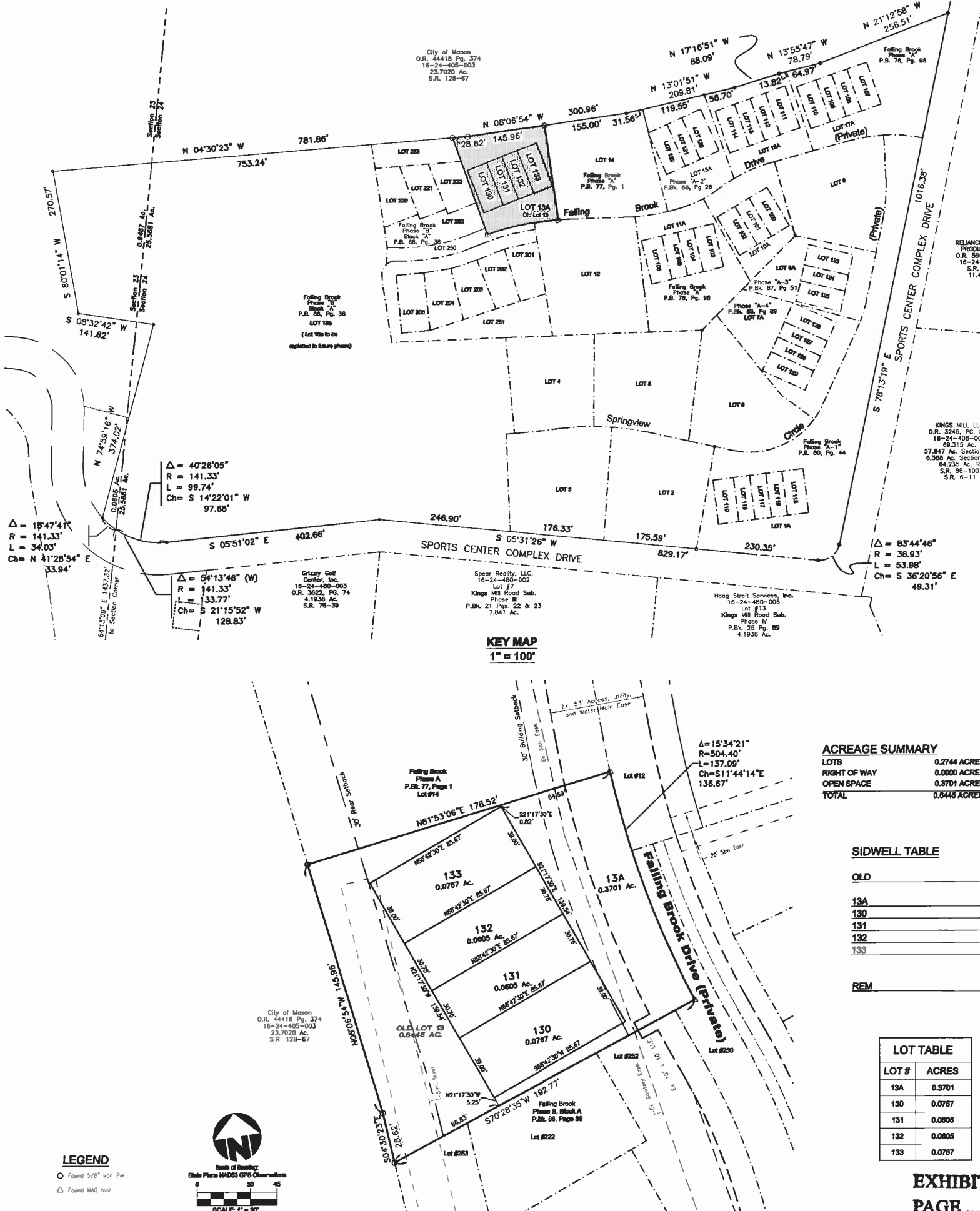
NOTES

- 1. PRIOR DEED REF: HAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS HAL HOMES/FALLING BROOK, LLC BY OR 4787, PG. 188 AND DESCRIBED IN OR 4085, 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 PLAN. LOTS 130-133 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDMINIUMS.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
5. ALL EXISTING EASEMENTS AND PRIVATE STREETS PER P.B.K. 76, PG. 88

SURVEYORS CERTIFICATION

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

JEFFREY Q. LAMBERT DATE
REG. SURVEYOR IN THE STATE OF OHIO



City of Mason
O.R. 44418 Pg. 374
16-24-405-003
23,7020 Ac.
S.R. 128-67

Falling Brook Phase A P.B. 77, Pg. 1
LOT 134
(Lot 134 to be replatted in future phases)

Delta = 40'26.05"
R = 141.33'
L = 99.74'
Ch = S 14'22.01" W 97.68'

Delta = 54'13.46" (W)
R = 141.33'
L = 133.77'
Ch = S 21'15.52" W 128.83'

Grizzly Golf Center, Inc.
16-24-480-002
O.R. 3622, Pg. 74
4,1936 Ac.
S.R. 75-39

Spear Realty, LLC
16-24-480-002
Lot #7
Kings Mill Road Sub.
Phase II
P.B.K. 21, Pgs. 22 & 23
7,841 Ac.

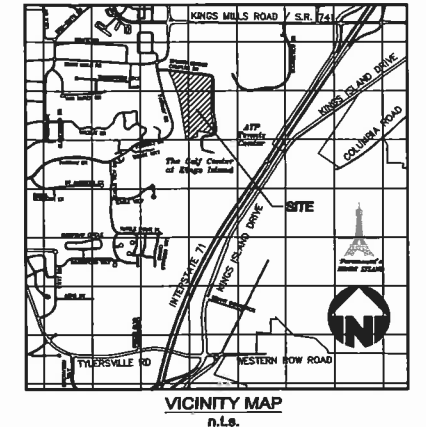
Hagg Street Services, Inc.
16-24-480-006
Lot #13
Kings Mill Road Sub.
Phase IV
P.B.K. 26, Pg. 89
4,1936 Ac.

KEY MAP
1" = 100'

ACREAGE SUMMARY table with columns for Lots, Right of Way, Open Space, and Total.

SIDWELL TABLE with columns for Old, 13A, 130, 131, 132, 133, and Rem.

LOT TABLE with columns for Lot # and Acres.



APPROVALS
PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE DAY OF 20 THIS PLAN 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 PLAN 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 PLAN 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:

OWNER
HAL HOMES/FALLING BROOK, LLC
8545 KENWOOD ROAD
SUITE 401
CINCINNATI, OHIO 45242
PH: (513)884-6380

SURVEYOR
BAYER BECKER
6800 TYLERSVILLE ROAD
MASON, OH, 45040
513-336-8800

EXHIBIT A
PAGE 1 OF 1



Scale: 1" = 100'

Revision table with columns for Date, Drawn, and Description.

FALLING BROOK, PHASE A-5
AND BEING A REPLAT OF LOT #13
AT FALLING BROOK, PHASE A
P.B. 77, PAGES 1-3
SECTION 24, TOWN 4, RANGE 2
CITY OF MASON, WARREN COUNTY, OHIO
JULY, 2014
REPLAT LOT #13

bayer becker logo and contact information.

Drawing: 040057-000 (M BLDG)
Drawn by: JQL
Checked by:
Issue Date: 07-16-14
Sheet: 1 OF 1

Plot Date: Sep 05, 2014 - 9:12am
Drawing name: A:\2014\040057-000\040057-000\Survey\Layout\040057-000\_L4\_BLDG.dwg - Layout Tab: Title