

VICINITY MAP
NTS

DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF 23.3855 ACRES OUT OF 166.8189 ACRES TOTAL IN SECTION 13, TOWN 4E, RANGE 3N, M.Rs. IN THE CITY OF MASON, WARREN COUNTY, OHIO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IS A SUBDIVISION OF SAID LAND TO BE KNOWN AS WILLOW BROOKE, THE ESTATES, SECTION TWO AND THE LOTS ARE NUMBERED FROM 29-69 OF THE SHAPES AND SIZES AS SHOWN ON THE PLAT AND THE STREETS WITHIN THE BOUNDARIES OF SAID PLAT, ARE HEREBY DEDICATED TO THE PERPETUAL NON-EXCLUSIVE USE OF THE PUBLIC ACCORDING TO THE LAW IN SUCH CASES MADE AND PROVIDED. EASEMENTS SHOWN ON THIS PLAT, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE AND FOR THE REMOVAL OF ANY AND ALL TREES OR OTHER OBSTRUCTION TO FREE THE 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.

SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF: MASON PROJECT I, LLC AN OHIO LIMITED LIABILITY COMPANY
 BY: EBS FIRST LIEN FUND, LLC AN OHIO LIMITED LIABILITY COMPANY ITS SOLE MEMBER
 WITNESS
 BY: EUBEL BRADY & SUTTMAN ASSET MANAGEMENT, INC. A DELAWARE CORPORATION ITS MANAGER
 WITNESS
 BY: MARK E. BRADY CO-CHIEF INVESTMENT OFFICER

CERTIFICATE OF NOTARY PUBLIC:

STATE OF OHIO: COUNTY: BE IT REMEMBERED THAT ON THIS DAY OF A.D. BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF OHIO, PERSONALLY APPEARED MARK E. BRADY, WHO, ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE ON SAID INSTRUMENT MENTIONED IN TESTIMONY WHEREOF, I HERETO SUBSCRIBE MY NAME AND AFFIX MY NOTARY SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES: LIEN HOLDER: EBS FIRST LIEN FUND, LLC AN OHIO LIMITED LIABILITY COMPANY ITS SOLE MEMBER
 SIGNED AND ACKNOWLEDGE IN THE PRESENCE OF: EUBEL BRADY & SUTTMAN ASSET MANAGEMENT, INC. A DELAWARE CORPORATION ITS MANAGER
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NOTARY PUBLIC, STATE OF OHIO MY COMMISSION EXPIRES:

SUBJECT TO HOA RESTRICTIONS:

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATION, COVENANTS AND RESTRICTIONS OF THE WILLOW BROOKE HOME OWNERS ASSOCIATION AS RECORDED IN O.R. 8611, PG. 321 OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL AMENDMENTS AND SUPPLEMENTS TO THE WILLOW BROOKE HOMEOWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

DEED REFERENCE:

SITUATED IN SECTION 13, TOWN 4E, RANGE 3N, M.Rs. CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 23.3855 ACRES NAMED WILLOW BROOKE, THE ESTATES, SECTION TWO AND BEING A PART OF A 166.8189 ACRE TRACT OF LAND AS CONVEYED TO MASON PROJECT I, LLC, AN OHIO CORPORATION, AND DESCRIBED IN OFFICIAL RECORD BOOK 5415, PAGE 313, OF THE DEED RECORDS OF WARREN COUNTY, OHIO.

RESTRICTIONS ON PUBLIC UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS PUBLIC UTILITY EASEMENT ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH; FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF ELECTRIC, TELEPHONE, AND OTHER UTILITIES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, ELECTRIC, TELEPHONE, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THEIR NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO BUILDING OR OTHER STRUCTURE MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR
- (4) CREATE A HAZARD

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, CENTURY LINK AND TIME WARNER CABLE, INCLUDING THEIR SUCCESSORS, AND ASSIGNS, AND THE CITY OF MASON.

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENT:

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.

OWNER/DEVELOPER

MASON PROJECT I, LLC
 C/O CESO, INC.
 8534 YANKEE STREET, SUITE 2-B
 DAYTON, OH 45458
 PH: (937) 435-8584

ENGINEER/SURVEYOR

CESO, INC.
 8534 YANKEE STREET
 DAYTON, OH 45458
 PH: (937) 435-8584

CENTERLINE STREET LENGTHS

CHATSWORTH DRIVE	288.01 L.F.
ROSSINGS PARK	181.00 L.F.
EMBASSY COURT	461.31 L.F.
HARTFIELD LANE	1801.53 L.F.

