DEED REFERENCE

SITUATED IN SECTION 24, TOWN 4, RANGE 2, THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING 0.8504 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 169 AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 4085, PAGE 823, WARREN COUNTY, OHIO AND BEING ALL OF LOT 14 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 653 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 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 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 _____, 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 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 SOD, 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.

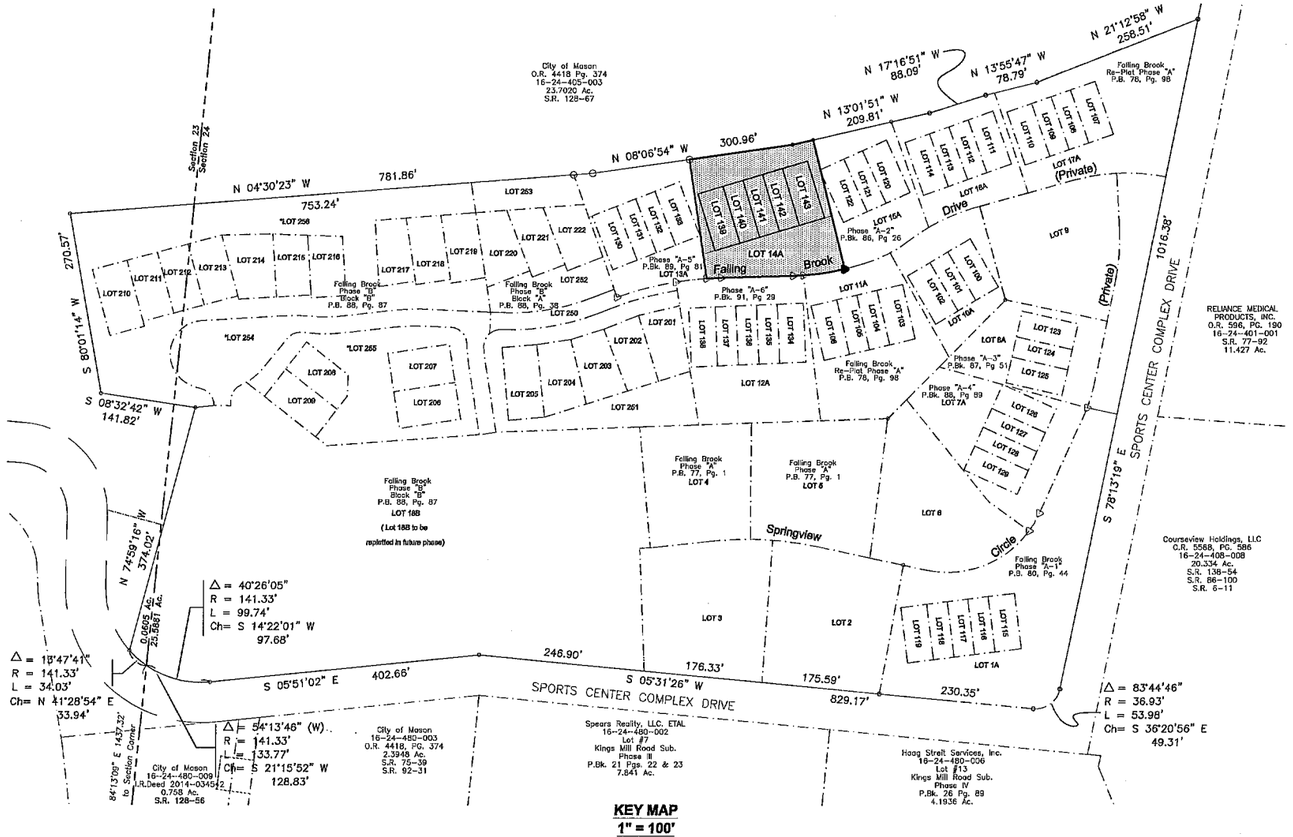
NOTES

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 139-143 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDOMINIUMS.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
5. ALL EXISTING EASEMENTS AND PRIVATE STREETS PER P.BK. 77, PG. 1

