

VICINITY MAP  
NTS

**OWNER/DEVELOPER**

MASON PROJECT I, LLC  
C/O CESQ, INC.  
8534 YANKEE STREET, SUITE 2-B  
DAYTON, OH 45469  
PH: (937) 435-6564

**ENGINEER/SURVEYOR**

CESQ, INC.  
8534 YANKEE STREET  
DAYTON, OH 45469  
PH: (937) 435-6564  
BRYANT ABT, P.S.

**CENTERLINE STREET LENGTHS**

BLUE JAY WAY	544.00 L.F.
KINGFISHER COURT	302.40 L.F.

**DECLARATION**

THIS SUBDIVISION IS SUBJECT TO ALL CONDITIONS AND SETBACK REQUIREMENTS APPROVED BY THE CITY OF MASON PLANNING 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 RECORDERS OFFICE.

**WILLOW BROOKE, THE MEADOWS, SECTION TWO**

TOTAL LOTS	0.4304 ACRES
OPEN SPACE	2.3398 ACRES
TOTAL RW	1.9378 ACRES
TOTAL	13.6778 ACRES

**NOTES:**

- DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.
- 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 CENTERLINE OF SAID EASEMENT. THE BUILDER RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR REESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES.
- ALL EXISTING MONUMENTATION IS IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE PLAT.
- ALL DOCUMENTATION USED AS SHOWN.
- BASIS OF BEARING: WARREN COUNTY MONUMENTS #4, #33, #51, #67, & #182. CALCULATED BEARING HELD FROM MON. #67 TO MON. #152 EQUALS N 34°13'51" E
- ZONING: PUD

**INDEX OF SHEETS**

- TITLE SHEET
- RECORD PLAT

**DEDICATION:**

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF 13.6778 ACRES OUT OF 188.8188 ACRES TOTAL IN SECTION 13, TOWN 4E, RANGE 3N, M.R., 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, THE MEADOWS, SECTION THREE AND THE LOTS ARE NUMBERED FROM 69-87 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 CARES 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 & SUTTMAN 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 SUBSCRIBE MY NAME AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

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

LIEN HOLDER

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF:

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

WITNESS

BY: EUBEL BRADY & SUTTMAN ASSET MANAGEMENT, INC.  
A DELAWARE CORPORATION  
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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. 9811, PG. 321 OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL AMENDMENTS AND SUPPLEMENTS TO THE WILLOW BROOKE HOME OWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

**DEED REFERENCE:**

SITUATED IN SECTION 13, TOWN 4E, RANGE 3N, CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 13.6778 ACRES NAMED WILLOW BROOKE, THE MEADOWS, SECTION THREE AND BEING A PART OF A 188.8188 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 ARE BE PHYSICALLY ALTERED SO AS TO:

- REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR
- CREATE A HAZARD

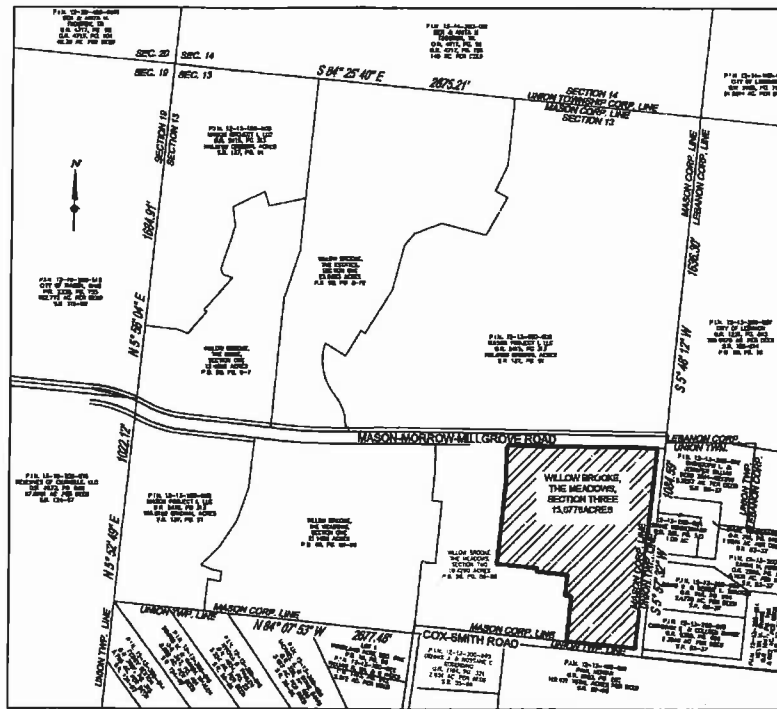
THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, CENTURY LINK AND TIME WARNER CABLE, AND THE CITY OF MASON.

**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 MEADOWS, SECTION THREE**

SECTION 13, TOWN 4E, RANGE 3N, M.Rs.  
CITY OF MASON, WARREN COUNTY, OHIO  
CONTAINING 13.6778 ACRES  
NOVEMBER 2014



**LOT ACREAGE TABLE**

LOT #	ACREAGE	LOT #	ACREAGE	LOT #	ACREAGE	LOT #	ACREAGE
69	0.2847	77	0.3024	85	0.2698	93	0.3772
70	0.2847	78	0.3025	86	0.3378	94	0.5710
71	0.2847	79	0.2847	87	0.4517	95	0.3220
72	0.2843	80	0.2847	88	0.4021	96	0.3236
73	0.3181	81	0.3705	89	0.3418	* 97	2.3398
74	0.3034	82	0.2847	90	0.3423		
75	0.4037	83	0.2847	91	0.3218		
76	0.3804	84	0.3021	92	0.3216		

**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, 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.

**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 \_\_\_\_\_

**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:**

THERE EXISTS SOME PARTIAL FENCE LINES RUNNING GENERALLY ALONG THE NORTH & SOUTH PROPOSED RIGHT-OF-WAY LINES OF MASON-MORROW-HILL GROVE ROAD AS SHOWN HEREON. THERE IS NO OCCUPATION ALONG THE PROPOSED RIGHT-OF-WAY LINES OF COX-SMITH ROAD ALTHOUGH THERE IS AN EXISTING FENCE LINE LOCATED WITHIN THE PROPOSED RIGHT-OF-WAY LINES AS SHOWN HEREON

EXHIBIT   A    
PAGE   1   OF   2  

**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.

J. BRYANT ABT, P.S.  
OHIO PROFESSIONAL SURVEYOR # 8595

DATE \_\_\_\_\_

REVISIONS	NO.	DATE	DESCRIPTION

TITLE SHEET  
WILLOW BROOKE  
THE MEADOWS - SECTION THREE  
SECTION 13, TOWN 4E, RANGE 3N, M.R.  
CITY OF MASON  
WARREN COUNTY, OHIO

**cesq**  
CREATION TO COMPLETION  
WWW.CESQINC.COM  
Engineering • Architecture • Surveying • Construction Management  
8534 Yankee Street, Dayton, Ohio 45424 (937-435-6564)

SCALE:	1" = 400'
DATE:	NOVEMBER 2014
JOB NO.:	4238
DESIGN:	JEB
DRAWN:	JKH
CHECKED:	JBA
SHEET NO.	1 OF 2