WILLOW BROOKE, THE ESTATES, SECTION TWO

TOTAL LOTS	15,7286 ACRES
OPEN SPACE	4.1761 ACRES
TOTAL RAW	3.4805 ACRES
TOTAL	23.3855 ACRES

DECLARATION

THIS SUBDIVISION IS SUBJECT TO ALL CONDITIONS AND SETBACK REQUIREMENTS APPROVED BY THE CITY OF MASON PLANNING ZONING REGULATIONS. THE PROPERTY SHOWN HEREON WAS CONVEYED TO MASON PROJECT I, LLC BY DEED RECORDED IN OFFICIAL RECORD BOOK 5415, PAGE 313 OF THE WARREN COUNTY RECORDER'S OFFICE.

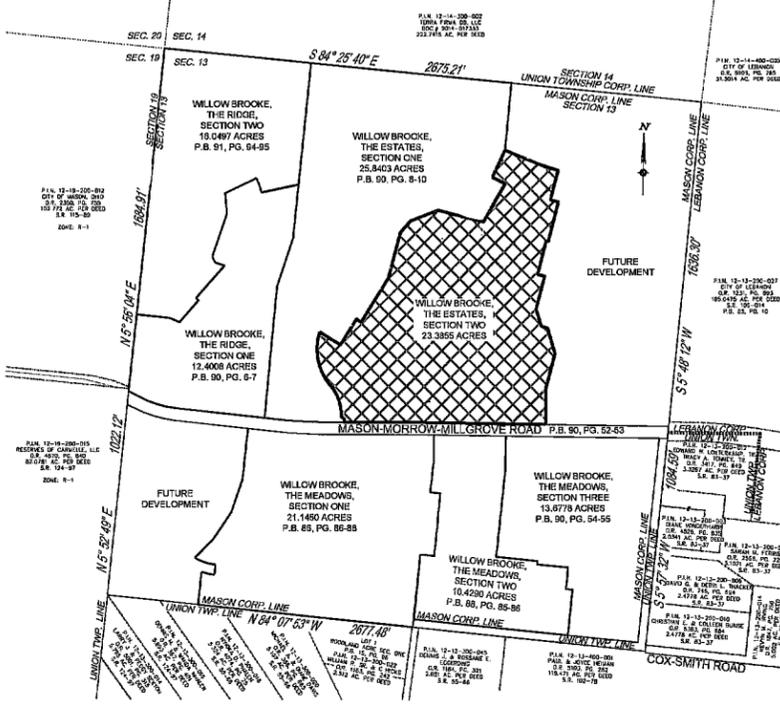
INDEX OF SHEETS

- 1. TITLE SHEET
- 2. RECORD PLAT

**RECORD PLAT
WILLOW BROOKE
THE ESTATES, SECTION TWO**

SECTION 13, TOWN 4E, RANGE 3N, M.Rs.
CITY OF MASON, WARREN COUNTY, OHIO
CONTAINING 23.3855 ACRES
FEBRUARY 2016

PROXIMITY MAP



SIDWELLS

OLD #	---
LOT 29	---
LOT 30	---
LOT 31	---
LOT 32	---
LOT 33	---
LOT 34	---
LOT 35	---
LOT 36	---
LOT 37	---
LOT 38	---
LOT 39	---
LOT 40	---
LOT 41	---
LOT 42	---
LOT 43	---
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LOT 59	---
LOT 60	---
LOT 61	---
LOT 62	---
LOT 63	---
LOT 64	---
LOT 65	---
LOT 66	---
LOT 67	---
LOT 68	---
LOT 69	---

* DENOTES OPEN SPACE

FLOOD NOTE:

THE SUBJECT PROPERTY LIES IN ZONE X, AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 39165C 0207 E, WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2010, AND PANEL NUMBER 39165C120 E, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTE: FLOOD DATA SHOWN HEREON HAS BEEN INTERPOLATED FROM SUPPLIED DATA AND IS NOT EXACT. THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE DATA ON THE ABOVE CITED FIRM, AND THE STATEMENT PERTAINING TO THE FLOOD ZONE DOES NOT REPRESENT SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LOT ACREAGE TABLE

