

DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO 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 INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. 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" OR "FACILITIES"). 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 AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) 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. 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 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.

BY: M/I HOMES OF CINCINNATI, LLC
AN OHIO LIMITED LIABILITY COMPANY

SIGNATURE _____
GREG WILLIAMS AREA PRESIDENT
PRINTED NAME TITLE

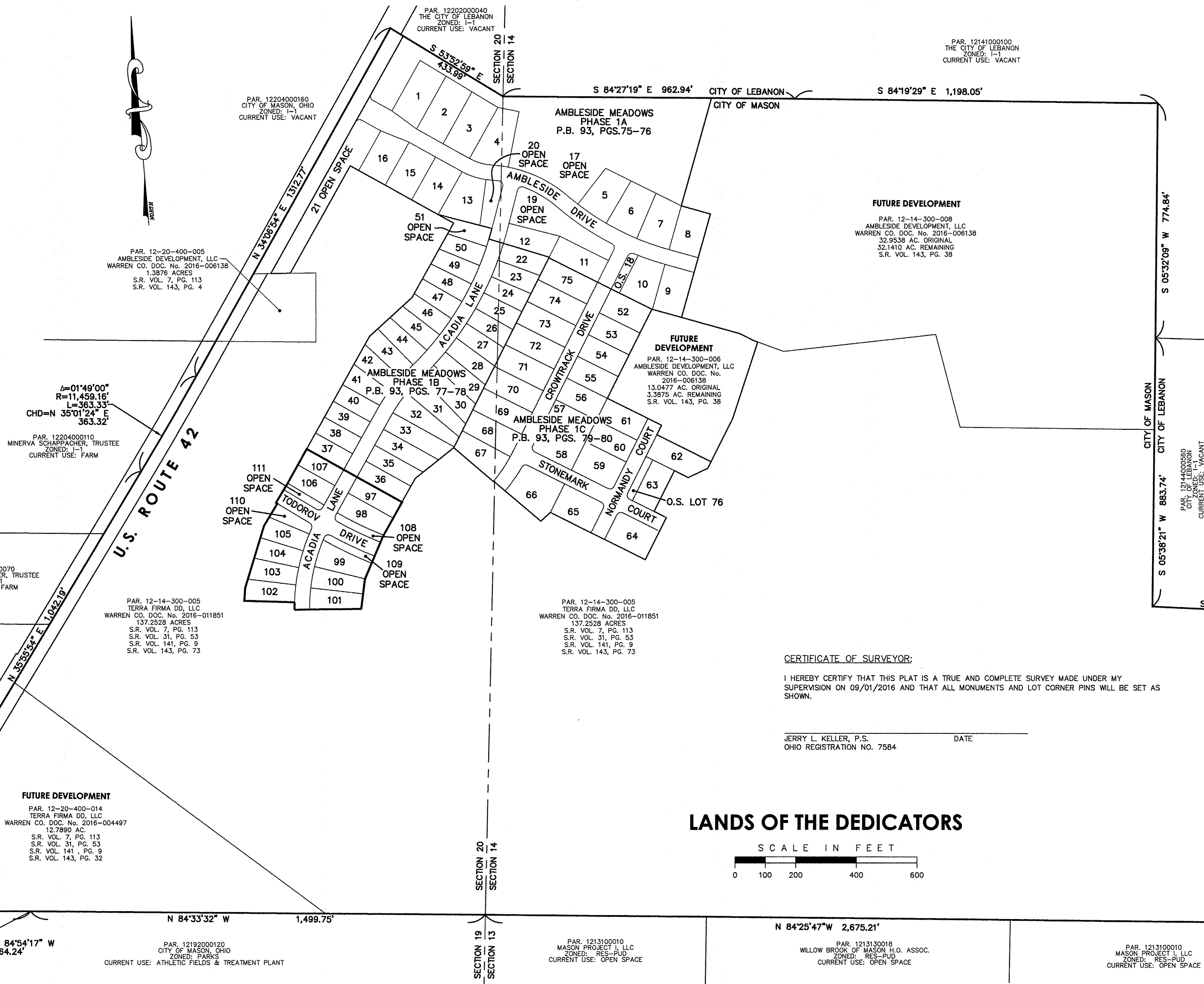
COUNTY OF _____)
STATE OF _____) SS:

BE IT REMEMBERED ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREG WILLIAMS, THE AREA PRESIDENT OF M/I HOMES OF CINCINNATI, AN OHIO LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF THE LIMITED LIABILITY COMPANY.

