

VICINITY MAP  
NTS



**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**

FAWN RIDGE WAY	1,217.70 LF
HEADLAND COURT	123.49 LF

**WILLOW BROOKE, RIDGE, SECTION ONE**

TOTAL LOTS	5,597 ACRES
OPEN SPACE	5,031.4 ACRES
TOTAL RAW	1,809.7 ACRES
TOTAL	12,400.8 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.

**INDEX OF SHEETS**

- 1 TITLE SHEET
- 2 RECORD PLAT

**DEDICATION:**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF 12,400.8 ACRES OUT OF 166,818.9 ACRES TOTAL IN SECTION 13, TOWN 4E, RANGE 3N, 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, RIDGE, SECTION ONE AND THE LOTS ARE NUMBERED FROM 1 - 30 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 LAW 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 ACKNOWLEDGE 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 HERELIANTO SUBSCRIBE MY NAME AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES \_\_\_\_\_

SIGNED AND ACKNOWLEDGE 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, CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 12,400.8 ACRES NAMED WILLOW BROOKE, THE RIDGE, SECTION ONE AND BEING A PART OF A 166,818.9 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:

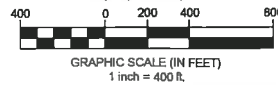
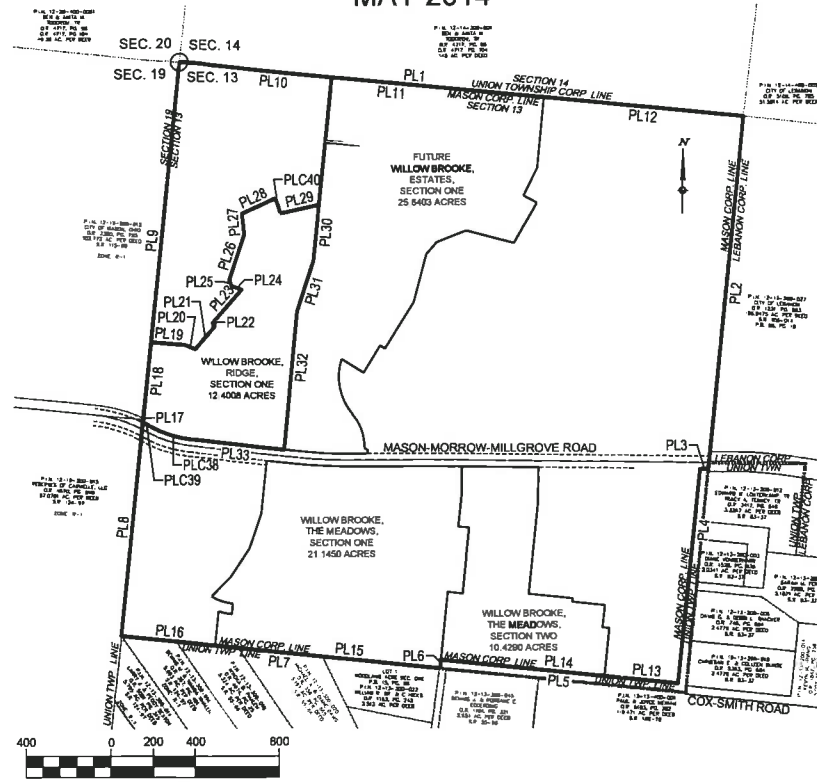
- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR
- (4) CREATE A HAZARD

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 RIDGE, SECTION ONE  
SECTION 13, TOWN 4E, RANGE 3N, M.Rs.  
CITY OF MASON, WARREN COUNTY, OHIO  
CONTAINING 12,400.8 ACRES  
MAY 2014**



LOT #	ACREAGE
1	0.2020
2	0.2096
3	0.2097
4	0.2299
5	0.2582
6	0.3274
7	0.2008
8	0.1722
9	0.1722
10	0.1808

LOT #	ACREAGE
11	0.2086
12	0.2083
13	0.1886
14	0.1991
15	0.1933
16	0.1745
17	0.1722
18	0.1721
19	0.1721
20	0.1775

LOT #	ACREAGE
21	0.1827
22	0.1827
23	0.1827
24	0.1905
25	0.2049
26	0.2022
27	0.1968
28	0.1881
* 29	2.0180
* 30	3.0134

\* DENOTES OPEN SPACE

Line #	Length	Direction
PL1	2675.21	S84° 25' 40"E
PL2	1865.39	S05° 48' 12"W
PL3	40.25	S89° 17' 56"E
PL4	1011.85	S05° 57' 32"W
PL5	1117.99	N84° 07' 32"W
PL6	40.12	N05° 52' 07"E
PL7	1519.55	N84° 07' 53"W
PL8	1022.12	N05° 52' 49"E
PL9	1684.91	N05° 56' 04"E
PL10	729.19	S84° 25' 40"E
PL11	1002.07	S84° 25' 40"E

