STUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING ALL OF LOT 42
AND LOT 43 OF BROOKSTONE SUBDIVISION, SECTION TWO, AS RECORDED IN PLAT BOOK 30,
PAGE 37 & 38, OF THE WARREN COUNTY, OHIO RECORDERS OFFICE, AND SAID LOTS BEING
CONVEYED TO RICHARD A. DUDLEY AND TARA DUDLEY IN OFFICIAL RECORD 4716, PAGE

THE ENTIRE PROPERTY SHOWN HEREON AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS AND RESTRICTIONS OF THE BROOKSTONE SUBDIVISION HOMEOWNERS ASSOCIATION AS RECORDED IN BOOK 876, PAGE 1246, OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL RECORDED AMEXIMENTS AND SUPPLEMENTS TO THE BROOKSTONE SUBDIVISION HOMEOWNERS ASSOCIATION DOCUMENTS WHICH MAY BE RECORDED FROM TIME TO TIME.

## OWNERS CONSENT AND DEDICATION

OWNERS CONSENT AND DEDICATION
WE, THE CHEERSIGVED BEING ALL THE OWNERS AND LIEN HOLDERS 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 ASSEMENTS SHOWN ON THE PLAT FOR CONSTRUCTION,
OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SANITARY
SEWER, STORM SEWER, STORM DRAINAGE DITCHES, GAS, ELECTRIC, THE PROMO EOR 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 CITILITIES 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 LIEN HOLDERS HAVE UNITED IN

WITNESS:	OWNER: RICHARD A. DUDLEY TARA DUDLEY
NAME:	NAME (OWNER):
PRINTED NAME:	PRINTED NAME:
NAME:	NAME (OWNER):
PRINTED NAME;	PRINTED NAME:
STATE OF:	_
BE IT REMEMBERED THAT	ON THIS DAY OF, 2011, BEFORE ME A
DUDLEY AND TARA DUDL FORGOING INSTRUMENT	OR SAID COUNTY AND STATE PERSONALLY CAME RICHARD A. LEY, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE IO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY NTO SET MY HAND AND AFFIXED MY NOTARIAL SEAS ON THE RESAID.
DUDLEY AND TARA DUDL FORGOING INSTRUMENT WHEREOF, I HAVE HEREU	FOR SAID COUNTY AND STATE PERSONALLY CAME RICHARD A. LEY, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY NTO SET MY HAND AND AFFIXED MY NOTARIAL SEAS ON THE
DUDLEY AND TARA DUDL FORGOING INSTRUMENT' WHEREOF, I HAVE HEREU DAY AND YEAR LAST AFC	OR SAID COUNTY AND STATE PERSONALLY CAME RICHARD A.  ELY, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE  TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY  NOT SET MY HAND AND AFFIXED MY NOTARIAL SEAS ON THE  RESAID.  NOTARY PUBLIC:
DUDLEY AND TARA DUDL FORGOING INSTRUMENT WHEREOF, I HAVE HEREU	OR SAID COUNTY AND STATE PERSONALLY CAME RICHARD A. EV, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE ITO BETHEIR VOLUNTARY ACT AND DEED. IN TESTIMONY NTO SET MY HAND AND AFFIXED MY NOTARIAL SEAS ON THE RESAID.  NOTARY PUBLIC: MY COMMISSION EXPIRES:
DUDLEY AND TARA DUDI FORGONG INSTRUMENT WHEREOF, I HAVE HEREU DAY AND YEAR LAST AFC WITNESS:  NAME:	OR SAID COUNTY AND STATE PERSONALLY CAME RICHARD A.  EY, ACKNOWLEDGED THE SIGNING AND EXECTION OF THE  IO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY  NTO SET MY HAND AND AFFIXED MY NOTARIAL SEAS ON THE  RESAID.  NOTARY PUBLIC:  MY COMMISSION EXPIRES:  LIEN HOLDER: GENERAL ELECTRIC CREDIT UNION
DUDLEY AND TARA DUDI FORGONG INSTRUMENT' WHEREOF, I HAVE HEREU DAY AND YEAR LAST AFC WITNESS:  NAME:  PRINTED NAME:	OR SAID COUNTY AND STATE PERSONALLY CAME RICHARD A.  EV, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE  TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY  NTO SET MY HAND AND AFFIXED MY NOTARIAL SEAS ON THE  RESAID.  NOTARY PUBLIC:  MY COMMISSION EXPIRES:  LIEN HOLDER: GENERAL ELECTRIC CREDIT UNION  NAME:
DUDLEY AND TARA DUDI FORGONG INSTRUMENT WHEREOF, I HAVE HEREU DAY AND YEAR LAST AFC WITNESS:  NAME:  PRINTED NAME:	OR SAID COUNTY AND STATE PERSONALLY CAME RICHARD A.  EV, ACKNOWE BOGGET HE SIGNING AND EXECUTION OF THE  IO BETHEIR VOLUNTARY ACT AND DEED. IN TESTIMONY  NTO SET MY HAND AND AFFIXED MY NOTARIAL SEAS ON THE  RESAID.  NOTARY PUBLIC:  MY COMMISSION EXPIRES:  LIEN HOLDER: GENERAL ELECTRIC CREDIT UNION  NAME:  PRINTED NAME:
DUDLEY AND TARA DUDI FORGOING INSTRUMENT' WHEREOF, I HAVE HEREU DAY AND YEAR LAST AFO WITNESS:	OR SAID COUNTY AND STATE PERSONALLY CAME RICHARD A.  EV, ACKNOWE BOGGET HE SIGNING AND EXECUTION OF THE  IO BETHEIR VOLUNTARY ACT AND DEED. IN TESTIMONY  NTO SET MY HAND AND AFFIXED MY NOTARIAL SEAS ON THE  RESAID.  NOTARY PUBLIC:  MY COMMISSION EXPIRES:  LIEN HOLDER: GENERAL ELECTRIC CREDIT UNION  NAME:  PRINTED NAME:

RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS
THE CITY OF MASON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY
'DRAINAGE FACILITIES EASEMENT' OR "IN VEAR 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.

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_

PRIVATE DRAINAGE EASEMENTS BETWEEN LOTS
UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (II) FOOT WIDE PRIVATE
DRAINAGE HASEMENT SHALL EXIST ALDIG ALL COMMON LOT LINES, THE COMMON LOT
LINE BEING THE CENTERLINE OF SAID EASEMENT, WHERE A LOT LINE IS RELOCATED, THE
EXISTING EASEMENT SHALL BE VACATED AND CREATED ALONG THE NEW LOT LINE.
WHERE AN EXISTING LOT LINE HAS BEEN REMOVED, THE ORIGINAL EASEMENT SHALL BE
VACATED. THE DECLARANT FOR ITS AGENT AND BUILDERS RESERVES THE RIGHT TO
ENTER UPON ALL LOTS TO ESTABLISH OR REESTABLISH DRAINAGE SWALES, DRAINAGE
PIPE, AND DRAINAGE THE WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING
AND DIRECTING STORMWATER TO COLLECTION FACILITIES.

NOTES

1. BEARING SYSTEM IN BASED ON PLAT BOOK 30, PAGE 37 & 38

2. MONUMENTATION WILL BE SET ON ALL LOT CORNERS, AT THE TIME OF THE DEVELOPERS
REQUEST, UNLESS OTHERWISE NOTED.
ALL MONIMENTATION FOUND IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE

LINES.
5. PRIOR DEED REFERENCE; O.R. 4716, PG. 314 6. ALL DOCUMENTS USED ARE SHOWN HEREON.

