

VICINITY MAP
NTS

INDEX OF SHEETS

- 1. TITLE SHEET
- 2-3 RECORD PLAT

OWNER/DEVELOPER

MASON PROJECT I, LLC
C/O CESO, INC.
8534 YANKEE STREET, SUITE 2-B
DAYTON, OH 45458
PH: (937) 435-8584

ENGINEER/SURVEYOR

CESO, INC.
8534 YANKEE STREET
DAYTON, OH 45458
PH: (937) 435-8584
BRYANT ABT, P.S.

CENTERLINE STREET LENGTHS

HAREWOOD DRIVE	1,873.12 L F
HARTFIELD LANE	188.56 L F

WILLOW BROOKE, ESTATES, SECTION ONE

TOTAL LOTS	10 1205 ACRES
OPEN SPACE	13 1303 ACRES
TOTAL RAW	2 5895 ACRES
TOTAL	25 8403 ACRES

DECLARATION:

THIS SUBDIVISION IS SUBJECT TO ALL CONDITIONS AND SETBACK REQUIREMENTS APPROVED BY THE WARREN COUNTY ZONING REGULATIONS. THE PROPERTY SHOWN HEREON WAS CONVEYED TO MASON PROJECT I, LLC BY DEED RECORDED IN OFFICIAL RECORD BOOK 5415, PAGE 313 OF THE WARREN COUNTY RECORDER'S OFFICE

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF 25.8403 ACRES OUT OF 166.8189 ACRES TOTAL IN SECTION 13, TOWN 4E, RANGE 3N M R₈, IN THE CITY OF MASON, WARREN COUNTY, OHIO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A SUBDIVISION OF SAID LAND TO BE KNOWN AS WILLOW BROOKE, ESTATES, SECTION ONE AND THE LOTS ARE NUMBERED FROM 1 - 28 OF THE SHAPES AND SIZES AS SHOWN ON THE PLAT AND THE STREETS WITHIN THE BOUNDARIES OF SAID PLAT, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC ACCORDING TO THE LAWS IN SUCH CASES MADE AND PROVIDED. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE AND FOR THE REMOVAL OF ANY AND ALL TREES OR OTHER OBSTRUCTION TO FREE THE 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.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

MASON PROJECT I, LLC
AN OHIO LIMITED LIABILITY COMPANY

WITNESS

BY: EBS FIRST LIEN FUND, LLC
AN OHIO LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

WITNESS

BY: EUBEL BRADY & SUTTAM ASSET MANAGEMENT, INC.
A DELAWARE CORPORATION
ITS MANAGER

BY: MARK E. BRADY
CO-CHIEF INVESTMENT OFFICER

CERTIFICATE OF NOTARY PUBLIC:

STATE OF OHIO,
COUNTY:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED MARK E. BRADY, WHO, ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE ON SAID INSTRUMENT MENTIONED IN TESTIMONY WHEREOF, I HEREBY UNTO SUBSCRIBE MY NAME AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES _____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF

EBS FIRST LIEN FUND, LLC
AN OHIO LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

WITNESS

BY: EUBEL BRADY & SUTTAM ASSET MANAGEMENT, INC.
A DELAWARE CORPORATION
ITS MANAGER

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NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES _____

SUBJECT TO HOA RESTRICTIONS:

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATION, COVENANTS AND RESTRICTIONS OF THE WILLOW BROOKE HOME OWNERS ASSOCIATION AS RECORDED IN O.R. 5611, PG. 321 OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL AMENDMENTS AND SUPPLEMENTS TO THE WILLOW BROOKE HOMEOWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

DESCRIPTION:

SITUATED IN SECTION 13, TOWN 4E, RANGE 3N M R₈, CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 25.8403 ACRES NAMED WILLOW BROOKE, THE ESTATES, SECTION ONE AND BEING A PART OF A 166.8189 ACRE TRACT OF LAND AS CONVEYED TO MASON PROJECT I, LLC, AN OHIO CORPORATION, AND DESCRIBED IN OFFICIAL RECORD BOOK 5415, PAGE 313, OF THE DEED RECORDS OF WARREN COUNTY, OHIO.

