

VICINITY MAP

WE THE UNDERSIGNED, BEINS ALL THE CHINNERS OF 18,0487 ACRES OUT OF 182,0198 ACRES TOTAL IN SECTION 13, TOWN 4E, RANGE 3N, IN THE CITY OF MARCIA, WARREIN COUNTY, OHIO, DO HERREY CERTIFY THAT THE FOREGOINE FLAT IS A SUBCLIVISION OF SAID LAND TO BE MOORM AS VALLOW BROOKE, RIDDE, SECTION TWO AND THE LOTS ARE MIMISCRED FROM 29-40 OF THE SHAPES AND SELES AS SHOWN ON THE PLAT AND THE STREETS WITTHIN THE BOUNCARES OF SAID FLAT, ARE HERREY DEDICATED TO THE PROPERTIAL USE OF THE PURIL OF ACCOUNTING TO THE LAW IN SLICH CASES MADE AND PROVIDED. EARBIENTS SHOWN ON THIS PLAT, INCLLOINS EXTRATERSTORM. EASEMENTS ARE FOR THE CASES TO THE PROPERTIAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, GAZE, AND FOR THE REMOVAL OF ANY AND ALL TREES OR OTHER OSSTRUCTION TO THESE THE USE OF SAID UNITITIES AND FOR PROVIDING OF INSTRUCTION TO THESE THE USES OF SAID UNITITIES AND FOR PROVIDING OF INSTRUCTION TO THESE THE USES OF SAID UNITITIES AND FOR PROVIDING OF INSTRUCTION OF PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH PORREYER.

MASON PROJECT I, ILC AN ORIO LIMITEO LIABILITY COMPANY

BY. EBS FIRST LIEN FUND, LLC AN OHIO UNITED LIABILITY COMPANY ITS COLE MEMBER

BY: EUSEL BRADY ASUTTMAN ASSET MANAGEMENT, INC. A DELAMBRE CORFORATION

CO-CHIEF INVESTMENT OFFICER

CERTIFICATE OF NOTARY PUBLIC:

STATE OF CHID; COUNTY.

BE IT REMEMBERED THAT ON THIS DAY OF ________A.D. BEFORE ME, THE LINDERSOCNED, A NOTARY PUBLIC IN AND FOR BAID STATE OF ONLO, PERSONALLY APPEARED MARK E BRADY, WHO, ON BEHALF OF SAND CHAPPORATION AND ACKNOWLEDGED THE BROWNS OF THE PORTGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE ON SAID INSTRUMENT MENTONED IN TRETINIONY WHEREOF, HERELINITY BUBBGRISE MY MAKE AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE ACCRESSAID.

NOTARY PUBLIC, STATE OF OHO

LIEN HOLDER

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF:

ESS FIRST LEN FUND, LLC AN OHO LIMITED LIABILITY COMPANY ITS SOLE MEMBER

WITNESS

MARKE BRADY VERTMENT GEFICER

CERTIFICATE OF NOTARY PUBLIC:

SE IT REMEMBERED THAT ON THIS DAY OF A.D. BEFORE ME, THE UNIDERSIGNED, A HOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED MARK E. BRADY, WHO, ON SHALLY FO FAIR CORPORATION AND ADMINISTRATED THE SIGNING OF THE FORECOING INSTRUMENT TO BE THEIR VIOLENTARY AUT AND DEED FOR THE PURIOSE ON SAID INSTRUMENT MENTIONED IN TESTIMONY WHEREOF, I HEREUNTO BUBBCRIBE MY MAKE AND AFRIX MY NOTARY SEAL, ON THE DAY AND DATE AFORECABLD.

