

DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS 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. WE ALSO GRANT THE VARIOUS EXTRATERRITORIAL EASEMENTS SHOWN HEREON.

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, STORM WATER DISPOSAL, AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS 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 UTILITY EASEMENTS ARE FOR THE BENEFIT OF THE CITY OF MASON, AND ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO, THE CITY OF MASON, DUKE ENERGY OHIO, KENTUCKY, INC., UNITED TELEPHONE, AND WARNER AMEX.

OWNER: RESERVES OF CARMELLE II, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: ROBERT C. RHEIN, MANAGER BY: DAVID G. DREES, MANAGER

COUNTY OF STATE OF

BE IT REMEMBERED ON THIS DAY OF 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ROBERT C. RHEIN, MANAGER OF THE RESERVES OF CARMELLE II, LLC, AND OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF THE 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

COUNTY OF STATE OF

BE IT REMEMBERED ON THIS DAY OF 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME DAVID G. DREES, MANAGER OF THE RESERVES OF CARMELLE II, LLC, AND OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF THE 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

LIEN HOLDER: TIMBERLAKE FAMILY LLC, A KENTUCKY LIMITED LIABILITY COMPANY

BY: GLEN PANOUSHEK, MANAGING MEMBER

COUNTY OF KENTON STATE OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2013, BY GLEN PANOUSHEK, MANAGING MEMBER, OF TIMBERLAKE FAMILY, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC MY COMMISSION EXPIRES

LIEN HOLDER:

BY: HUNTINGTON NATIONAL BANK

PRINTED NAME:

TITLE:

COUNTY OF STATE OF

BE IT REMEMBERED ON THIS DAY OF 2013, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HUNTINGTON NATIONAL BANK, (NAME) (TITLE)

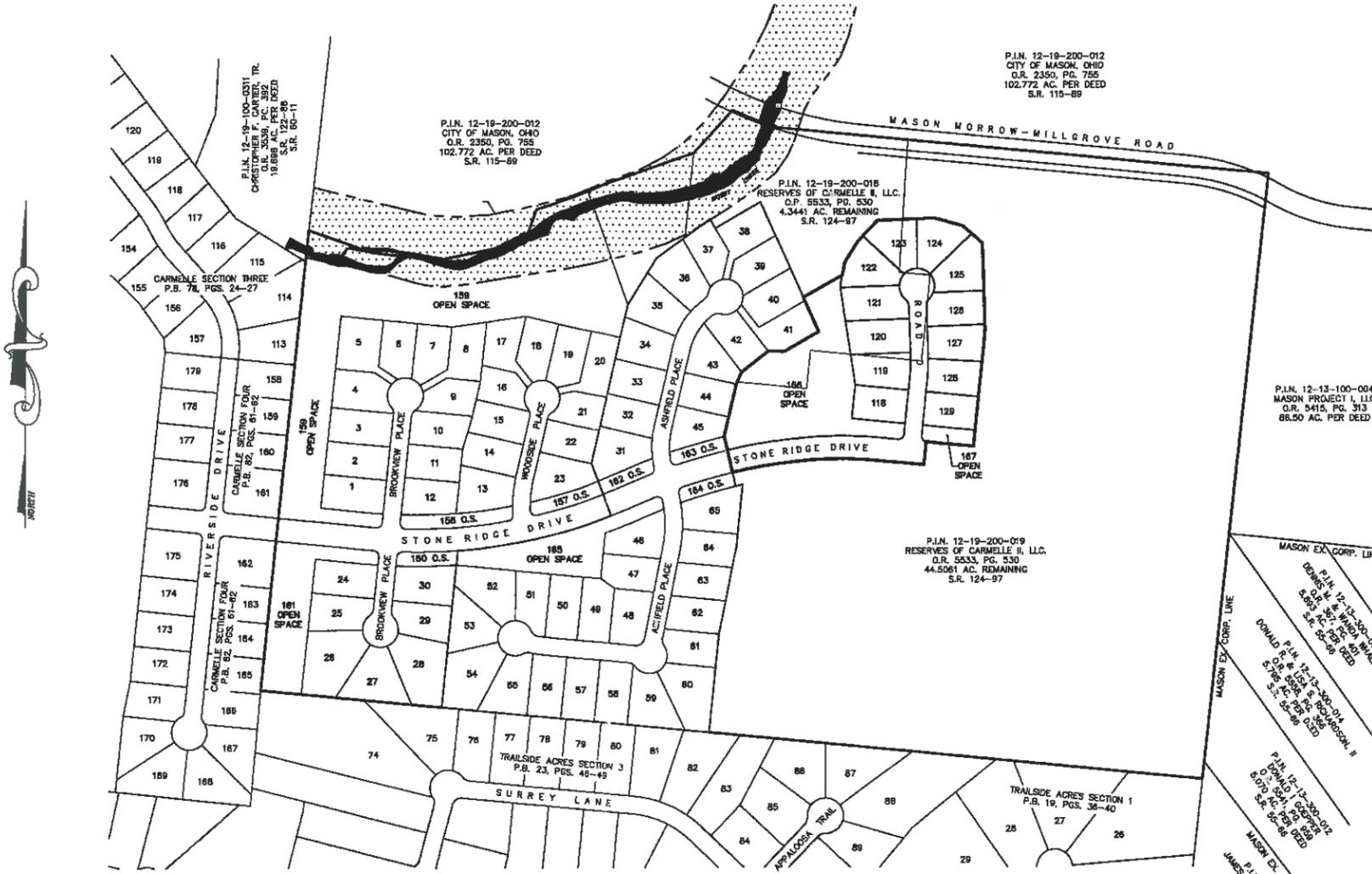
OF THE HUNTINGTON NATIONAL BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF THE CORPORATION.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