RESTRICTIONS ON UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNED AS (UTILITY EASEMENT) ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, AND OTHER UTILITIES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, ELECTRIC, TELEPHONE, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THEIR NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO BUILDING OR OTHER STRUCTURE MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR
- (4) CREATE A HAZARD

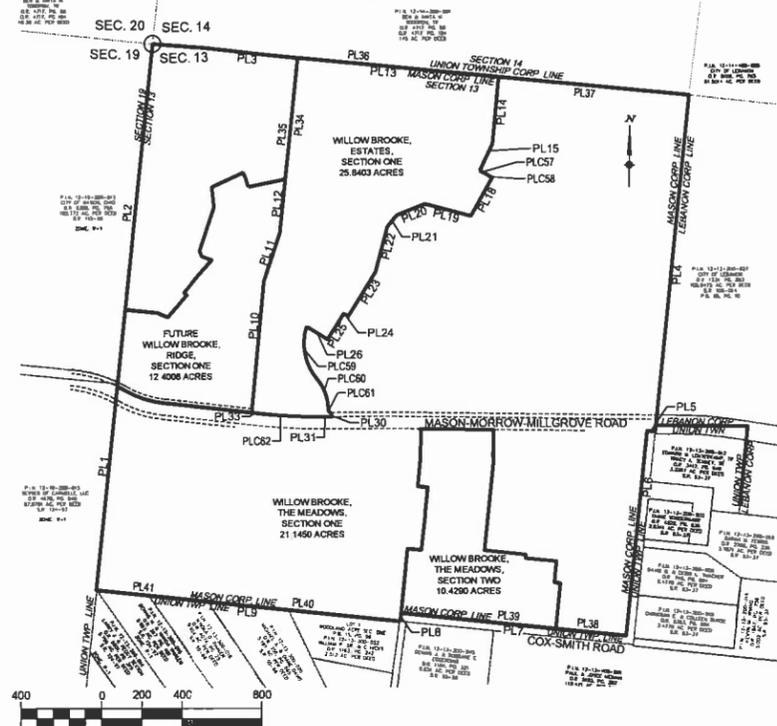
THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, CENTURY LINK AND TIME WARNER CABLE, AND THE CITY OF MASON

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENT:

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 LOT OWNER WITHIN THE EASEMENTS. 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

RECORD PLAT WILLOW BROOKE THE ESTATES, SECTION ONE

SECTION 13, TOWN 4E, RANGE 3N, M.Rs
CITY OF MASON, WARREN COUNTY, OHIO
CONTAINING 25.8403 TOTAL ACRES
JULY 2014



GRAPHIC SCALE (IN FEET)
1 inch = 400 ft.

LOT ACREAGE TABLE

LOT #	ACREAGE								
1	0.3647	6	0.3487	11	0.3520	16	0.3347	21	0.3449
2	0.3729	7	0.3323	12	0.3978	17	0.3814	22	0.3328
3	0.3880	8	0.3594	13	0.3609	18	0.4006	23	0.3671
4	0.3596	9	0.3679	14	0.3823	19	0.4090	24	0.3821
5	0.3912	10	0.3297	15	0.3781	20	0.3742	25	0.3707

Line Table

Line #	Length	Direction
PL1	1022.12	N05° 52' 49"E
PL2	1684.91	N05° 56' 04"E
PL3	729.19	S84° 25' 40"E
PL4	1665.39	S05° 48' 12"W
PL5	40.25	N89° 17' 56"W
PL6	1011.85	S05° 57' 32"W
PL7	1117.99	N84° 07' 32"W
PL8	40.12	S05° 52' 07"W
PL9	1519.55	N84° 07' 53"W
PL10	649.26	N05° 23' 04"E
PL11	252.72	N18° 18' 05"E
PL12	265.71	N05° 52' 15"E

Line Table

Line #	Length	Direction
PL13	1002.07	S84° 25' 40"E
PL14	331.76	N05° 34' 20"E
PL15	146.65	S25° 17' 54"W
PL16	215.74	N28° 27' 07"E
PL17	233.72	N75° 27' 00"W
PL18	148.54	N68° 48' 01"E
PL19	75.00	S40° 23' 48"W
PL20	231.15	N14° 48' 19"E
PL21	256.87	N31° 57' 34"E
PL22	26.84	N57° 58' 43"W
PL23	150.03	S31° 57' 34"W
PL24	121.79	N58° 02' 28"W

Line Table

Line #	Length	Direction
PL30	20.00	S00° 07' 29"E
PL31	54.38	S89° 52' 31"W
PL33	38.99	N83° 48' 52"W
PL34	866.62	N05° 52' 15"E
PL35	600.91	S05° 52' 15"W
PL36	2675.21	S84° 25' 40"E
PL37	943.96	N84° 25' 40"W
PL38	348.23	N84° 07' 32"W
PL39	768.75	N84° 07' 32"W
PL40	1069.19	N84° 07' 53"W
PL41	450.38	N84° 07' 53"W

PERIMETER CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
PLC57	58.26'	625.00'	5°20'26"	S62° 01' 53"E	58.24'	29.15'
PLC58	11.91'	575.00'	1°11'13"	S59° 57' 16"E	11.91'	5.96'
PLC59	278.49'	275.00'	58°01'19"	S11° 18' 20"E	266.74'	152.50'
PLC60	161.74'	231.00'	40°06'57"	S20° 15' 32"E	158.45'	84.34'
PLC61	23.54'	15.00'	89°55'26"	S45° 09' 46"E	21.20'	14.98'
PLC62	302.87'	2750.00'	6°18'37"	S86° 58' 10"E	302.72'	151.59'

