

DEED REFERENCE

SITUATED IN SECTION 24, TOWN 4, RANGE 2, THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING 0.9245 ACRES OUT OF AN ORIGINAL 26.5974 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 189 AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 4685, PAGE 823, WARREN COUNTY, OHIO AND BEING ALL OF LOT 12 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 4473, PAGE 563 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 PLAT AS OWNERS OR LIENHOLDERS 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 HEREUNTO 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 REPRESENTED BY, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREUNTO 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 PLAT 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 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.

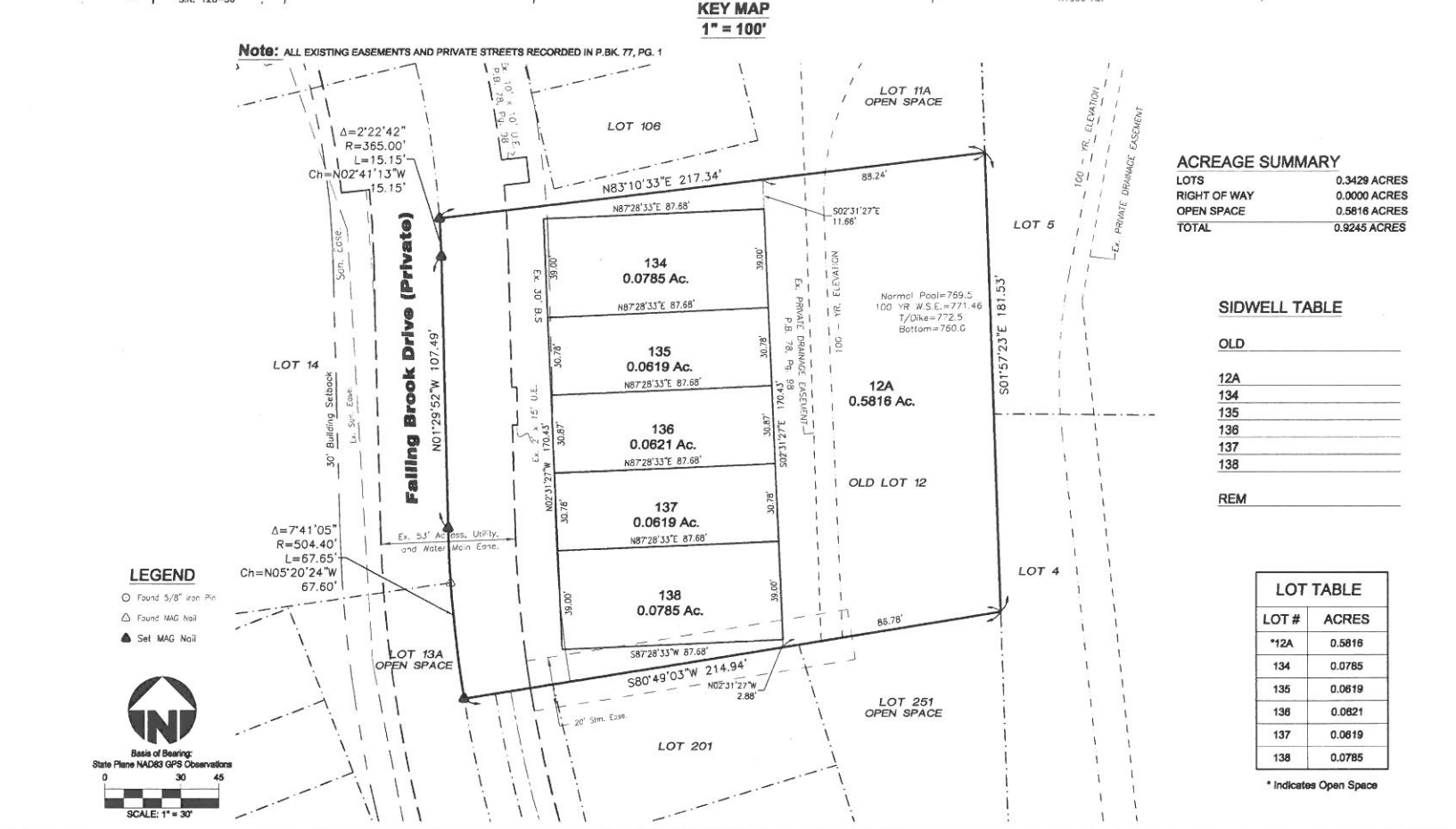
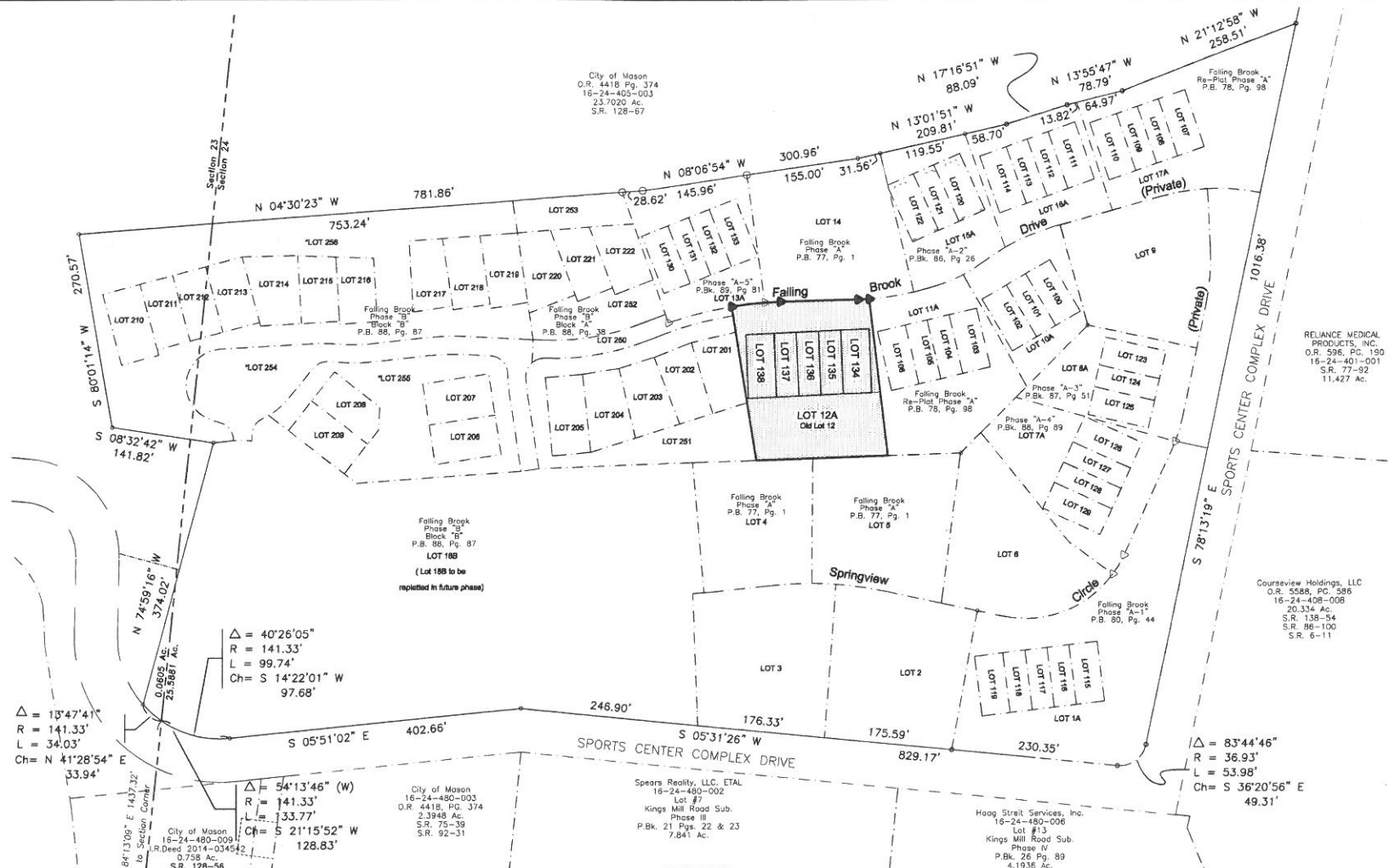
NOTES