PRIVATE DRAINAGE EASEMENT BETWEEN LOTS:

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT. THE DECLARANT, FOR ITS AGENT AND BUILDERS, RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES, DRAINAGE PIPE, AND DRAINAGE TILE WITHIN SAID EASEMENT FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES.



LANDS OF THE DEDICATORS

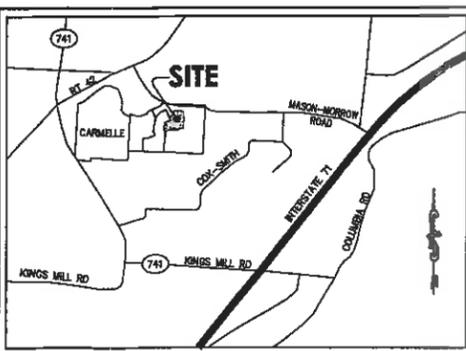


NOTES:

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, 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.



VICINITY MAP NTS

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 RESERVES OF CARMELLE HOME OWNERS ASSOCIATION, AS SET FORTH IN OFFICIAL RECORD BOOK 5533, PAGE 530, OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO, (INCLUDING ANY AMENDMENTS THERETO)

EXHIBIT A PAGE 1 OF 2 THE RESERVES OF CARMELLE PHASE 3A

AREA IN LOTS 4.2816 ACRES
AREA IN OPEN SPACE 2.6270 ACRES
AREA IN R/W 1.4510 ACRES
TOTAL AREA 8.3596 ACRES

OWNER/DEVELOPER:

RESERVES OF CARMELLE II, LLC.
7265 KENWOOD ROAD, SUITE 220
CINCINNATI, OHIO 45236
PH: (513) 891-7100

COUNTY RECORDER:

FILE NO. RECEIVED THIS DAY OF 20 AT AM/P.M.
RECORDED THIS DAY OF 20 AT AM/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

DEED REFERENCE:

