DEED REFERENCE

STILLATE ON BETWEEN THE MIAMS, CITY OF MASON, WARREN COUNTY OHIO, AND BEING ALL OF \$4071 ACRES AS CONVEYED TO CITY OF MASON AS RECORDED DEED BOOK 53/4, PAGE 142 AS RECORDED IN THE DEED

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EARLIEMENTS FOR CAMBELLE HONEOUNDERS ASSOCIATION WHICH IS RECORDED IN THE DEED OF RECORDE OF WARRIEN COUNTY, CHID COMMENCION WITH ORTHOL RECORD THE, PAGE 448, AND THE ARTICLES OF INCORPORATION AND CODE OF RECOLLATIONS FOR THE ASSOCIATION. SAID DISCLARATION MAY BE AMENDED, SAID AMENDMENT(S) RECORDED IN THE DEED RECORDED OF WARRIEN COUNTY, CHID.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREISY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARIS OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

GROUNDS AS SHOWN IZEREON TO THE PUBLIC USE FOREVER.

ANY "PUBLIC UTLITY EASEMENTS" AS SHOWN ON THIS FLAT ARE FOR THE PLACEMENT OF SIDEWALES AND AND PUBLIC UTLITIES FOR THE MAINTENANCE AND REPAIR OF SAD UTLITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS FLAT, IMLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WHITE, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTLITY LINES OR SERVICES, STORMANTER DISPOSAL, AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRAINANTER DISPOSAL, AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRAINANTER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF STRUCTIONS WITHIN SHID EASEMENT, OR MEMBERATELY ADJACENT TREETERS AND FOR PROVIDING PRICESS AND EASEMENT FOR ADJACENT STREETS AND FOR PROVIDING PRICESS AND EXCESS TO THE PROPERTY FOR SAD PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO SHULDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAD EASEMENTS, NOR MAY THE EASEMENT AREA SE THYSTICALLY ALTERED BOA STO (1) REPUBLIC CLEARANCES OF ETHER COVENED AD RALTERED AS TO (1) REPUBLIC CLEARANCES OF ETHER COVENED AD REALTERED AND FOR THE STRUCTURES WAY SENDED THE PROPERTY OF SAD PARACILITIES; (2) MEAR THE LAND SUPPORT OF SAD PACLITIES; (3) PAPIAR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARO.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, CINCINNATI BELL, TIME WARNER GABLE AND WARREN COUNTY.

ALL PERSONS INTERESTED IN THIS PLAT AS CHINERS HAVE UNITED IN ITS EXECUTION SIGNED AND ACCIDING FRACTUM THE PRESENCE OF

WITNESS:	OWNER: CITY OF MASION	
	PRESIDENT	_
	WITNESS	
	WITTNESS	
STATE OF:	<u> </u>	

NOTARY PUBLIC:	
MY COMMISSION EXPIRES:	

ROAD WAY DATA

349.89 LF. 0.4857 Ac.

ACREAGE TABLE

2.9214 ACRES RIGHT OF WAY 0.4857 ACRES TOTAL SECTION ONE

OWNER CITY OF MASON

SURVEYOR BAYER BECKE (1)00 TYLERSVILLE ROA MASON, OH, 46040

SURVEYORS CERTIFICATION

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

BRIAN R. JOHNSON, P.S. DNAL SURVEYOR #8484 IN THE STATE OF OHIO

ACREAGE

182 183

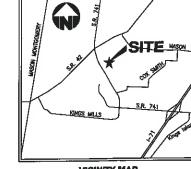
SIDWELLS LOT# ACRES 181 1,3227 OLD # _-:_-:__-0.7764 0.5482 0.2741