Line #	Length	Direction
PL12	943.96	S84° 25' 40"E
PL13	348.24	N84° 07' 32"W
PL14	769.76	N84° 07' 32"W
PL15	1089.19	N84° 07' 53"W
PL16	450.36	N84° 07' 53"W
PL17	21.27	N05° 52' 49"E
PL18	358.43	N05° 56' 04"E
PL19	161.11	S84° 03' 49"E
PL20	55.26	S87° 03' 51"E
PL21	143.96	N41° 22' 23"E
PL22	18.08	N48° 37' 37"W

Line #	Length	Direction
PL23	213.15	N41° 22' 23"E
PL24	49.68	N71° 41' 55"W
PL25	30.91	N23° 07' 37"W
PL26	225.97	N18° 18' 05"E
PL27	98.76	N05° 46' 18"W
PL28	173.73	N84° 47' 31"E
PL29	188.46	N77° 53' 18"E
PL30	265.71	S05° 52' 15"W
PL31	252.72	S18° 18' 05"W
PL32	649.26	S05° 23' 04"W
PL33	438.61	N83° 48' 52"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
PLC36	212.63	518.00	23°31'08"	N72° 03' 17"W	211.14	107.83
PLC39	40.04	657.00	3°29'29"	N62° 02' 27"W	40.03	20.02
PLC40	74.28	325.00	13°05'44"	S18° 39' 38"E	74.12	37.30

**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 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 36°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 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 WILL 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 EASEMENT 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.

**LANDSCAPE EASEMENTS:**

ALL LANDSCAPING AND AMENITY IMPROVEMENTS LOCATED WITHIN ANY OPEN SPACE LOTS, LANDSCAPE BUFFER EASEMENT, 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:**

THERE IS AN EXISTING FENCE LINE THAT RUNS GENERALLY ALONG THE WESTERLY LINE, NO OTHER 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 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.