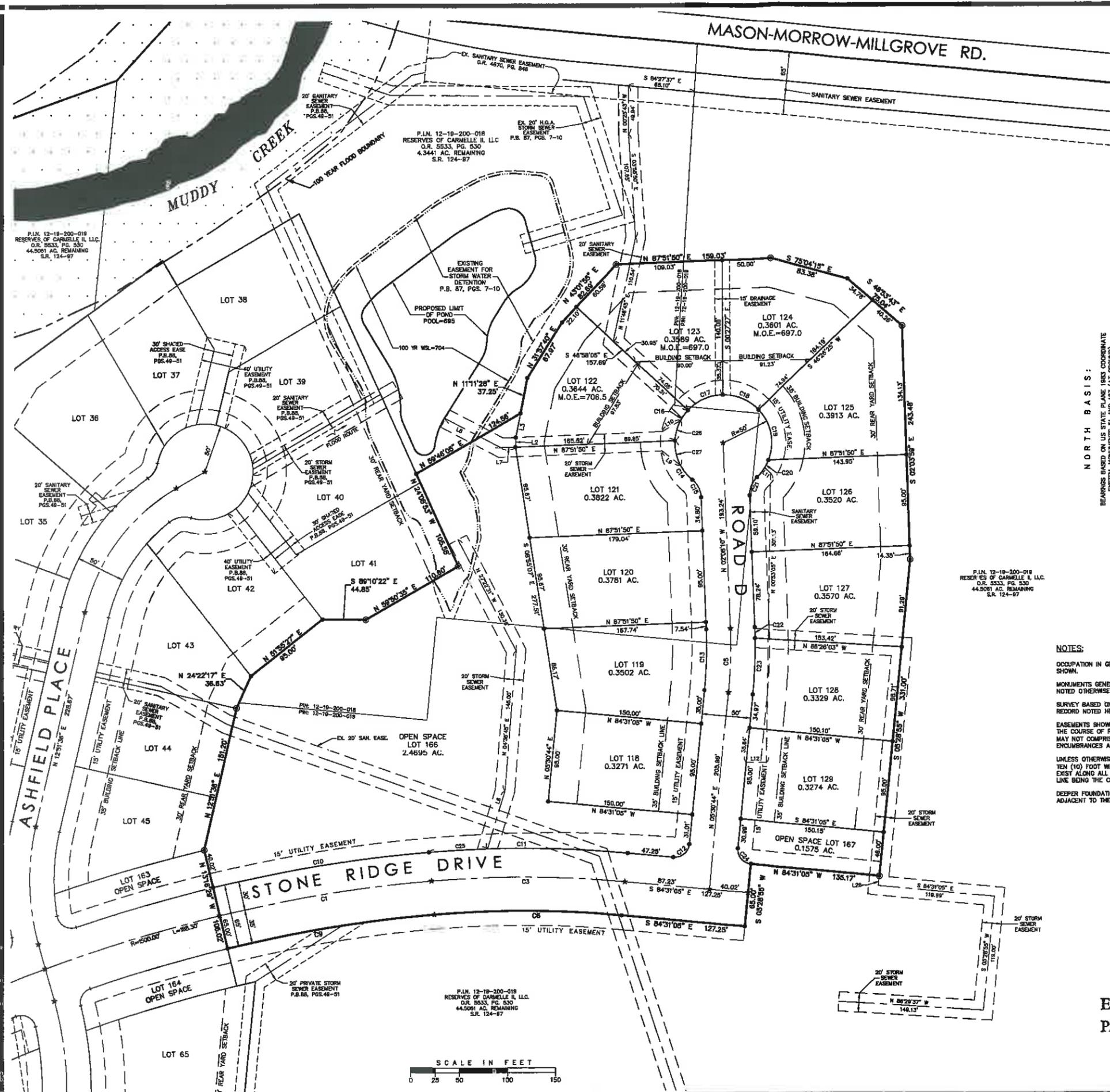
SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 8.3596 ACRES AND BEING 8.8660 ACRES OF AN ORIGINAL 87.0718 ACRE TRACT AS CONVEYED TO RESERVES OF CARMELLE II, LLC, BY DEED RECORDED IN OFFICIAL RECORD BOOK 5533, PAGE 530, AND 2.4908 ACRES OF AN ORIGINAL 10.0000 ACRE TRACT AS CONVEYED TO RESERVES OF CARMELLE II, LLC, BY DEED RECORDED IN OFFICIAL RECORD BOOK 5533, PAGE 530, WARREN COUNTY, OHIO RECORDER'S OFFICE.

CERTIFICATE OF SURVEYOR:

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

JERRY L. KELLER, P.S. DATE
OHIO REGISTRATION NO. 7564

McGill Smith Punshon, Inc. 3700 Park 42 Drive Suite 1908 Cincinnati, Ohio 45241-2097 Tel 513.759.0004 Fax 513.563.7099 www.mcglsmithpunshon.com
Engineers Architects Surveyors Landscape Architects Planners Information Technology Planners
Drawn By: JLK Date: OCTOBER 10, 2014 Project No.: 04519008 Sheet No.: 1/2
Project Mgr.: JLK Scale: 1"=200' Plotted By: JLK Date: 10/15/2014
CAD: 04519008-REC-PHASE 3A [X-Inf] N/A File No.: 04519



CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	1500.00'	222.84'	222.83'	S80°56'32"W	008°30'42"
C3	1126.87'	201.50'	201.23'	N88°38'26"W	010°14'43"
C5	500.00'	86.74'	86.88'	N01°41'17"E	007°38'53"
C8	1081.87'	195.24'	194.98'	N89°38'26"W	010°14'43"
C9	1465.00'	217.84'	217.44'	S80°56'52"W	008°30'42"
C10	1530.00'	227.29'	227.08'	S80°56'52"W	008°30'42"
C11	1156.87'	206.88'	206.59'	N89°38'26"W	010°14'43"
C12	15.00'	23.55'	21.21'	N50°29'49"E	02°58'12"
C13	478.00'	83.41'	83.36'	N01°41'17"E	007°38'53"
C14	50.00'	46.36'	44.72'	S23°45'44"E	03°07'37"
C15	25.00'	21.03'	20.41'	N28°13'51"W	048°11'23"
C16	50.00'	35.11'	34.36'	S22°54'59"W	040°13'51"
C17	50.00'	40.89'	39.48'	S88°17'14"W	046°30'36"
C18	50.00'	40.83'	39.79'	N87°00'31"W	046°53'52"

CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C19	50.00'	56.72'	53.73'	N110°31'11"W	085°00'07"
C20	50.00'	21.48'	21.31'	N33°44'53"E	024°36'41"
C21	25.00'	21.03'	20.41'	S15°57'32"W	048°11'23"
C22	525.00'	11.35'	11.35'	N01°31'00"W	001°14'18"
C23	525.00'	58.73'	58.70'	N02°18'27"E	008°24'34"
C24	15.00'	23.57'	21.22'	S38°30'11"E	090°01'48"
C25	1156.87'	60.63'	60.52'	S88°44'08"W	002°58'52"
C26	50.00'	21.94'	21.77'	S15°22'24"W	023°08'39"
C27	50.00'	25.73'	26.41'	S12°30'53"E	030°37'55"

LINE TABLE		
Line #	BEARING	LENGTH
L2	N01°36'03"E	10.02'
L3	S11°11'28"W	25.66'
L6	N18°38'00"E	63.18'
L7	S87°51'50"W	15.17'
L8	N82°08'10"W	65.00'
L9	N51°19'38"W	24.45'
L10	N58°35'24"E	22.00'
L11	N48°58'05"W	6.45'
L12	N89°06'55"W	20.84'
L26	S05°31'31"W	0.98'

LOT AREA BREAKDOWN BY PARCEL NUMBER	P.L.N. 12-19-200-018		TOTAL ACRES
	RESERVES OF CARMELLE II, LLC	RESERVES OF CARMELLE II, LLC	
LOT 118	0.3271	0.3271	0.6542
LOT 119	0.3502	0.3514	0.7016
LOT 120	0.3781	0.0001	0.3782
LOT 121	0.3822		0.3822
LOT 122	0.3644	0.0008	0.3652
LOT 123	0.2994	0.1495	0.4489
LOT 124	0.3801	0.3801	0.7602
LOT 125	0.3913	0.3913	0.7826
LOT 126	0.0008	0.3514	0.3522
LOTS 127-129		1.0173	1.0173
LOT 128	0.8203	1.8462	2.6665
LOT 129	0.1576	0.1576	0.3152
R/W	0.2977	1.1739	1.4716
TOTAL ACRES	2.4906	5.8895	8.3801

NORTH BASIS:  
 BEARINGS BASED ON US STATE PLANE 1882 COORDINATE SYSTEM, MONUMENTS 51 AND 103 (AT GROUND)

- LEGEND  
 MONUMENTS (UNLESS NOTED OTHERWISE)  
 ○ EX. 8" IRON PIN  
 ⊕ EX. SPIKE  
 ⊕ EX. NOTCH  
 ⊕ EX. NAIL  
 ⊕ EX. STONE  
 □ EX. CONC. MON.  
 -X- EX. FENCE LINE  
 ⊙ 5/8" IRON PIN SET  
 ⊙ 1" IRON PIN SET  
 ⊙ 2 1/2" MAG. NAIL SET  
 ⊕ NOTCH SET  
 ⊕ NAIL SET  
 ⊕ CONC. MON. SET

NOTES:

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.  
 MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.  
 SURVEY BASED ON DEEDS, FIELD EVIDENCE, AND PLAT OF RECORD NOTED HEREON.  
 EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.  
 UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.  
 DEEPER FOUNDATIONS MAY BE REQUIRED FOR HOMES ADJACENT TO THE SANITARY SEWER LINE.

MINIMUM OPENING ELEVATION (M.O.E.) (INCLUDING BASEMENT). IF A FLOOR IS DESIRED BELOW THE M.O.E. ELEVATION SHOWN, THEN NO GRAVITY FLOW STORM DRAIN WILL BE PERMITTED FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO OR OTHER SOURCE TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXISTING OR PROPOSED WATERCOURSE BELOW THE M.O.E. ELEVATION SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED FOR BASEMENTS OF HOMES IF THE BASEMENT ELEVATION IS BELOW THE M.O.E. ELEVATION SHOWN.

CERTIFICATE OF SURVEYOR:

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

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

DATE

THE RESERVES OF CARMELLE PHASE 3A

SECTION 19, TOWN 4, RANGE 3  
 CITY OF MASON  
 WARREN COUNTY, OHIO

SUBMITTAL DATE OCTOBER 2014

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



**MSP** **McGill Smith Punshon, Inc.**  
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 www.mcgillsmithpunshon.com  
 Engineers • Architects • Surveyors • Landscape Architects  
 Planners • Information Technology Planners

Drawn By: JLK Date: OCTOBER 10, 2014 Project No.: 06519.00 Sheet No.: 2/2  
 Project Mgr.: JLK Scale: 1"=50' Point D.B.: 06519  
 CAD: 06519003-REC-PHASE 3A | X-Ref.: N/A File No.: 06519