

DEED REFERENCE

SITUATED IN THE LANDS BETWEEN THE MIAMIS, SECTION 32, TOWN 4, RANGE 3, CITY OF MASON, WARREN COUNTY OHIO, AND BEING 18.9223 ACRES OUT OF 48.3288 ACRES AS CONVEYED TO CT DEVOCO, INC., AS RECORDED IN INSTRUMENT #2015-017908 IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CROOKED TREE PRESERVE COMMUNITY ASSOCIATION, INC WHICH IS RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH INSTRUMENT #2016-001141, AND THE CROOKED TREE PRESERVE FLOODPLAIN MAINTENANCE PLAN WHICH IS ARTICLE 4 OF THE DECLARATION, AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION. SAID DECLARATION MAY BE AMENDED, SAID AMENDMENT(S) RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

DEDICATION

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

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND AND PUBLIC UTILITIES FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORAGE, WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

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 CABLE AND WARREN COUNTY.

ALL PERSONS INTERESTED IN THIS PLAT AS OWNERS HAVE UNITED IN ITS EXECUTION, SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF ITS

OWNER: CT DEVOCO, INC.

NAME: _____

PRINTED NAME: _____

TITLE: _____

STATE OF: _____ COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME CT DEVOCO, INC. AS REPRESENTED BY _____ IT'S _____ ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HER 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: RIVERHILLS BANK, AN OHIO BANKING CORPORATION

NAME: _____

PRINTED NAME: _____

TITLE: _____

STATE OF: _____ COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2016, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME RIVERHILLS BANK, AN OHIO BANKING CORPORATION AS REPRESENTED BY _____ IT'S _____ ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HER 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: _____

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, P.S. DATE _____ PROFESSIONAL SURVEYOR #8484 IN THE STATE OF OHIO



SIDWELLS

Table with 2 columns: OLD #, SIDWELLS. Rows 25-54.

(* DENOTES OPEN SPACE LOT)

ROAD WAY DATA

Table with 3 columns: Road Name, Length (L.F.), Area (Ac.). Rows: SENTINEL OAK DRIVE, WALNUT VIEW DRIVE, BIRCH VIEW DRIVE.

ACREAGE TABLE

Table with 2 columns: Category, Acreage. Rows: LOTS, OPEN SPACE LOT 25, OPEN SPACE LOT 38, RIGHT OF WAY, TOTAL PHASE 1B.

LINE TABLE with 3 columns: Line, Direction, Distance. Rows L-1 to L-25.

CURVE TABLE with 5 columns: Curve, Delta, Radius, Length, Chord. Rows C-1 to C-7.

DRAINAGE STATEMENT

UNLESS 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 BEING THE CENTERLINE 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, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

UNTIL THE EXPIRATION OF THE DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER (OR THEIR AGENT(S)) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

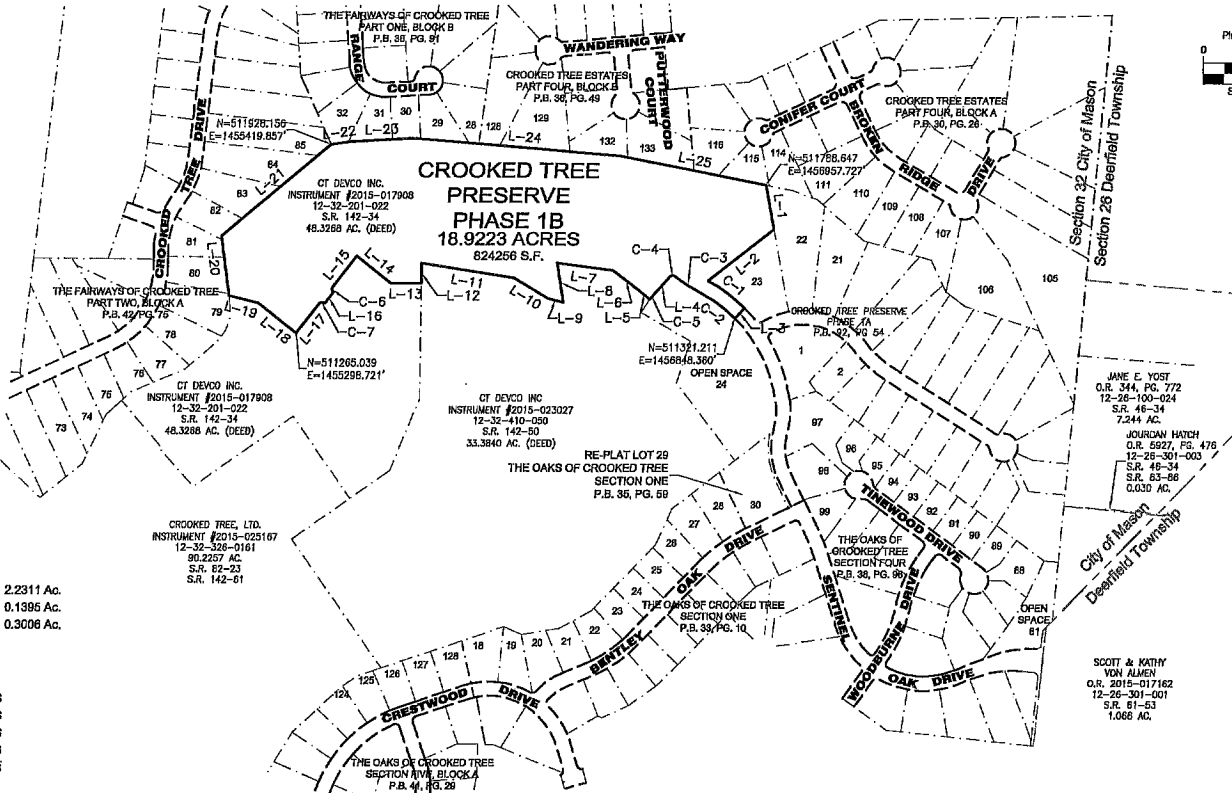
THE HOME OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS

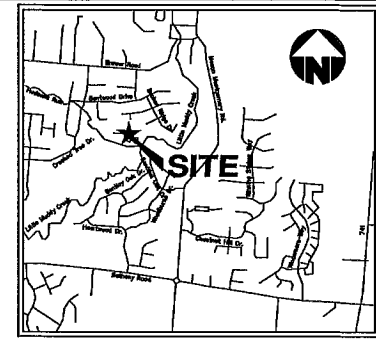
THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY "DRAINAGE FACILITIES EASEMENT" OR "100 YEAR PERMANENT DRAINAGE EASEMENT" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNERS ASSOCIATION WITHIN THE EASEMENTS. 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.

CROOKED TREE PRESERVE PHASE 1B

BEING 18.9223 ACRES OF UNPLATTED LAND BETWEEN THE MIAMIS SECTION 32, TOWN 4, RANGE 3 CITY OF MASON WARREN COUNTY, OHIO



Basis of Bearing: Plat Book #2, Page #4 SCALE: 1" = 300'



VICINITY MAP Not to Scale

OWNER

CT DEVOCO, INC. 888 MIAMI TRACE CT LOVELAND, OH 45140 513-353-4688

SURVEYOR

BAYER BECKER 6800 TYLERSVILLE ROAD MASON, OH, 45040 513-336-6600

SHEET INDEX

- 1: TITLE
2: PLAT
3: PLAT & TABLES

SETBACKS

- FRONT YARD = 60'
REAR YARD = 30'
SIDE YARD = 10' MIN/30' TOTAL UNLESS OTHERWISE SHOWN

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, OHIO.

CHAIRMAN _____

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.

MAYOR _____

CLERK _____

ORDINANCE NO. _____

CITY ENGINEER

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2016.

CITY ENGINEER _____

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 2016, AT _____ M.

COUNTY AUDITOR _____ DEPUTY _____

PRINTED NAME: _____

COUNTY RECORDER

FILE NO. _____ RECEIVED ON THIS _____ DAY OF _____, 2016, AT _____ M.

RECORDED ON THIS _____ DAY OF _____, 2016, AT _____ M.

RECORDED IN PLAT BOOK NO. _____ ON PAGE NO. _____

FEE: _____

COUNTY RECORDER _____ DEPUTY _____

PRINTED NAME: _____

LANDS OF THE GRANTOR

RESTRICTIONS ON WATER MAIN EASEMENT

NO BUILDING, STRUCTURE OR IMPROVEMENT OF ANY KIND SHALL BE MADE ON THE WATER MAIN EASEMENT 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 PRESENT 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 CONSTRUCTION, 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 OR FUTURE OWNERS OF 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 MORE THAN ONE (1) FOOT OVER THE FULL WIDTH PROFILE OF THIS WATER MAIN EASEMENT ARE NOT PERMITTED AT ANY TIME SO AS TO NOT IMPACT ANY PRESENT OR FUTURE WATER WORKS OPERATIONS. ANY BUILDING, STRUCTURE OR IMPROVEMENT TO BE CONSTRUCTED ON THE PROPERTY, IN WHICH SAID EASEMENT EXISTS, 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.

GRANT OF UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC., CINCINNATI BELL, TIME WARNER CABLE, 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 FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES") TO 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 ARE, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO 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 THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC., CINCINNATI BELL, TIME WARNER CABLE, AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING 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.

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.

CROOKED TREE PRESERVE PHASE 1B BETWEEN THE MIAMIS SECTION 32, TOWN 4, RANGE 3 WARREN COUNTY, OHIO RECORD PLAT



Drawing: 13M078-000 RP1B TITLE Drawn by: BJR Checked By: BJR Issue Date: 4-15-16 Sheet: 1/3