APPROVALS:

PLANNING COMMISSION OF THE CITY OF MASON, OHIO

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO

PC NO _____ CHAIRMAN _____

COUNCIL OF THE CITY OF MASON, OHIO:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO _____ PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO

MAYOR _____ ATTEST _____ CLERK OF COUNCIL

CITY ENGINEER OF THE CITY OF MASON, OHIO:

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____, 20____

CITY ENGINEER

WARREN COUNTY AUDITOR:

RECEIVED AND TRANSFERRED ON THIS _____ DAY OF _____, 20____ AT _____ M

COUNTY AUDITOR _____ DEPUTY _____

WARREN COUNTY RECORDER:

FILE NO. _____
RECEIVED ON THIS _____ DAY OF _____, 20____ AT _____ M
RECORDED ON THIS _____ DAY OF _____, 20____ AT _____ M
RECORDED IN BOOK NO _____ ON PAGE NO _____

FEE _____

COUNTY RECORDER _____ DEPUTY _____

NOTES:

1. DISTANCE SHOWN ALONG CURVES ARE ARC DISTANCES
2. UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON AND REAR LOT LINES, THE COMMON LOT LINE BEING THE CENTER LINE OF SAID EASEMENT. THE BUILDER RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH OR DRAINAGE SWALES WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES
3. ALL EXISTING MONUMENTATION IS IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE PLAT
4. ALL DOCUMENTATION USED AS SHOWN.
5. BASIS OF BEARING: WARREN COUNTY MONUMENTS #4, #33, #51, #67, & #152. CALCULATED BEARING HELD FROM MON. #67 TO MON. #152 EQUALS N 38°43'51" E.
6. ZONING: PUD

RESTRICTIONS ON WATER EASEMENTS:

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 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 OR FUTURE OWNERS OF 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 MORE THAN 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 EASEMENT AREA MUST BE ACCESSIBLE AT ALL TIMES FOR FUTURE MAINTENANCE AND OPERATION PURPOSES.

RESTRICTIONS ON 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, AND 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 EASEMENT TO SOIL, SHRUBBERY, TREES, UNDERGROUND PIPES, WRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL, BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS

LANDSCAPE EASEMENTS:

ALL LANDSCAPING AND AMENITY IMPROVEMENTS LOCATED WITHIN ANY OPEN SPACE LOTS, LANDSCAPE BUFFER EASEMENTS, OR LANDSCAPE EASEMENTS SHALL BE MAINTAINED BY THE WILLOW BROOKE HOMEOWNERS ASSOCIATION, AS PROVIDED FOR IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WILLOW BROOKE HOMEOWNERS ASSOCIATION. THE LANDSCAPING AND EASEMENTS ARE TO AND FOR THE BENEFIT OF THE WILLOW BROOKE HOMEOWNERS ASSOCIATION.

OCCUPATION STATEMENT:

NO OCCUPATION EXISTS ALONG THE BOUNDARY LINES AS SHOWN.

SURVEY CERTIFICATION:

THIS RECORD PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. 711.01-40, AND WARREN COUNTY SUBDIVISION REGULATIONS. I CERTIFY THAT THIS RECORD PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED UPON ACTUAL FIELD LOCATIONS. ALL MONUMENTATION SHOWN TO BE SET WILL BE DONE SO UPON COMPLETION OF INITIAL CONSTRUCTION ACTIVITIES.