LOT #	ACREAGE	LOT #	ACREAGE	LOT #	ACREAGE
29	0.2566	43	0.1997	57	0.2042
30	0.2004	44	0.1880	58	0.1938
31	0.2406	45	0.2462	59	0.2001
32	0.3013	46	0.2403	60	0.2165
33	0.2688	47	0.2318	61	0.2171
34	0.2246	48	0.2020	62	0.2000
35	0.2309	49	0.1959	63	5.8800
36	0.2355	50	0.1996	64	0.4076
37	0.2584	51	0.2239	65	0.2165
38	0.5541	52	0.4287	66	0.2171
39	0.3537	53	0.3676	67	0.2000
40	0.2583	54	0.3114	68	5.8800
41	0.2346	55	0.2625	69	0.4076
42	0.2070	56	0.1962		

* DENOTES OPEN SPACE

Exhibit A

APPROVALS:

PLANNING COMMISSION OF THE CITY OF MASON, OHIO

I HEREBY CERTIFY THAT ON THE DAY OF 20, THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

FC NO. CHAIRMAN

COUNCIL OF THE CITY OF MASON, OHIO:

I HEREBY CERTIFY THAT ON THE DAY OF 20, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. PASSED BY THE COUNCIL OF THE CITY OF MASON, OHIO.

MAYOR ATTEST: CLERK OF COUNCIL

CITY ENGINEER OF THE CITY OF MASON, OHIO:

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS DAY OF 20.

WARREN COUNTY AUDITOR:

RECEIVED AND TRANSFERRED ON THIS DAY OF 20 AT M.

COUNTY AUDITOR DEPUTY

WARREN COUNTY RECORDER:

FILE NO: RECEIVED ON THIS DAY OF 20 AT M.
 RECORDED ON THIS DAY OF 20 AT M.
 RECORDED IN BOOK NO. ON PAGE NO.

FEE:

COUNTY RECORDER DEPUTY

NOTES:

- 1. DISTANCE SHOWN ALONG CURVES ARE ARC DISTANCES.
- 2. UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE AND REAR LOT LINES, THE COMMON LOT LINE BEING THE CENTER LINE OF SAID EASEMENT. THE BUILDER RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES.
- 3. ALL EXISTING MONUMENTATION IS IN GOOD CONDITION, UNLESS OTHERWISE NOTED ON THE PLAT.
- 4. ALL DOCUMENTATION USED AS SHOWN.
- 5. BASIS OF BEARING: WARREN COUNTY MONUMENTS #4, #33, #51, #67, & #152. CALCULATED BEARING HAD FROM MON. #67 TO MON. #152 EQUALS N 36°43'51" E.
- 6. ZONING: PUD

RESTRICTIONS ON WATER EASEMENTS:

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 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 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.

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 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 EASEMENT TO SOIL, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

LANDSCAPE EASEMENTS:

ALL LANDSCAPING AND AMENITY IMPROVEMENTS LOCATED WITHIN ANY OPEN SPACE LOTS, LANDSCAPE BUFFER EASEMENTS, OR LANDSCAPE EASEMENTS SHALL BE MAINTAINED BY THE WILLOW BROOKE HOMEOWNERS ASSOCIATION, AS PROVIDED FOR IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE WILLOW BROOKE HOMEOWNERS ASSOCIATION. THE LANDSCAPING AND EASEMENTS ARE TO AND FOR THE BENEFIT OF THE WILLOW BROOKE HOMEOWNERS ASSOCIATION.

OCCUPATION STATEMENT:

NO OCCUPATION EXISTS ALONG THE BOUNDARY LINES AS SHOWN.

SURVEY CERTIFICATION:

THIS RECORD PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733-37 AND O.R.C. 711.01-49, AND WARREN COUNTY SUBDIVISION REGULATIONS. I CERTIFY THAT THIS RECORD PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND IS BASED UPON ACTUAL FIELD LOCATIONS. ALL MONUMENTATION SHOWN TO BE SET WILL BE DONE SO UPON COMPLETION OF INITIAL CONSTRUCTION ACTIVITIES.

J. BRYANT ABT, P.S. DATE
 OHIO PROFESSIONAL SURVEYOR # 8593

REVISIONS	NO.	DATE	DESCRIPTION

WILLOW BROOKE
THE ESTATES - SECTION TWO
 TITLE SHEET
 SECTION 13
 CITY OF MASON
 14E, R3N, M.Rs.
 WARREN COUNTY, OHIO

ceso
 CREATION TO COMPLETION
 www.cesoinc.com
 Engineering • Architecture • Survey • Construction Mgmt • Environmental

ISSUE: RECORD PLAT
 DATE: FEBRUARY 2, 2016
 JOB NO.: 4238
 DESIGN: JEE
 DRAWN: JKH
 CHECKED: JBA
 SHEET NO. 1 OF 2