# BROOKSTONE SUBDIVISION SECTION 2A

SECTION 29, TOWN 4, RANGE 2 CITY OF MASON WARREN COUNTY, OHIO

			APPROVED AND ACCEPTED MASON, OHIO.
		CITY OF MASON O.R. 404, PG. 782	MAYOR
		118.264 ACRES \$ \$9°0700° E	ATTEST:CLERK
		130,00′	ORDINANCE NO.
		LOT 42A	CITY ENGINEER
		0.3799 ACRES	THEREBY APPROVE AND A  COUNTY AUDITO
		5	COUNTY RECORE
		100.00 10	FILE NO.  RECEIVED ON THIS  RECORDED ON THIS  RECORDED IN BOOK NO
			FEE:
	LOT 41	ENISTING RESIDENCE	COUNTY RECORDER
	0.3708 ACRES		DEPUTY SURVEYOR CERT
		115' MIN. SETBACK	I HEREBY CERTIFY THAT T ACCOMPANYING PLAT IS A SUPERVISION.
		115 MIN. SEIBACK = \$\frac{1}{8}\$ \$ \$84^2 \cdot 636^* \text{ W 08.57}\$ \$ \$66	WILLIAM J. ELLISON OHIO REGISTRATION NO. 7
	N.57.18.18.18.	OLDLOT 42	
		STAIN STAIN	
		ST MIN STEIRACK	
COBBLESTONE COURT	1=32.38'	LOT 43A	GL L. & KATHLEEN M. HOWELL O.R. 2861, PG. 743 2.927 ACRES
N 89"07"00" W 352.00" TO INT. OF FIELDSTONE DR.	R≈50.00' △=37°06'30" C LEN≈31.82'	0.4306 ACRES MIN. OPENING-AKM 6	
	BRG=S 56°29'26" E &	100 YEAR 14,000,70%	
	Δ=43°06′45" C LEN=36.74' BRG=N 16°22′48" W	100 YEAR \$1,000,70%	
		PINERUN CREEK	
	<u></u>	PINERUNU	
LOT 47		NIPALS NIPALS	
0.3771ACRES	20' STORM DRAINAGE EASE,, P.B. 30, PG. 38	N 89°07'00" W 100,00"	
		LOT 44	
		0.3953 ACRES	
	LOT 46 0.3490 ACRES		
	WATE ACIDA	LSGIND.  SET 55° IRON PIN WITH CAP  SET MAG SAIL  FOLDS STONE  OF THE STONE  FOR	
'		X SET CROSS NOTCH  A DIT NO BALIRCAD SINKE  O RIT ND PRANKACI ANIL  CHOOSE IRON PR WITH CAP  O HARD I' RIGH PR  O HARD I' RIGH PR	

## PLANNING COMMISSION

1 HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011 THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF MASON, OHIO.

CHAIRMAN

PLANNING COMMISSION NO.

# CITY COUNCIL

ON THE DAY OF , 2011 THIS PLAT WAS ID BY ORDINANCE PASSED BY THE COUNCIL OF THE CITY OF

ACCEPT THIS PLAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2011.

TRED ON THIS DAY OF , 2011 AT M

## DER

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE CORRECT RETURN OF A SURVEY MADE UNDER MY

7612 DATE

OWNER/DEVELOPER 4578 COBBLESTONE COURT MASON, OHIO 45040 PHONE: (513) 492-7790

ACREAGE SUMMARY LOT 42A = 0.3799 ACRES

LOT 43A = 0.4306 ACRES TOTAL = 0.8105 ACRES

**EXHIBIT** PAGE.



BROOKSTONE SUBDIVISION  ELLISON SURVEYING, INC.  726 E. Main Street, Suite F-251  CITY OF MASON  LEBANON, OHIO 45036  (513) 228-1292  RE-PLAT OF LOTS 42 & 43												
BROOKSTONE SUBDIVISION SECTION 2A SECTION 29, TOWN 4, RANGE 2 CITY OF MASON WARREN COUNTY, OHIO RE-PLAT OF LOTS 42 & 43		CHITCK										
BROOKSTONE SUBDIVISION SECTION 2A SECTION 29, TOWN 4, RANGE 2 CITY OF MASON WARREN COUNTY, OHIO RE-PLAT OF LOTS 42 & 43		DRAWN									Ц	
BROOKSTONE SUBDIVISION SECTION 2A SECTION 29. TOWN 4. RANGE 2 CITY OF MASON WARREN COUNTY, OHIO RE-PLAT OF LOTS 42 & 43		DATE		_			Ц				Ц	
		REVISION DI SCRIPTION										
		MEM	_									
N SUR VEYING, INC MAIN STREET, SUITE F-251 EBANON, OHIO 45036 (513) 228-1292			DEODVETONE CITEDIVICIO	DIVOCASI ONE SOBDI VISIC	AC NOLLON 2A			CITY OF MASON	WARREN COUNTY, OHIO	RE-PLAT OF LOTS 42 & 43		
F ISC ISC II	<u>\</u>			Ī		JAN STRVEYING INC	CONTRACTOR STATE E 261	SO E. MAIN SIREEL, SOILE F-231	LEBANOIN, OHIO 45050	2621-827 (616)		

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