J. BRYANT ABT, P.S.  
OHIO PROFESSIONAL SURVEYOR # 8593

EXHIBIT **A**  
PAGE **1** OF **2**

REVISIONS	NO.	DATE	DESCRIPTION

WILLOW BROOKE  
THE RIDGE - SECTION ONE

TITLE SHEET  
SECTION 13  
CITY OF MASON  
TAE, RSN, MRS.  
WARREN COUNTY, OHIO

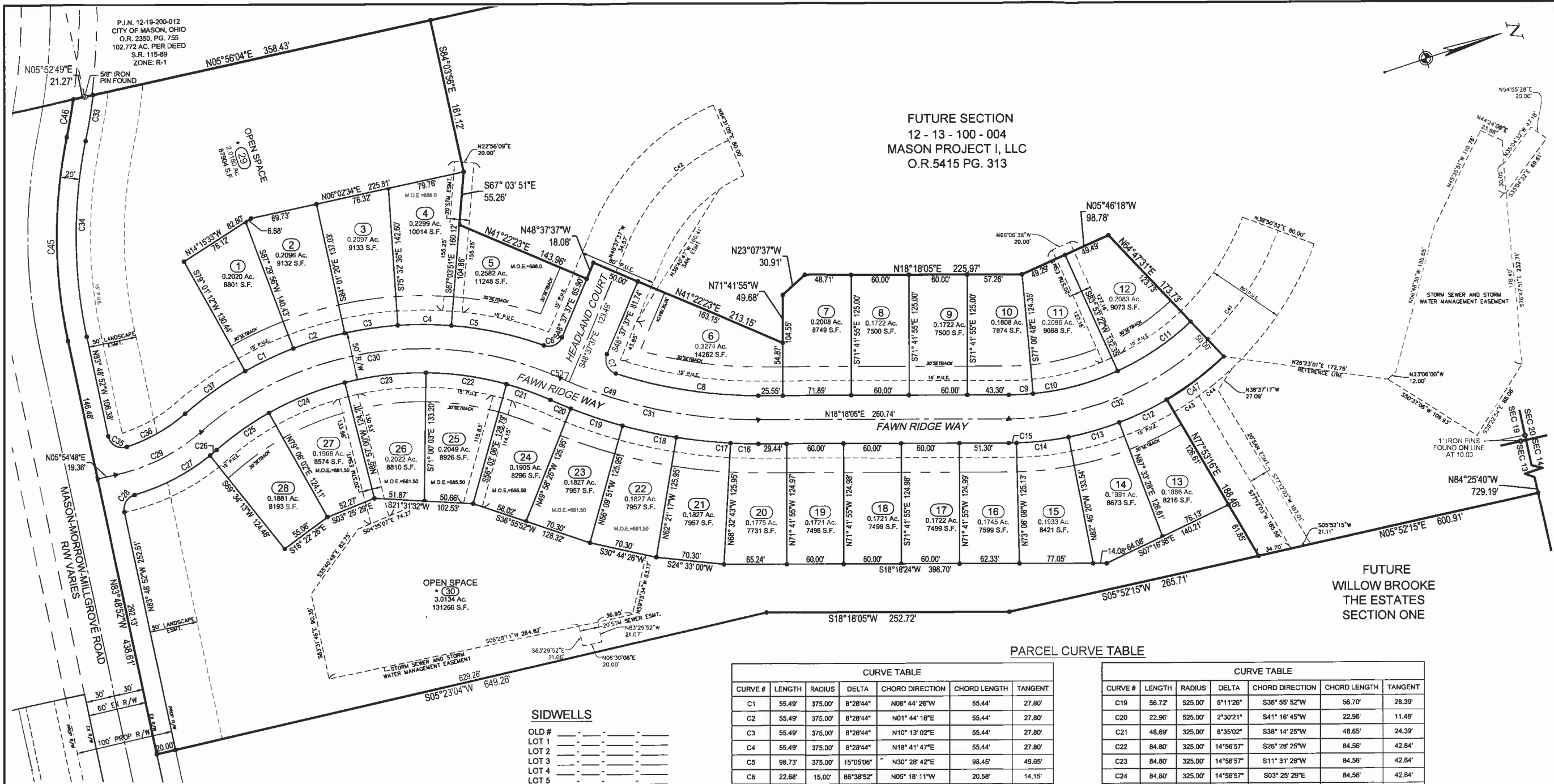
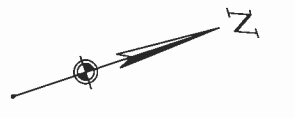
ISSUE:  
RECORD PLAT  
DATE:  
JULY 2014  
JOB NO.: 4238  
DESIGN: JEE  
DRAWN: JKH  
CHECKED: JBA  
SHEET NO. 1



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P.L.N. 12-19-200-012  
 CITY OF MASON, OHIO  
 O.R. 2350, PG. 755  
 102.772 AC. PER DEED  
 S.R. 115-89  
 ZONE: R-1