- 1. PRIOR DEED REF: HAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS HAL HOMES/FALLING BROOK, LLC BY OR 4787, PG. 169 AND DESCRIBED IN OR 4085, PG. 823.
2. BASIS BEARING: GPS OBSERVATIONS - WARREN COUNTY GEODETIC CONTROL NETWORK.
3. MONUMENTS WILL BE SET AS SHOWN UNLESS OTHERWISE INDICATED ON THE PLAT. LOTS 134-138 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDMINIMUMS AND THE REAR OF THE LOT IS IN THE LAKE.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
5. ALL EXISTING EASEMENTS AND PRIVATE STREETS PER P.B.K. 77, PG. 1

SURVEYORS CERTIFICATION

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

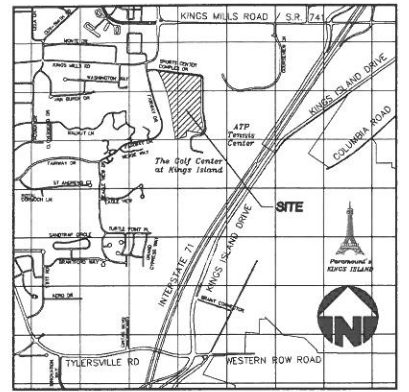
JEFFREY O. LAMBERT DATE
REG. SURVEYOR #7568 IN THE STATE OF OHIO



ACREAGE SUMMARY table with columns: LOTS, RIGHT OF WAY, OPEN SPACE, TOTAL. Values: 0.3429, 0.0000, 0.5816, 0.9245.

SIDWELL TABLE table with columns: OLD, 12A, 134, 135, 136, 137, 138, REM.

LOT TABLE table with columns: LOT #, ACRES. Values: 12A (0.5816), 134 (0.0785), 135 (0.0619), 136 (0.0821), 137 (0.0619), 138 (0.0785).



APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE DAY OF 20 THIS PLAT 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 PLAT 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 PLAT 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
9545 KENWOOD ROAD
SUITE 401
CINCINNATI, OHIO 45242
PH: (513)984-5360

SURVEYOR
BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OH, 45040
513-336-6600



Table with columns: Date, Drawn, Chk., Revision Description.

FALLING BROOK, PHASE A-6
AND BEING A REPLAT OF LOT #12
AT FALLING BROOK, PHASE A
P.B. 77, PGS 1-3
SECTION 24, TOWN 4, RANGE 2
CITY OF MASON, WARREN COUNTY, OHIO
APRIL 2015
REPLAT LOT #12



Owner: J.O.L.
Checked By: J.O.L.
Issue Date: 04-13-15