EXHIBIT _____ DATE _____
J. BRYANT ABT, P.S.
OHIO PROFESSIONAL SURVEYOR

PAGE 1 OF 3

REVISIONS	NO.	DATE	DESCRIPTION

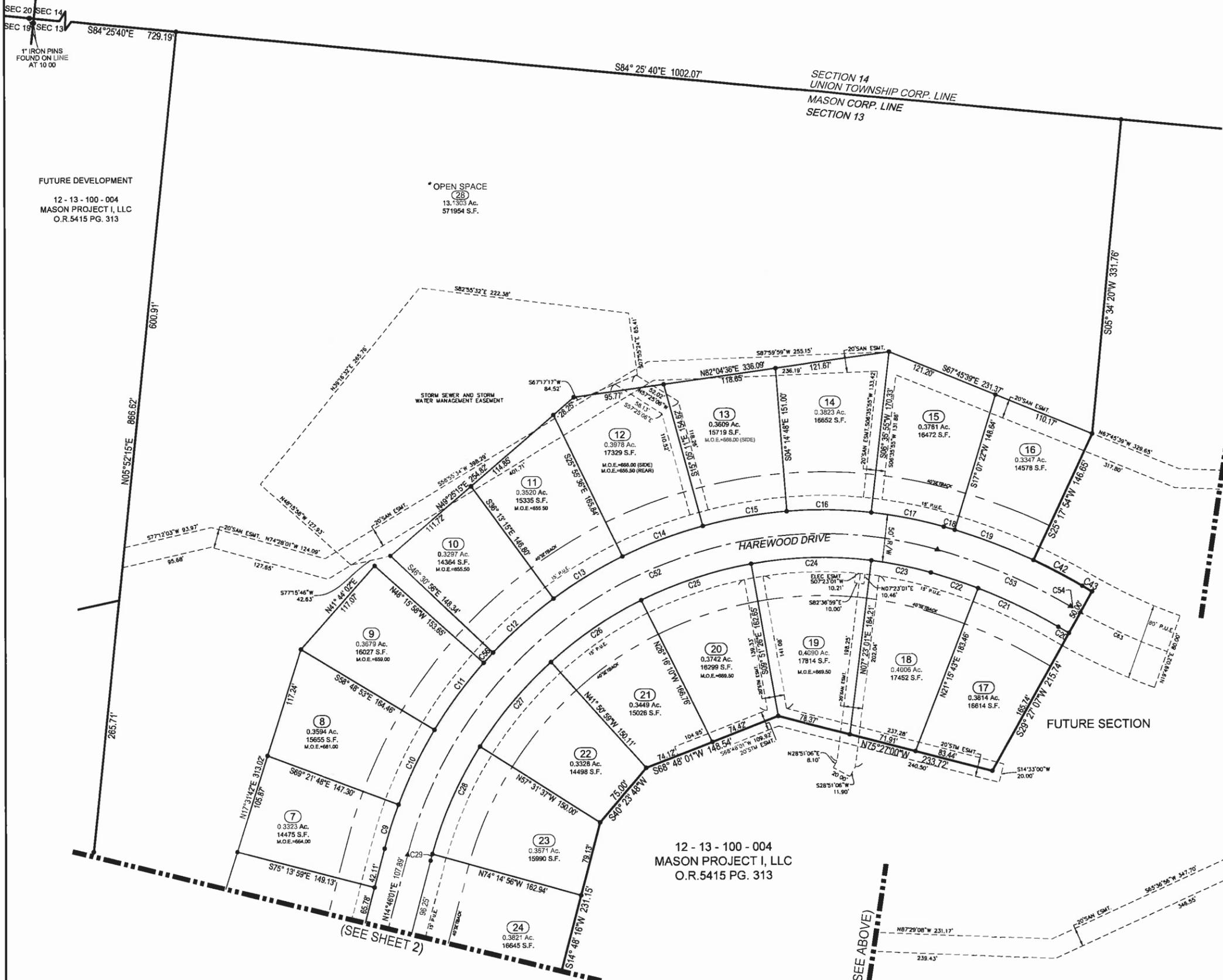
WILLOW BROOKE
THE ESTATES - SECTION ONE

TITLE SHEET
SECTION 13
CITY OF MASON

WILLOW BROOKE
THE ESTATES - SECTION ONE

ceso
CREATION TO COMPLETION
www.cesoinc.com
Engineering • Architecture • Survey • Construction Mgr • Environmental

ISSUE:
RECORD PLAT
DATE:
JULY 2014
JOB NO.: 4238
DESIGN: JEE
DRAWN: JKH
CHECKED: JBA
SHEET NO. 1



LEGEND

- IRON PIN FOUND
- 5/8" x 30" REBAR WITH YELLOW CAP STAMPED "CESO"
- ▲ RAILROAD SPIKE SET
- S.B. SETBACK
- P.U.E. PUBLIC UTILITY EASEMENT
- M.O.E. MINIMUM OPENING ELEVATION

NOTE: ALL LOTS ARE SUBJECT TO A 5/20' TOTAL BUILDING SIDE YARD SETBACK AND 40' BUILDING FRONT AND REAR YARD SETBACK

FUTURE DEVELOPMENT
12 - 13 - 100 - 004
MASON PROJECT I, LLC
O.R.5415 PG. 313

* OPEN SPACE
(28)
13.1303 Ac.
571954 S.F.

12 - 13 - 100 - 004
MASON PROJECT I, LLC
O.R.5415 PG. 313

REVISIONS NO.	DATE	DESCRIPTION

WILLOW BROOKE
THE ESTATES - SECTION ONE

RECORD PLAT

SECTION 13
CITY OF MASON



EXHIBIT **A**
PAGE 3 OF 3



ISSUE:	RECORD PLAT
DATE:	JULY 2014
JOB NO.:	4238
DESIGN:	JEE
DRAWN:	JKH
CHECKED:	JBA
SHEET NO.:	3