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



REVISIONS NO.	DATE	DESCRIPTION

WILLOW BROOKE  
 THE RIDGE - SECTION ONE

RECORD PLAT

SECTION 13  
 CITY OF MASON

T.A.E. RBN, M.P.R.  
 WARREN COUNTY, OHIO

FUTURE WILLOW BROOKE  
 THE ESTATES  
 SECTION ONE

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	55.49'	375.00'	8°28'44"	N06° 44' 26"W	55.44'	27.80'
C2	55.49'	375.00'	8°28'44"	N01° 44' 18"E	55.44'	27.80'
C3	55.49'	375.00'	8°28'44"	N10° 13' 02"E	55.44'	27.80'
C4	55.49'	375.00'	8°28'44"	N18° 41' 47"E	55.44'	27.80'
C5	98.73'	375.00'	15°05'06"	N30° 28' 42"E	98.45'	49.65'
C6	22.68'	15.00'	86°38'52"	N05° 18' 11"W	20.58'	14.15'
C7	24.87'	15.00'	94°59'19"	N83° 52' 44"E	22.12'	16.37'
C8	149.91'	475.00'	18°04'59"	N27° 20' 35"E	149.29'	75.59'
C9	25.51'	275.00'	5°18'53"	N15° 38' 39"E	25.50'	12.76'
C10	91.68'	275.00'	19°05'50"	N03° 28' 17"E	91.24'	46.26'
C11	91.66'	275.00'	19°05'50"	N15° 39' 33"W	91.24'	46.26'
C12	54.85'	325.00'	9°40'12"	S07° 16' 38"E	54.79'	27.49'
C13	54.85'	325.00'	9°40'12"	S07° 16' 38"E	54.79'	27.49'
C14	54.85'	325.00'	9°40'12"	S12° 03' 46"W	54.79'	27.49'
C15	7.96'	325.00'	1°24'13"	S17° 35' 59"W	7.96'	3.98'
C16	28.89'	525.00'	3°09'12"	S19° 52' 41"W	28.89'	14.45'
C17	56.72'	525.00'	6°11'26"	S24° 33' 00"W	56.70'	28.39'
C18	56.72'	525.00'	6°11'26"	S30° 44' 26"W	56.70'	28.39'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C19	56.72'	525.00'	6°11'26"	S36° 55' 52"W	56.70'	28.39'
C20	22.96'	525.00'	2°30'21"	S41° 16' 45"W	22.96'	11.48'
C21	48.69'	325.00'	8°35'02"	S38° 14' 25"W	48.65'	24.39'
C22	84.80'	325.00'	14°56'57"	S26° 28' 25"W	84.56'	42.64'
C23	84.80'	325.00'	14°56'57"	S11° 31' 28"W	84.56'	42.64'
C24	84.80'	325.00'	14°56'57"	S03° 25' 29"E	84.56'	42.64'
C25	66.92'	325.00'	11°47'54"	S16° 47' 55"E	66.81'	33.58'
C26	8.91'	225.00'	2°16'04"	S21° 33' 49"E	8.91'	4.45'
C27	88.95'	225.00'	22°39'03"	S09° 06' 16"E	88.37'	45.06'
C28	22.52'	15.00'	86°02'07"	S40° 47' 48"E	20.47'	14.00'
C33	48.64'	677.00'	4°08'59"	S82° 21' 12"E	48.63'	24.33'
C34	204.42'	498.00'	23°31'09"	N72° 03' 17"W	202.99'	103.67'
C35	24.27'	15.04'	92°27'55"	N46° 32' 02"E	21.72'	15.70'
C38	70.04'	175.00'	22°55'49"	N11° 13' 57"W	69.57'	35.48'
C37	76.69'	375.00'	11°43'03"	N16° 50' 20"W	76.56'	38.48'
C45	212.63'	518.00'	23°31'08"	N72° 03' 17"W	211.14'	107.83'
C46	40.04'	657.00'	3°29'29"	N62° 02' 27"W	40.03'	20.02'
C47	74.28'	325.00'	13°05'44"	S16° 39' 36"E	74.12'	37.30'

EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C41	135.84'	300.00'	25°56'39"	N38° 10' 48"W	134.69'	69.11'
C42	150.61'	200.00'	43°08'46"	N27° 03' 14"W	147.08'	79.08'
C43	229.55'	340.00'	38°41'00"	S01° 02' 25"E	225.22'	119.34'
C44	44.88'	340.00'	7°33'50"	S21° 05' 17"E	44.85'	22.47'

- 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 5/18' TOTAL BUILDING SIDE YARD SETBACK AND 30' BUILDING FRONT AND REAR YARD SETBACK

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C29	99.87'	200.00'	28°36'39"	N08° 23' 32"W	98.84'	51.00'
C30	398.47'	350.00'	65°13'47"	N09° 55' 02"E	377.29'	223.96'
C31	211.45'	500.00'	24°13'51"	N30° 25' 00"E	209.88'	107.33'
C32	227.81'	300.00'	43°30'34"	N03° 27' 12"W	222.38'	119.72'
C49	201.34'	500.00'	23°04'18"	N29° 50' 14"E	199.98'	102.05'
C50	10.12'	500.00'	1°09'33"	N41° 57' 09"E	10.11'	5.06'

SIDWELLS

OLD #	NEW #
LOT 1	
LOT 2	
LOT 3	
LOT 4	
LOT 5	
LOT 6	
LOT 7	
LOT 8	
LOT 9	
LOT 10	
LOT 11	
LOT 12	
LOT 13	
LOT 14	
LOT 15	
LOT 16	
LOT 17	
LOT 18	
LOT 19	
LOT 20	
LOT 21	
LOT 22	
LOT 23	
LOT 24	
LOT 25	
LOT 26	
LOT 27	
LOT 28	
LOT 29	
LOT 30	

\* DENOTES OPEN SPACE

**EXHIBIT**  
**PAGE 2 OF 2**

GRAPHIC SCALE (IN FEET)  
 1 inch = 50ft



ISSUE: RECORD PLAT  
 DATE: JULY 2014  
 JOB NO.: 4238  
 DESIGN: JEE  
 DRAWN: JKH  
 CHECKED: JBA  
 SHEET NO. 2