

DEED REFERENCE

SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO BEING 0.2242 ACRES OUT OF 18.189 ACRES CONVEYED TO M/I HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 6984 PAGE 874 AND BEING 3.3676 ACRES OUT OF 8.9514 ACRES CONVEYED TO M/I HOMES OF CINCINNATI, LLC AS RECORDED IN INSTRUMENT NO. 2014-028074 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 PLAT 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 PLAT 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 LIEN-HOLDERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF

OWNER: M/I HOMES OF CINCINNATI, LLC.

NAME:
PRINTED NAME:
TITLE:

STATE OF:
COUNTY OF:

BE REMEMBERED THAT ON THIS DAY OF 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME M/I HOMES OF CINCINNATI, LLC AS 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 EXPRESSED.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

COVENANTS AND RESTRICTIONS

THE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATION, COVENANTS AND RESTRICTIONS OF DECLARATION OF COVENANTS AND RESTRICTIONS, RESIDENTIAL PORTION OF THE ALVERTA PUD AS RECORDED IN INSTRUMENT NO. 2014-013409, DECLARATION OF COVENANTS, EASEMENTS, ASSESSMENTS, AND ASSESSMENT LIENS FOR ALVERTA MASTER OWNERS' ASSOCIATION AS RECORDED IN INSTRUMENT NO. 2014-013410, DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ALVERTA RESIDENTIAL OWNERS' ASSOCIATION AS RECORDED IN INSTRUMENT NO. 2014-013411 OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL AMENDMENTS AND SUPPLEMENTS TO THE ABOVE WHICH MAY BE RECORDED FROM TIME TO TIME.

RESTRICTIONS ON SEWER EASEMENTS

NO 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 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 PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

RESTRICTIONS ON WATER EASEMENTS

NO BUILDING, STRUCTURE, OR IMPROVEMENT OF ANY KIND SHALL BE MADE ON THE WATER MAIN EASEMENTS 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 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 PLUS OR MINUS ONE (1) FOOT OVER THE FULL WIDTH PROFILE OF THIS WATER MAIN EASEMENT ARE NOT PERMITTED AT ANY TIME SO AS NOT TO IMPACT ANY PRESENT OR FUTURE WATER WORKS OPERATIONS. ANY BUILDING, STRUCTURE, OR IMPROVEMENT TO BE CONSTRUCTED ON THE PROPERTY, IN WHICH SAID EASEMENT EXIST, 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 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 OWNERS ASSOCIATION WITHIN THE EASEMENT. NO STRUCTURE, PLANTING, FENCING, CURBS, GRADINGS, TOPSOIL, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATER COURSE.