NOTARY PUBLIC, STATE OF CHIC

SUBJECT TO HOA RESTRICTIONS:

THE ENTIRE PROPERTY SHOW HEREIN AND ALLIMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGILATION, COVENANTS AND RESTRICTIONS OF THE WILLOW BROOKE HOME OWNERS ASSOCIATION AS RECORDED IN O.R. 5911, PG. 321 OF THE WARREN COUNTY, OHO RECORDS AND SUBJECT TO ALL AMERICANTS AND SUBJECT TO ALL AMERICANTS AND SUBJECT TO ALL WILLOW SROOKE HOMEOWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

DEED REFERENCE

SITUATED IN SECTION 12, TOWN 45, RANGE 3N, CITY OF MASON, WARREIN COUNTY, CHIQ, AND BEING A SUBDIMISTON CONTAINING 3E NEW ACRES NAMED WILLOW BROOKE, THE RIDGE, SECTION TWO AND BEING A PART OF A 162 MED ACRE TRACT OF LAND AS CONVEYED TO MASON PROJECTI, LIC, AN OHIO CORPORATION, AND DESCRIBED IN OFFICIAL RECORD SCOX 5475, PAGE 313, OF THE DEED RECORDS OF

RESTRICTIONS ON UTILITY EASEMENTS:

RESPONDED FOR THE CONSTRUCTION, AND THE RESPONDED FOR THE CONSTRUCTION, MAINTENANCE AND DEPENDENCE OF POLES, WHERE AND CONDUTTS, AND THE MECESSARY ATTACHMENTS IN CONDITION, MAINTENANCE AND DEPENDENCE, FOR THE ROSSINGSION FOR ELECTRIC, THE FIGH, AND ALSO THE RIGHT OF MAINTENANCE OF ELECTRIC, THE FIGH, AND ELECTRIC, THE RIGHT OF THE ELECTRIC, THE ELECTRIC THE EL

- (1) REDUCE THE CLEARANCE OF EITHER OVERNEAD OR UNDERGROUND FACILITIES.
 (2) INFART THE LAND SUPPORT OF BAID FACILITIES:
 (3) INFART THE ABILITY TO INMINIAIN THE FACILITY OR
 (4) CREATE ... HAZARD

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

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENT:

THE CITY OF MASON ASSUMES NO LEGAL OBJIGATION TO MAINTAIN OR REPAIR ANY "CRAIMAGE FACILITIES E. BEHENT" OR "HOLYEAR REMAINENT DIRANAGE EASEMENT" ON THIS PLAT. THE EASEMENT AREA OF EACHLUT AND ALL IMPROVINENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER WITHIN THE EASEMENTS. NO STRUCTURE, PLANTING, FENCING, CLLYEST, GRADING, TOPSOL, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DOWNETTHE

RECORD PLAT WILLOW BROOKE THE RIDGE, SECTION TWO SECTION 13, TOWN 4E, RANGE 3N, M.Rs. CITY OF MASON, WARREN COUNTY, OHIO **CONTAINING 16.0497 ACRES**

AUGUST 2015

PROXIMITY MAP

8 85° 28' 40' E FLITTURE DENELOPHEN MASON MORROW-VELLOROVE ROAD PERMITTERS ALL BOOK AND

LOT ACREAGE TABLE LOT# ACREAGE LOT # ACREAGE LOT# ACREAGE 29 D.2008 42 0.1997 55 0.2625 38 0.2004 44 0,1880 56 0,1962 45 0.2482 57 0.2542 31 0.2408 32 0.3013 46 0,2409 68 0.1952 33 0,2003 47 0.2316 67 0,3042 34 0,2246 48 0.2020 59 0,1939 59 0,2001 47 0.2318 36 0.2309 60 0,2165 36 0.2355 49 0.2020 48 0,1950 81 0.2171 37 0.2884 50. 0.1996 62 0,2000 3B 0.5541 * 63 5.8700 61 0,2330 39 0.3587 46 0.2553 62 0.4207 * 84 Q.4077 41 0.2346 55 D.3678 DENOTER OPEN SPACE 42 0.2670 54 0.3114

EXHIBIT _OF _________ PAGE.

APPROVALS:

PC: NO.

PLANNING COMMISSION	OF THE C	ITY OF MASON, OHIO
I HERIERY CERTIFY THAT ON THE	DAY OF	. 20 THIS PLAT WAS APPROVED BY T

PLAYNING COMMISSION OF THE CITY OF MASON, CHIC.

COUNCIL OF THE CITY OF MASON, OHIO: HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20__ THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. PASSET BY THE COUNCIL OF THE CITY OF MASON, OHIO.