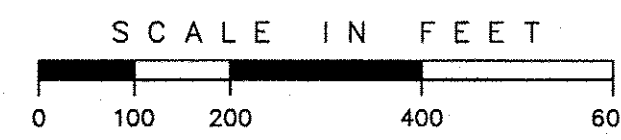
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

THERE ARE NO LIEN HOLDERS



LANDS OF THE DEDICATORS



RESTRICTIONS ON PRIVATE DRAINAGE EASEMENT:

THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY "PRIVATE DRAINAGE 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 EASEMENT, 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.

PRIVATE DRAINAGE EASEMENT 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 RE-ESTABLISH DRAINAGE SWALES, DRAINAGE PIPE, AND DRAINAGE TILE WITHIN SAID EASEMENT FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES.

RESTRICTIONS ON SEWER EASEMENTS:

NO IMPROVEMENTS OF ANY KIND, EXCEPT STREET TREES, AS REQUIRED BY THE CITY OF MASON 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 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.

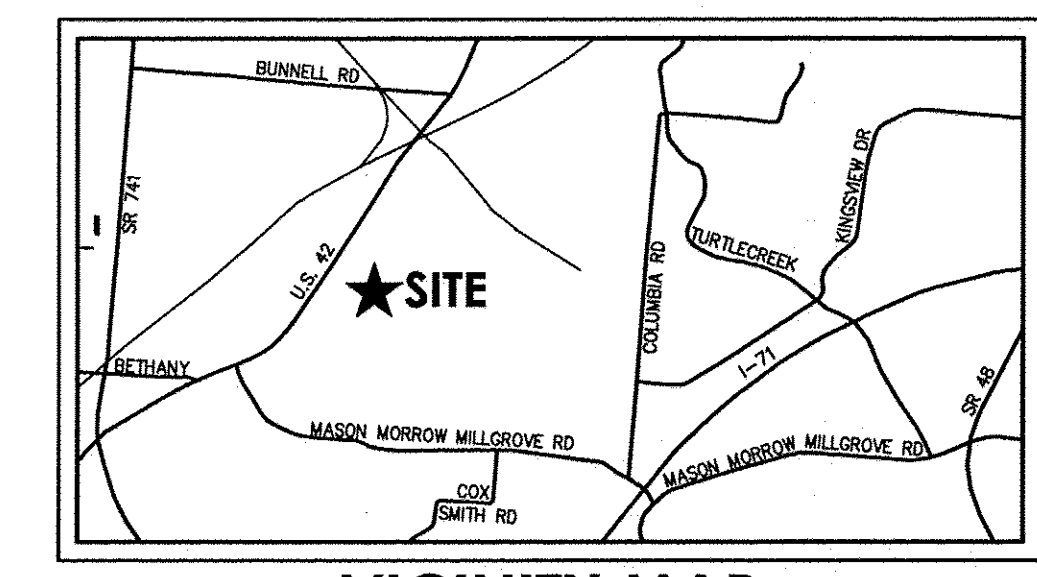
RESTRICTIONS ON HOMEOWNERS ASSOCIATION (H.O.A.) DRAINAGE EASEMENTS

THE CITY OF MASON, OHIO DOES NOT ACCEPT ANY HOME OWNERS ASSOCIATION DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND THE CITY OF MASON, OHIO IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREAS ON THE ACCOMPANYING PLAT SHALL BE MAINTAINED CONTINUOUSLY BY THE AMBLESIDE MEADOWS HOMEOWNERS ASSOCIATION. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE FLOW THROUGH THE WATER COURSE. EASEMENTS ARE ALSO TO PROVIDE INGRESS & EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

NOTES:
BEARINGS BASED ON U.S. STATE PLANE COORDINATES, OHIO SOUTH ZONE 3402.
OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.
MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.
MONUMENTATION WILL BE SET IN ACCORDANCE WITH SECTION 711.03 OF THE OHIO SURVEYING LAWS.

SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS:

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE AMBLESIDE MEADOWS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIENS, AS SET FORTH IN DOCUMENT NO. 2016-006141, OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO, (INCLUDING ANY AMENDMENTS THERETO)



VICINITY MAP
NTS

AREA IN LOTS _____ 2.6189 ACRES
AREA IN OPEN SPACE _____ 0.4114 ACRES
AREA IN R/W _____ 0.9229 ACRES
TOTAL AREA _____ 3.9532 ACRES

OWNER/DEVELOPER:

M/I HOMES OF CINCINNATI, LLC
9349 WATERSTONE BOULEVARD, SUITE 100
CINCINNATI, OHIO 45249
PH: (513) 248-5400

COUNTY RECORDER:

FILE NO. _____
RECEIVED THIS ____ DAY OF _____, 20____, AT ____ A.M./P.M.
RECORDED THIS ____ DAY OF _____, 20____, AT ____ A.M./P.M.
RECORDED IN PLAT BOOK NO. _____, PAGE _____
FEE: _____

BY: _____
DEPUTY _____ WARREN COUNTY RECORDER

COUNTY AUDITOR:

TRANSFERRED THIS ____ DAY OF _____, 20____.

BY: _____
DEPUTY _____ WARREN COUNTY AUDITOR

CITY PLANNING COMMISSION:

WE, THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO DO HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 20____.

CHAIRMAN

CITY ENGINEER:

I HEREBY APPROVE THIS PLAT ON THIS ____ DAY OF _____, 20____.

CITY ENGINEER

CITY COUNCIL:

I HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. _____

CLERK _____ MAYOR

DEED REFERENCE:

SITUATED IN SECTION 20, TOWN 4, RANGE 3, THE CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 3.9532 ACRES, BEING THE REMAINDER OF AN 11.8271 ACRE TRACT CONVEYED TO M/I HOMES OF CINCINNATI, LLC, BY DEED RECORDED IN DOCUMENT NO. 2016-006140, WARREN COUNTY, OHIO RECORDER'S OFFICE.

McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects • Planners
Drawn By: JJK | Date: NOVEMBER 9, 2016 | Project No.: 13373.00 | Sheet No.: 1/2
Project Mgr.: JHW | Scale: AS-NOTED | Points D.B.: TBC-13373
CAD: 13373003-REC-PH-1E | X-Ref. N/A | File No.: 13373

NOTES:

OCCUPATION IN GENERAL FITS SURVEY EXCEPT AS SHOWN.

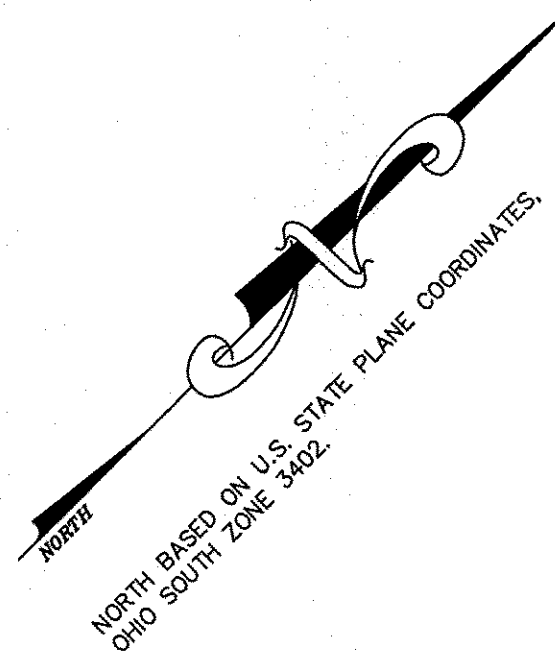
MONUMENTS GENERALLY IN GOOD CONDITION UNLESS NOTED OTHERWISE.

SURVEY BASED ON DEEDS, FIELD EVIDENCE, AND PLAT OF RECORD NOTED HEREON.

EASEMENTS SHOWN HEREON WERE DISCOVERED DURING THE COURSE OF RESEARCH OF PUBLIC RECORDS AND MAY NOT COMPRISE ALL OF THE EASEMENTS AND/OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.