CARMELLE **SECTION FIVE**

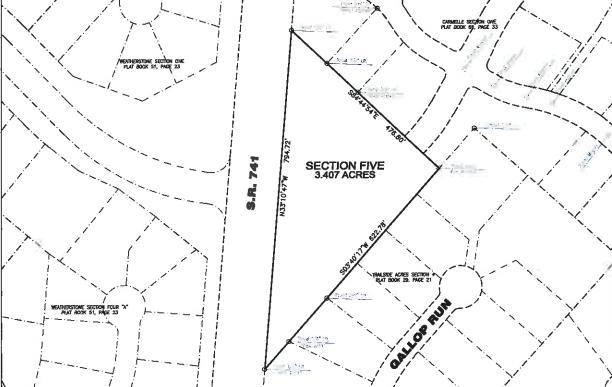
BETWEEN THE MIAMIS CITY OF MASON WARREN COUNTY, OHIO **AUGUST, 2015**

NOTES

- 5. Set from PINS WILL BE SET ON ALL LOT CORNERS, AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE NOTED.
- 4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS O
- 5. ALL EXISTING MONUMENTS ARE IN GOOD CONDITION.



VICINITY MAP



FRONT YARD . 40 UNLESS NOTED REAR YARD = 30 UNLESS NOTED

SHEET INDEX

SETBACKS

DRAINAGE STATEMENT

UNLERS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BERRY THE CENTER/LINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETAIND, OR DEWRIT THE PLOW THROUGH THE WATERCOURSE.

THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES LOCATED OUTSIDE OF THE PURILD RIGHT-OF-WAY INCLIDING SEVER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE THE UNDERSIGNED ("GRANTOR") DO HEREITY PERMANENTLY GRANT TO DUKE ENERGY O'HO, INC. AND THEIR PARENT ENTITY OR RITHTY CONTROLLING BOTH ENTITIES). THEIR RESERVED BUSINESS HEREIT SHOULD SERVE BUSINESS. THE RESERVED FOR THE FOR

ALSO HERGEN GRANTED TO DUKE EMERGY CHIO, INC. AND ITS SUBSIDIARIES, SUCCESSORS AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MANTAN MATURAL GAS SERVICES TO SERVE BUDYDUAL LOTD AS CONSTRUCTED BY THE CORIGINAL BULL DER ALLCHWING DESTURBANCE ONLY OVER EDISTING SERVICE LIVES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS COLOTIVE, RECONSTRUCTION OR RELOCATION IS PERMISSIED, CONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEMEL LOCATION. NO PART OF THE UTILITY RESEMENTS IN SECSIONS OF REASONING LOTS.

PRIVATE COMMON DRIVE ACCESS EASEMENT

THE LOTS SHARING A PRIVATE COMMON DRIVE SHALL BE SUBJECT TO AND BENEFITED BY A PRIPETUAL INCHEDIZLISIVE EASEMENT FOR INGRESS AND EXRESS OVER THE PRIVATE COMMON DRIVE AND FOR PROVIDING PUBLIC AND PRIVATE LOT HAMPS AND SERVICES TO THE PRIVATE COMMON DRIVE AND OF SUCH JOTS SHALL USE THE PRIVATE COMMON DRIVE STILLATED ON THE EASEMENTS WITH DUE RECARD FOR THE RIPATE OF ANY OTHER CHARGE OF THE PRIVATE COMMON DRIVE BY ANY MANNER WHICH IMPARTS THE RIGHT OF ANY OTHER CHARGE OF THE PRIVATE COMMON DRIVE IN ANY MANNER WHICH IMPARTS THE RIGHT OF ANY OTHER OWNERT TO THE USE OF THE PRIVATE COMMON DRIVE IN ANY MANNER WHICH IMPARTS THE RIGHT OF ANY ONE OF STORE VEHICLES OR PETROD. PROPERTY ON, OR DESTRUCT OR ENCROACHMENT OF THE WAY THE OWNER PARK ANY MANNER WHITH SEGRED WITHOUT THE ENCROCHMENT LYDON, THE PRIVATE COMMON DRIVE IN YMMAN PRAY MANSER WHITH SEGRED WITHOUT THE CONCURRENCE OF ALL OWNERS ENTITLED TO USE THE PRIVATE COMMON DRIVE.