____ ATTEST: CLERK OF COUNCIL

CITY ENGINEER OF THE CITY OF MASON, OHIO: I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS ______ DAY OF ___

CITY ENGINEER

WARREN COUNTY AUDITOR:

DÉÉLITY

WARREN COUNTY RECORDER:

ON PAGE NO.

COUNTY RECORDER DESI (D)

NOTES:

COUNTY ALIDITOR

DISTANCE SHOWN ALONG CURVES ARE ARC DISTANCES.

UIL EBS OTHERWINSE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIMATE DRAINAGE.

UIL EBS OTHERWINSE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIMATE DRAINAGE.

EASEMBERT SHALL EIGHT ALONG ALL COMMON SIDE AND REAR LOT LINES, THE COMMON LOT LINE

BEINS THE CENTER LINE OF SAID BASEMENT. THE BUILDER RESERVED THE ROUT TO ENTER UPON

ALL LIDTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SAML ZE WITHIN SAID EASEMENTS FOR THE

PLEFORSE OF CONTROLLING AND DIRECTIVE STORMMATER TO COLLECTION FACILITIES.

ALL EXISTING MOMILIENTATION USED AS SHOWN.

ALL EXISTING MOMILIENTATION USED AS SHOWN.

ALL EXISTING MOMILIENTATION USED AS SHOWN.

BASE OF ERRINGE WARREN COLLITY MODILIENTISM, 483, 461, 467, 467, 467, 467.

RESTRICTIONS ON WATER EASEMENTS:

RESTRICTIONS ON WATER EASEMENTS:

MO GULDING, STRUCTURE OR INTERPOYMENT OF ANY KIND BHALL BE MADE ON THE WATER MAIN EXPLAINED, WITHOUT WHICH WILL RETERFORE WITH ACCESS TO GROPERATION OF THE WATER MAIN AND THE CITY OF MASON, ONTO OR IT'S AUTHORIZED WATER PURKEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF READ PROPERTY OR PRISED FOR CORP. THE REPORT OF THE READ ON BY WITHIN BAID EASEMENT TO BOD, SHOUSERY, TREES AND ESPESS OVER SAID PROPERTY FOR ANY DAMAGE DONE WITHIN BAID EASEMENT TO BOD, SHOUSERY, THESE, PAUCHEMIT, RADDWAY INFOVEMENTS OR OTHER MEROWENERS BITHER NATURAL OR AUTHORIZED. WHETHER SAID MORPOONDERS IT IN AUTURAL OR AUTHORIZED, WHETHER SAID MORPOONDERS THE REPORT OR AUTURAL OR AUTHORIZED. WHETHER PRANCE OF CONSTRUCTION, MAINTAINED OR REPLACENS THE WATER MAIN. PURTIES ON PRESENT OR PUTURE OWNERS OF EASE ON THE SAID PROPERTY OF AUTURE OWNERS OF PROPERTY WITH TO ANY PRESENT OR PUTURE OWNERS OF SAID PROPERTY FOR ANY JAMMESS OF PROPERTY WITH DESIRATION OR DEBMAL OF SAID RIGHTS OF MORRESS AND ESPENSES OR OTHER RIGHTS OF PROPERTY WITH BRADIES OF FOR THE PURPOSE OF CONSTRUCTIVE TOR ANY JAMMESS OF PROPERTY WITH BRADIES OF FOR THE PURPOSE OF CONSTRUCTIVE ON SHEED AND AND ADDRESS OF PROPERTY WITH BRADIES OF MORESS AND ESPENSES OR OTHER RIGHTS OF ACCESS SY BRADE OF CONSTRUCTIVE OR METATIONING, OR REPLACED THE WATER MAIN GRADED CHANGES OF MORE THAN ONE (9) POOT OVER THE FULL WITH PROPILE OF THE WATER MAIN EASEMENT ARE NOT PREMITTED ANY TANY THIS ES OAS TO NOT IN PROPILE OF THE AUTHOR WATER WORKS OF PROPERTIONS. ANY SULLDING, STRUCTURE OR IMPROVEMENT TO BE CONSTRUCTED ON THE PROPOSED BUILDING, STRUCTURE OR IMPROVEMENT. THE EXCEPTION OF THE FIRM THE AND THE PROPOSED BUILDING, STRUCTURE OR IMPROVEMENT.

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 EASINEHT, WHICH WOULD INTERFERE WITH ACCESS TO ANY PROPOSED STREET, UTILITY OR OTHER SERVICE IMPROVEMENT, RESENT OR FUTURE AND THE CITY OF MARKIN SHALL MOT SE RESPONSIBLE TO ANY RESENT OR FUTURE OWNERS OF THE PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DOINE ON BOY INSTRUCTOR OWNERS OF THE PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DOINE ON BOY INSTRUCTOR OF REPARAMENT TO SCID, SHRUBBERY, TREES, UNDERSCRUAND PIPES, WIRDING OR SERVINGERS, DRIVENAYS, OR OTHER CHARGE OF THE PLAT FOR ANY THE PLAT FOR A STRIPTICAL BY REASON OF ENTERING FOR THE PURPOSE OF CRISITIZED TION, MAINTAINING OR REPLICING SAID IMPROVEMENTS.

LANDSCAPE EASEMENTS:

ALL LANOSCAPING AND AMENTY INFROVEMENTS LOCATED WITHIN ANY OPEN SPACE LOTE, LANDSCAPE SUFFER EASISMENTS SHALL BE MAINTAINED BY THE WILLOW BROOKE HOMEOWNERS ASSOCIATION, AS PROVIDED FOR IN THE DECLARATION OF COMEMBITS AND RESTRICTIONS FOR THE WILLOW BROOKE HOMEOWNERS ASSOCIATION. THE LANDSCAPING AND EASEMENTS ARE TO AND FOR THE SENERIT OF THE WILLOW BROOKE HOMEOWNERS ASSOCIATION.

OCCUPATION STATEMENT:

THERE IS A MEANDERING FENCE LINE ALONG THE WESTERLY LINE, NO OTHER OCCUPATION EXISTS ALONG THE BOUNDARY LINES AS SHOWN.

THIS RECORD PLAT WAS PREPARED IN ACCORDANCE WITH CLA.C. CHAPTER 4723-37 AND C.R.C. Y11.01-40, AND YARREN COUNTY SUBDIVISION SUBDIVISION REGULATIONS, I CERTIFY THAT THIS RECORD PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND IS SABED UPON ACTUAL FIELD LOCATIONS, ALL MONUMENTATION SHOWN TO SE SET WILL SE DONE SO UPON COMPLETION OF INITIAL CONSTRUCTION

L BRYANT ABT, F.S. OHIO PROFESSIONAL SURVEYOR #8589

RECORD PLAT DATE: AUGUST 2015 4238 JOB NO.: 馬 HXL CHECKED: JBA SHEET NO.

BROOKE SECTION

NO

RIDGE

뿔

SHEET

TITLE

INDEX OF SHEETS

OWNER/DEVELOPER

ENGINEER/SURVEYOR

CENTERLINE STREET LENGTHS

WILLOW BROOKE, RIDGE, SECTION TWO

THIS SUBDIVISION IS SUBJECT TO ALL CONDITIONS AND SETEACK REQUIREMENTS APPROVED BY THE COTY OF MASON PLANNING ZONING REGULATIONS. THE PROPERTY SHOWN HEREON WAS CONVEYED TO MASON PROJECT I, LLC BY DEED RECORDED IN OFFICIAL RECGIND BOOK \$415, PAGE \$13 OF THE WARREN

0.2070 ACRES

1 1918 ACRES

18,0497 ACRES

MASON PROJECT I. LLC C/O CESO, INC. 8534 YANKEE STREET, SUITE 2-B

DAYTON OH ASARR PH: (837) 435-86a-

CEBO, INC. #534 YANKEE STREET DAYTON, OH 45458

PH (937) 435-8584

FAMA CROSSING DRIVE HEADLAND COURT

OPEN SPACI

DECLARATION

TOTAL RW

1. TITLE SHEET

2 RECORD PLAT