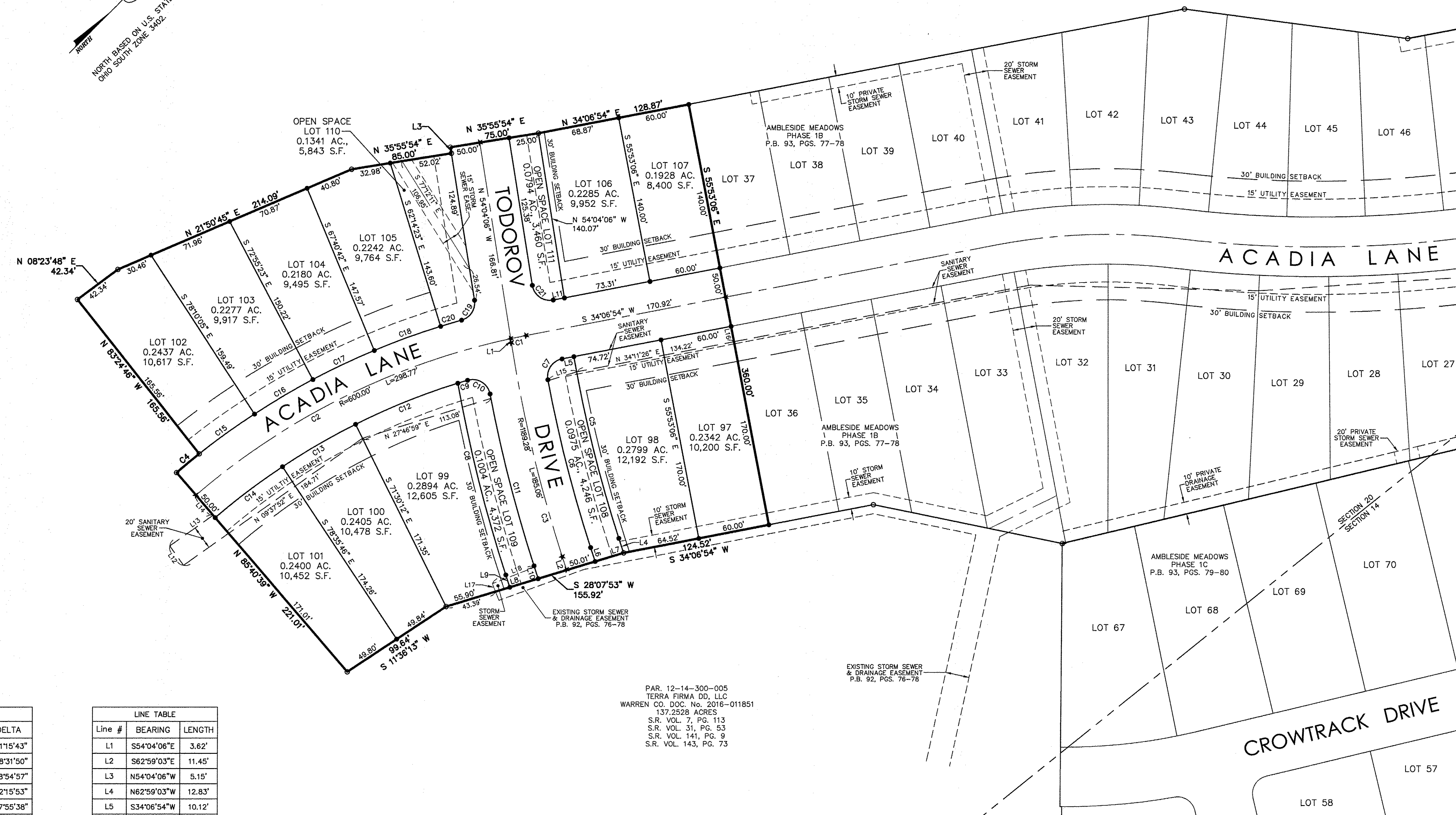
UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT.

DEEPER FOUNDATIONS MAY BE REQUIRED FOR HOMES ADJACENT TO THE SANITARY SEWER LINE.