SURVEYORS CERTIFICATION

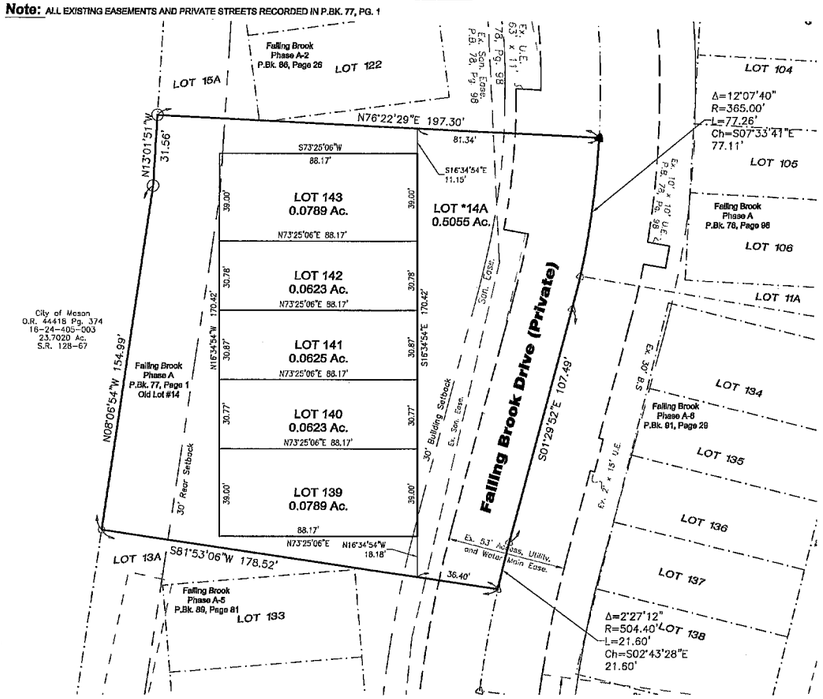
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ACCOMPANYING PLAT IS A CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION.

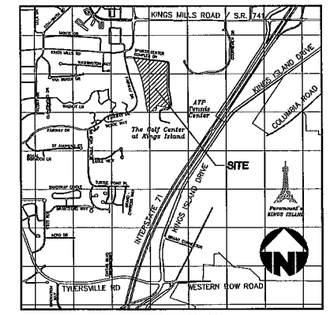
JEFFREY O. LAMBERT DATE
REG. SURVEYOR #7556 IN THE STATE OF OHIO



KEY MAP
1" = 100'

Note: ALL EXISTING EASEMENTS AND PRIVATE STREETS RECORDED IN P.BK. 77, PG. 1





VICINITY MAP
n.t.s.

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:

EXHIBIT A
PAGE 1 OF 1

ACREAGE SUMMARY

LOTS	0.3449 ACRES
RIGHT OF WAY	0.0000 ACRES
OPEN SPACE	0.5055 ACRES
TOTAL	0.8504 ACRES

SIDWELL TABLE

OLD _____

14A _____

139 _____

140 _____

141 _____

142 _____

143 _____

REM _____

LOT TABLE	
LOT #	ACRES
*14A	0.5055
139	0.0789
140	0.0623
141	0.0625
142	0.0613
143	0.0789

* Indicates Open Space

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

LEGEND
- Found 5/8" Iron Pin
- Found MAG Nail
- Set MAG Nail

Basis of Bearing:
State Plane NAD83 GPS Observations
0 30 45
SCALE: 1" = 30'

Basis of Bearing:
State Plane NAD83 GPS Observations
0 100 150
SCALE: 1" = 100'

FALLING BROOK, PHASE A-7
AND BEING A REPLAT OF LOT #14
AT FALLING BROOK, PHASE A
P.B. 77, PGS 1-3
SECTION 24, TOWN 4, RANGE 2
CITY OF MASON, WARREN COUNTY, OHIO
JANUARY, 2016

REPLAT LOT #14

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 04M057-000 LM BLD4
Drawn by: J.o.l.
Checked By:
Issue Date: 01-12-16
Sheet: 1 OF 1

Item	Revision Description	Date	Dwn:	Chk:

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Plot time: Jan 12, 2016 - 12:15pm
Drawing name: J:\2004\04M057-000\Survey\Landsol\04M057-000 LM BLD4.dwg - Layout Tab: Title