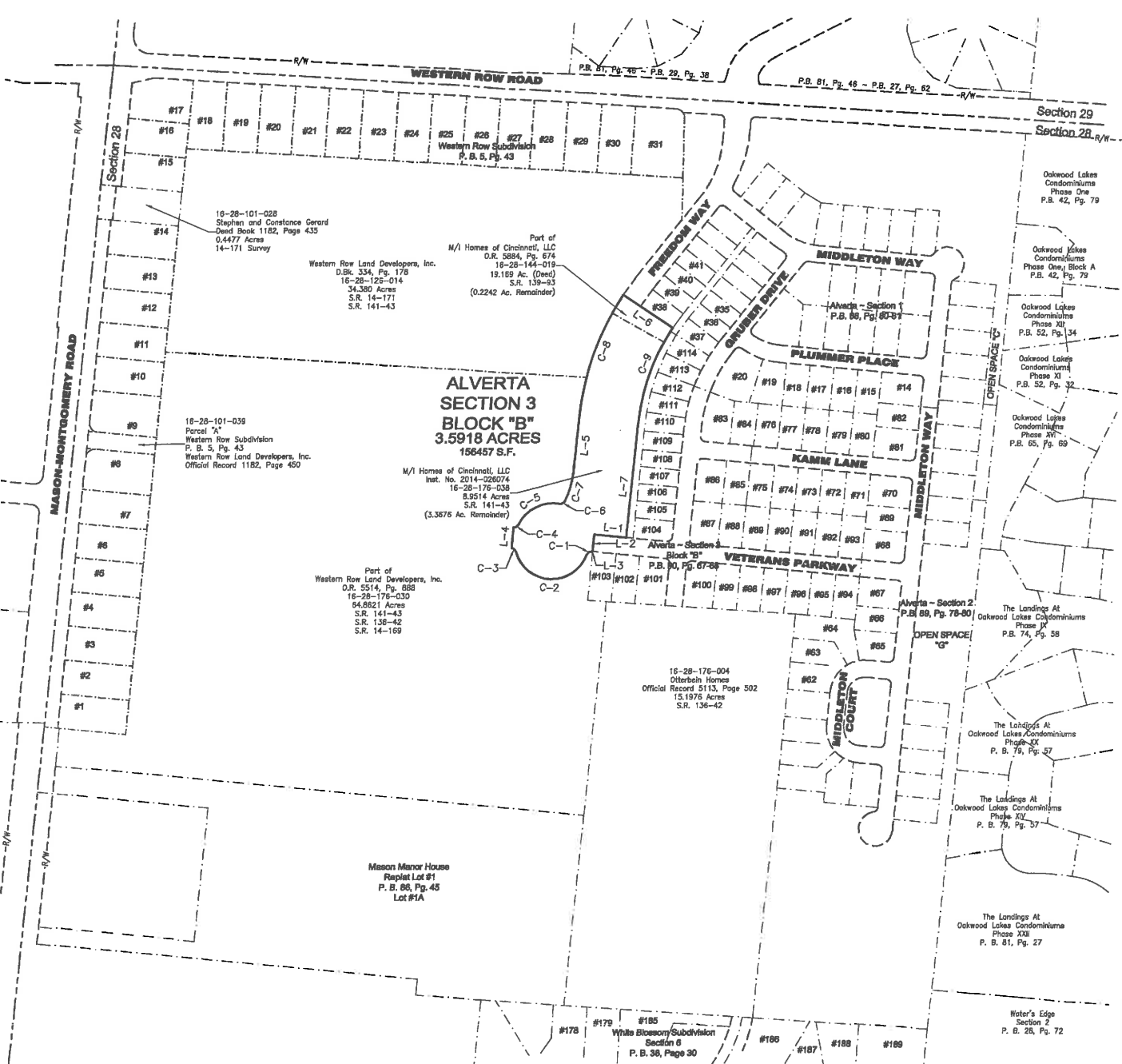
SURVEYORS CERTIFICATION

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.

BRIAN R. JOHNSON, F.S.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO

ALVERTA ~ SECTION 3
BLOCK "B"

SECTION 28, TOWN 4, RANGE 2
CITY OF MASON, WARREN COUNTY, OHIO
MARCH, 2015



PROPERTY MAP

NOTES

- 1. BASIS OF BEARINGS: PLAT BOOK 90, PAGE 87-88.
2. DOCUMENTS USED AS SHOWN.
3. 5/8" IRON PINS WILL BE SET ON ALL LOT CORNERS, AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE NOTED.
4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS SHOWN.
5. MONUMENTATION FOUND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
6. 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 CENTER LINE OF SAID EASEMENT) AND ALONG ALL REAR LOT LINES WHICH ARE NOT COMMON LOT LINES.

CURVE TABLE

Table with columns: Curve, Delta, Radius, Length, Chord. Contains 9 rows of curve data.

LINE TABLE

Table with columns: Line, Direction, Distance. Contains 7 rows of line data.

ROAD WAY DATA

Table with columns: Road Name, Width. Lists Veterans Parkway (480.52 L.F.) and Freedom Way (691.40 L.F.).

ACREAGE TABLE

Table with columns: Category, Acreage. Lists Lots (1.8022 ACRES), Open Space (0.0681 ACRES), Right of Way (1.6935 ACRES), and Total Section 3B (3.5618 ACRES).

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY UTILITIES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD, TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO, INC. AND ITS SUBSIDIARIES, SUCCESSORS AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.



VICINITY MAP

APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE DAY OF 2015 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 2015 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 2015.

CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS DAY OF 2015, AT M.

COUNTY AUDITOR DEPUTY
PRINTED NAME:

COUNTY RECORDER

FILE NO.
RECEIVED ON THIS DAY OF 2015, AT M.
RECORDED ON THIS DAY OF 2015, AT M.
RECORDED IN PLAT BOOK NO. ON PAGE NO.

FEE:
COUNTY RECORDER DEPUTY
PRINTED NAME:

SHEET INDEX

- 1. TITLE
2. PLAT

OWNER

M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BOULEVARD
SUITE 100
CINCINNATI, OH 45249
513-248-5404

SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OH, 45040
513-336-8600

ALVERTA ~ SECTION 3
BLOCK "B"
SECTION 28, TOWN 4, RANGE 2
CITY OF MASON, WARREN COUNTY, OHIO
MARCH, 2015
RECORD PLAT



11C147-001 RP3B TITLE

Checked by: BUR
Issue Date: 03-05-15

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