CONCERNENCE OF ALL OWNERS ENTITLED TO USE THE FRANTE COMMON DRIVE.

THE CHANESS OF LOTIS WITH DRIVEWAY CONNECTIONS TO THE PRIVATE COMMON DRIVE SHALL SHARE EDUALLY IN THE EXPENSE AND DOST OF MAINTAINING, IMPROVING AND REPARAING THE PRIVATE COMMON DRIVE, EXCEPT THAT ANY DAMAGE CITIEST THAN CROINING THE PRIVATE COMMON DRIVE, EXCEPT THAT ANY DAMAGE CITIEST THAN CROINING BY INCOLLISED OR CONTENSIONE, SHALL SE REPARED AT THE EXPENSE OF SUCH CHANES, WHETHER WITH PRIVATE COMMON DRIVE SHALL SE MAINTAINED IN SOOD REPARAIN AND IN A CONDITION BUSINGTAINTAIL SHALL SHALL

LANDSCAPE/MOUND/SIGNAGE EASEMENT

ALL LANDSCAPING AND AMENITY IMPROVEMENTS LOCATED WITHIN ANY OPEN SPACE LOTS, SCAPE AND BUPFER EASEMENTS, OR LANDSCAPE EASEMENTS SHALL SE MAINTAINED BY THE ALL LANDSCAPING AND AMENITY INSTRUMENTS DOCUMENTS WITH AN ART YEARS AND LANDSCAPE AND SUFFER EASEMENTS OF LANDSCAPE AND SUFFER EASEMENTS OF LANDSCAPE AND SUFFER EASEMENTS AND LANDSCAPE AND SUFFER EASEMENTS SHALL BE MAINTAINED BY CARMELLE HOMEOWHERS ASSOCIATION, AS PROVIDED FOR IN THE DECLARATION OF COVER RESTRICTIONS FOR THE CARMELLE HOMEOWHERS ASSOCIATION. THE LANDSCAPING AND EASEMENTS FOR THE CARMELLE HOMEOWHERS ASSOCIATION. THE LANDSCAPING AND EASEMENTS OF THE CARMELLE HOMEOWHERS ASSOCIATION. THE LANDSCAPING AND EASEMENTS OF THE CARMELLE HOMEOWHERS ASSOCIATION.

APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 2016
THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, CHIO.

CHARMAN

PLANNING COMMISSION NO.

CITY COUNCIL

I HEREBY CERTIFY THAT ON THE DAY OF, 2016
THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO.

ORDINANCE NO.

CITY ENGINEER HEREBY APPROVE THIS PLAT ON THIS

COUNTY AUDITOR

TRANSFERRED ON THIS DAY OF

COUNTY AUDITOR

PRINTED NAME:

COUNTY RECORDER

FILE NO. RECEIVED ON THIS ____ DAY OF _ , 2015, AT_ . 2016, AT__ RECORDED ON THIS ____ DAY OF _ RECORDED IN PLAT BOOK NO._ ON PAGE NO.

COUNTY RECORDER

DEPLITY CONTEN NAME

> bayer
> becker
>
> Vive additional and the state of the state _**_**@ Macon.