PAR. 12-14-300-005
TERRA FIRMA DD, LLC
WARREN CO. DOC. No. 2016-011851
137.2528 ACRES
S.R. VOL. 7, PG. 113
S.R. VOL. 31, PG. 53
S.R. VOL. 141, PG. 9
S.R. VOL. 143, PG. 73

PAR. 12-14-300-005
TERRA FIRMA DD, LLC
WARREN CO. DOC. No. 2016-011851
137.2528 ACRES
S.R. VOL. 7, PG. 113
S.R. VOL. 31, PG. 53
S.R. VOL. 141, PG. 9
S.R. VOL. 143, PG. 73

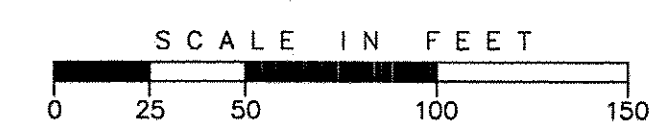


PAR. 12-14-300-005
TERRA FIRMA DD, LLC
WARREN CO. DOC. No. 2016-011851
137.2528 ACRES
S.R. VOL. 7, PG. 113
S.R. VOL. 31, PG. 53
S.R. VOL. 141, PG. 9
S.R. VOL. 143, PG. 73

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	600.00'	13.21'	13.21'	S33°29'03"W	001°15'43"
C2	600.00'	298.77'	295.69'	S18°35'16"W	028°31'50"
C3	1189.28'	185.06'	184.88'	S58°31'34"E	008°54'57"
C4	625.00'	24.70'	24.70'	N05°27'18"E	002°15'53"
C5	1139.28'	157.63'	157.50'	S59°01'14"E	007°55'38"
C6	1164.28'	145.74'	145.65'	S59°23'53"E	007°10'20"
C7	15.00'	23.54'	21.20'	S10°50'54"E	089°55'37"
C8	1239.28'	166.46'	166.33'	S59°08'10"E	007°41'45"
C9	575.00'	8.53'	8.53'	S28°09'50"W	000°51'02"
C10	15.00'	24.99'	22.20'	S76°19'32"W	095°28'22"
C11	1214.28'	149.33'	149.24'	S59°27'40"E	007°02'46"
C12	575.00'	92.75'	92.65'	S23°07'04"W	009°14'32"
C13	575.00'	71.18'	71.13'	S14°57'01"W	007°05'34"
C14	575.00'	71.07'	71.02'	S07°51'48"W	007°04'53"
C15	625.00'	57.21'	57.19'	S09°12'35"W	005°14'41"
C16	625.00'	57.21'	57.19'	S14°27'16"W	005°14'41"
C17	625.00'	57.21'	57.19'	S19°41'57"W	005°14'41"
C18	625.00'	59.33'	59.31'	S25°02'28"W	005°26'19"
C19	15.00'	21.87'	19.98'	N12°18'29"W	083°31'14"
C20	625.00'	18.45'	18.45'	S28°36'23"W	001°41'31"
C21	15.00'	24.04'	21.55'	N80°01'24"E	091°49'00"

Line #	BEARING	LENGTH
L1	S54°04'06"E	3.62'
L2	S62°59'03"E	11.45'
L3	N54°04'06"W	5.15'
L4	N62°59'03"W	12.83'
L5	S34°06'54"W	10.12'
L6	S63°00'21"E	12.35'
L7	N28°07'53"E	25.00'
L8	S28°07'53"W	25.00'
L9	N62°59'03"W	10.89'
L10	S62°59'03"E	11.37'
L11	S34°06'54"W	9.53'
L12	S80°22'08"E	20.00'
L13	S09°37'52"W	44.71'
L14	N85°40'39"W	22.36'
L15	N27°46'59"E	25.78'
L16	S55°53'06"E	13.20'
L17	S66°17'26"E	7.12'
L18	N23°42'34"E	37.98'

- LEGEND**
MONUMENTS
(UNLESS NOTED OTHERWISE)
- EX. 5/8" IRON PIN
 - ⊕ EX. SPIKE
 - ⊕ EX. NOTCH
 - ★ EX. NAIL
 - △ EX. STONE
 - EX. CONC. MON.
 - X- EX. FENCE LINE
 - 5/8" IRON PIN SET
 - ⊙ 1" IRON PIN SET
 - ⊕ SPIKE SET
 - ⊕ NOTCH SET
 - ★ NAIL SET
 - CONC. MON. SET



**AMBLESIDE MEADOWS
PHASE 1E**
SECTION 20, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO
SUBMITTAL DATE NOVEMBER 2016

mSP McGill Smith Punshon, Inc.
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Cincinnati, Ohio 45241-2097
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www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: JIK Date: NOVEMBER 9, 2016 Project No.: 13373.00 Sheet No.: 2/2
Project Mgr.: JHW Scale: 1" = 50' Points D.B. TBC-13373
CAD: 13373003-REC-PH-1E | X-Ref. N/A File No. 13373