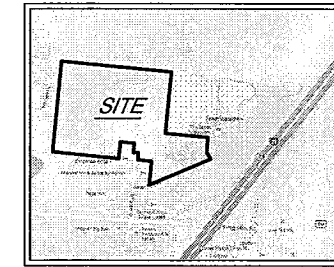


RECORD PLAT
THE BEACH SUBDIVISION, PHASE TWO

SITUATED IN:
SECTION 18, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
AUGUST 2016



VICINITY MAP
NOT TO SCALE

DEED REFERENCE

SITUATED IN THE CITY OF MASON, SECTION 27, TOWN 4, RANGE 2, WARREN COUNTY, OHIO, BEING A SUBDIVISION OF 44.8479 ACRES AND BEING PART OF LOT 4 OF THE BEACH SUBDIVISION RECORDED IN PLAT BOOK 16, PAGE 35 AND FURTHER BEING PART OF THE TRACT AS CONVEYED TO KINGS MILLS FARMS, INC. AND DESCRIBED IN DEED RECORDED IN DEED BOOK 506, PAGE 733, WARREN COUNTY, OHIO.

CITY OF MASON PLANNING COMMISSION APPROVAL

WE, THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO DO HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 2016.

PC No. _____

CHAIRMAN _____

CITY ENGINEER APPROVAL

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

CITY ENGINEER _____

CITY COUNCIL APPROVAL

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2016, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE No. _____

CLERK OF COUNCIL _____

MAYOR _____

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. _____, PAGE No.'s _____

COUNTY RECORDER _____

DEPUTY _____

PRINTED NAME _____

COUNTY AUDITOR

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

COUNTY AUDITOR _____

DEPUTY _____

PRINTED NAME _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN AUGUST 2016 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

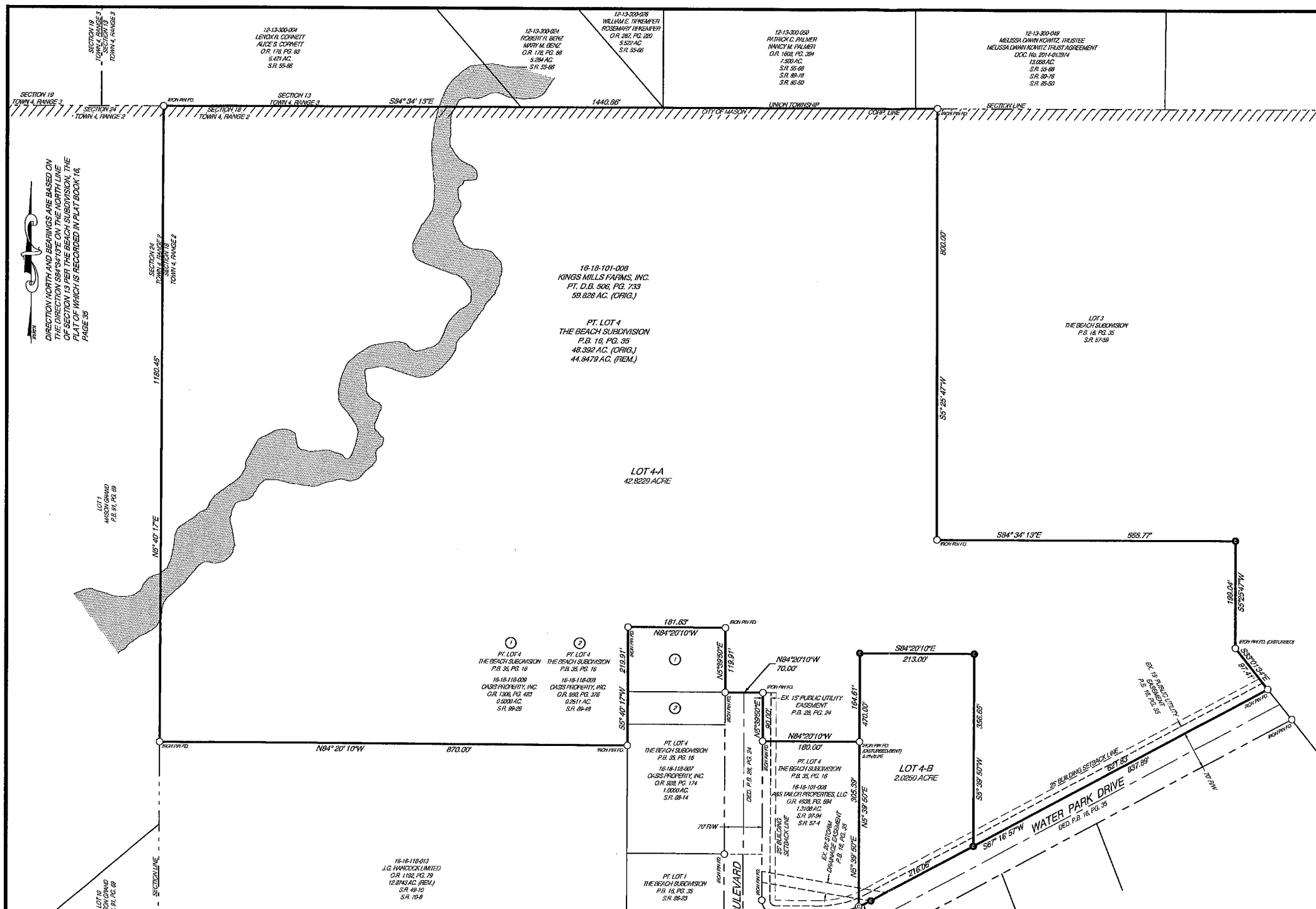
CT CONSULTANTS, INC.

DAVID HULSMAYER
REGISTERED PROFESSIONAL SURVEYOR
#8548 IN THE STATE OF OHIO

SCALE 1"=100'
DATE 08/15/2016
REVISION
FILE GG-5

CT Consultants
engineers | architects | planners
11720 Kenwood Road Cincinnati, Ohio 45240
Phone: 513.791.1700 - Fax: 513.791.1936 - www.ctconsultants.com

JOB 160422
DRAWN BY DH
REVIEWED BY JSHU
SHEET 1 OF 1



OWNER'S CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE 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.

WITNESS: OWNER: KINGS MILLS FARMS, INC.
BY: _____
ITS: _____

NOTARY CERTIFICATION

STATE OF OHIO, COUNTY OF _____ S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE AFORESAID.

PRINTED NAME: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC: _____
STATE OF OHIO: _____

PRIVATE DRAINAGE EASEMENTS BETWEEN LOTS

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT. THE DECLARANT FOR ITS AGENT AND BUILDERS RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR REESTABLISH DRAINAGE SWALES, DRAINAGE PIPES, AND DRAINAGE TILE WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES.

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS

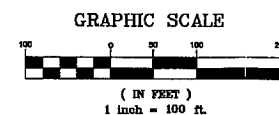
THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY DRAINAGE FACILITIES EASEMENT OR 100-YEAR PERMANENT DRAINAGE EASEMENT ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER WITHIN THE EASEMENTS. NO STRUCTURE,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

RESTRICTIONS ON UTILITY EASEMENTS

EASEMENTS OF SAID PLAT, DESIGNATED AS UTILITY EASEMENTS ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, AND OTHER UTILITIES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, ELECTRIC, TELEPHONE, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE 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 FROM WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- 1) REDUCE THE CLEARANCE OF UNDERGROUND FACILITIES.
- 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES.
- 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY.
- 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, SPINNT, TIME WARNER CABLE, CITY OF MASON.



ACREAGE TABLE (SIDWELL #S)

ORIGINAL	44.8479 ACRES	16 - 19 - 101 - 008 (OLD #)
LOT 4-A	42.8229 ACRES	(NEW #)
LOT 4-B	2.0250 ACRES	(NEW #)
TOTAL LOTS	44.8479 ACRES	

SURVEYOR'S NOTES:

- IRON PINS WITH CAPS WILL BE SET ON ALL LOT CORNERS.
- OCCUPATION GENERALLY MATCHES SURVEY.
- FOUND MONUMENTS ARE IN GOOD CONDITION, UNLESS OTHERWISE NOTED.
- DATA SOURCES INCLUDE DOCUMENTS CITED HEREON.
- - DENOTES SET 5/8" x 30" IRON PIN w/CAP

100 YEAR FLOODPLAIN BOUNDARY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAP FOR WARREN COUNTY UNINCORPORATED AREAS. MAP No. 39166C0201/E, EFFECTIVE DECEMBER 17, 2010.

EXHIBIT A
PAGE 1 OF 1

OWNER/DEVELOPER
KINGS MILLS FARMS, INC.
3000 G HEWALE DR.
LEBANON, OHIO 45036
JOSEPH KRAMER
613-932-6010