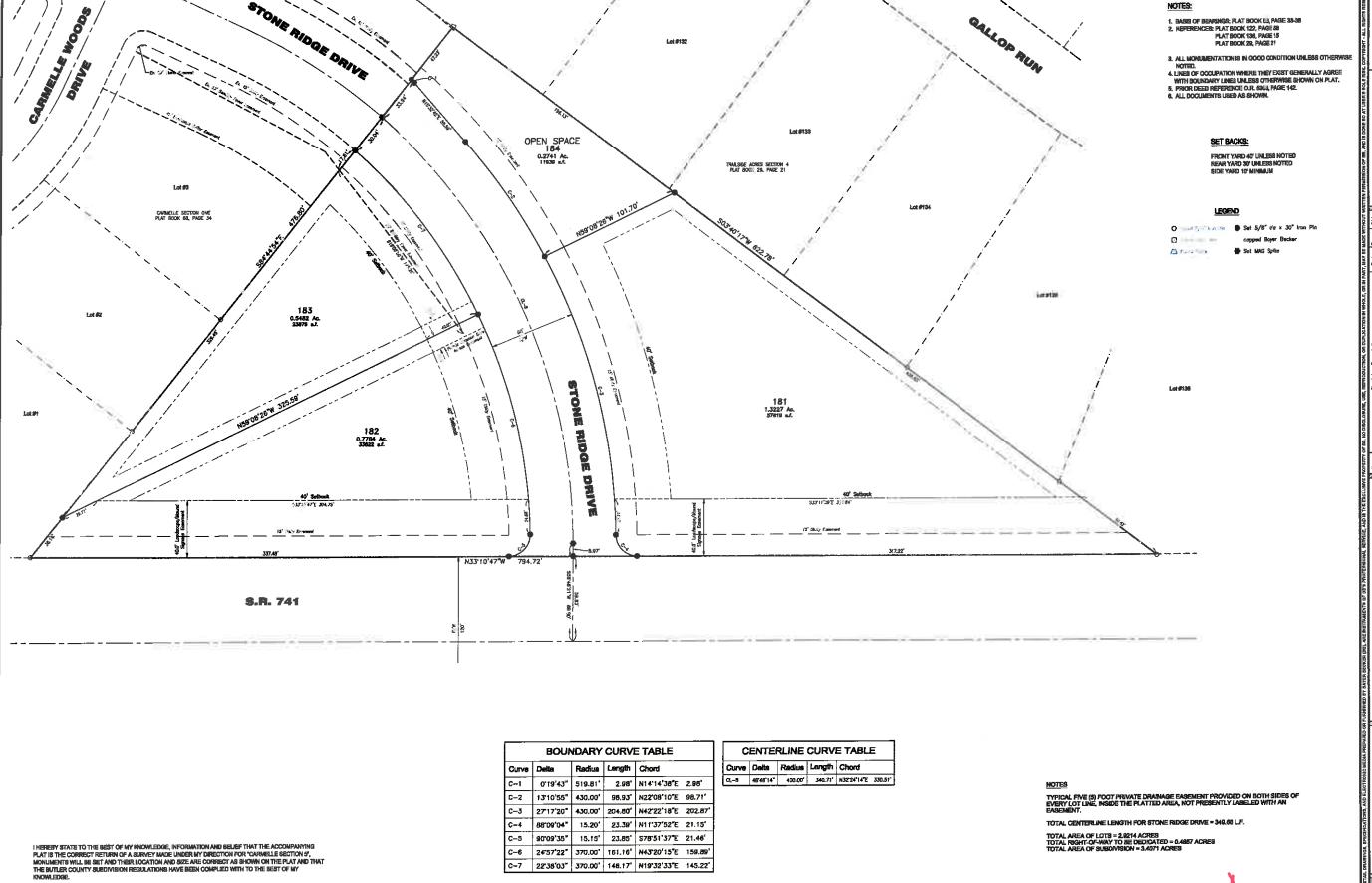
CARMELLE SECTION FIVE BETWEEN THE MAJARIS BETYON 18, TOWN 4, RANGE 3 IF MASON, WARREN COUNTY, C RECORD PLAT

S

03W003-006 RPS TITLE 08-18-15

EXHIBIT _OF <u>_</u>2 PAGE.





BRIAN R. JOHNSON, P.S. REGISTERED SURVEYOR (3484 IN THE STATE OF OHIO

PAGE ___OF ___



BBOO fasur.

Onlen by: