

DEED REFERENCE
SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING A SUBDIVISION CONTAINING 10.0709 ACRES, AND BEING ALL OF SAID 10.0709 ACRES CONVEYED TO BUNNELL HILL DEVELOPMENT CO., INC. AS RECORDED IN OFFICIAL RECORD 5370, PAGE 510 WARREN COUNTY, OHIO.

OWNERS CONSENT AND DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATED 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.

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

OWNER: BUNNELL HILL DEVELOPMENT CO., INC.

NAME: _____
PRINTED NAME: _____
TITLE: _____

STATE OF: _____
COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME BUNNELL HILL DEVELOPMENT CO., INC. AS REPRESENTED BY _____, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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: _____

OWNER: EVERYBODY'S FARM INC.

NAME: _____
PRINTED NAME: _____
TITLE: _____

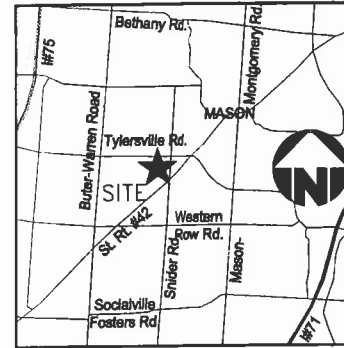
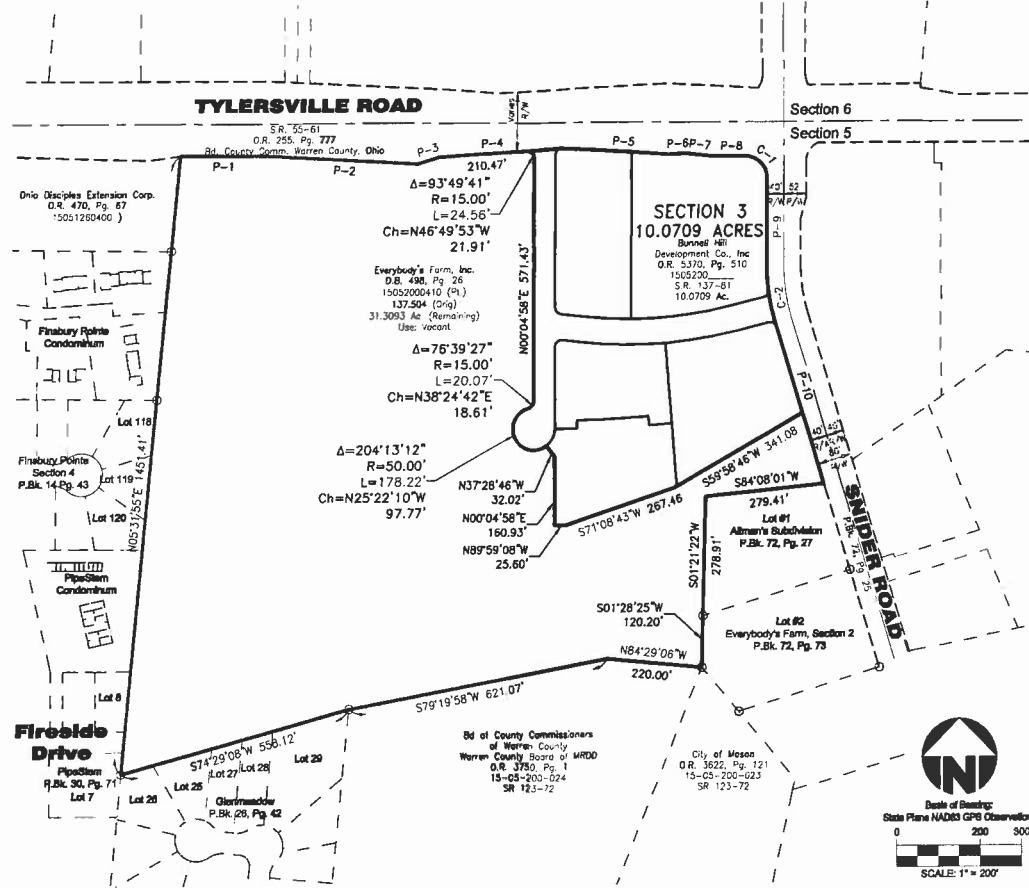
STATE OF: _____
COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2011, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME EVERYBODY'S FARM INC., AS REPRESENTED BY _____, ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS 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: _____

EVERYBODY'S FARM PUD SECTION 3

SECTION 5, TOWN 3, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
JUNE, 2010



VICINITY MAP
n.t.s.

APPROVALS

PLANNING COMMISSION

I 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

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2011 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 _____, 2011.

CITY ENGINEER _____

COUNTY AUDITOR

TRANSFERRED ON THIS _____ DAY OF _____, 2011, AT _____ M.

COUNTY AUDITOR _____ DEPUTY _____
PRINTED NAME: _____

COUNTY RECORDER

FILE NO. _____

RECEIVED ON THIS _____ DAY OF _____, 2011, AT _____ M.

RECORDED ON THIS _____ DAY OF _____, 2011, AT _____ M.

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

REC'D IN PLAT BOOK NO. _____ ON PAGE NO. _____

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RESTRICTIONS ON UTILITY EASEMENTS

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 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 HAZARD.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, SPRINT, TIME WARNER CABLE, CITY OF MASON.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO, 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 DESIGNATED "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 FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO, 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.

Line	Direction	Distance
P-1	S89°44'06"E	200.11
P-2	S86°44'46"E	360.11
P-3	N72°49'03"E	52.83
P-4	N86°15'18"E	290.64
P-5	S86°29'50"E	250.45
P-6	N87°05'46"E	38.65
P-7	S83°42'04"E	64.55
P-8	S89°55'51"E	77.56
P-9	N00°04'58"E	207.33
P-10	S16°58'44"E	395.79

Curve	Delta	Radius	Length	Chord
C-1	90°00'50"	50.83'	79.86'	S43°59'39"E 71.90'
C-2	17°03'42"	440.00'	131.02'	S08°26'53"E 130.54'

Road Way Data	Value
SOUND WAVE DRIVE	578.92 L.F.
RADIO WAY	714.98 L.F.

ACREAGE TABLE	Value
LOTS	8.4750 ACRES
RIGHT OF WAY	1.6050 ACRES
TOTAL SECTION II PHASE II	10.0709 ACRES

SEE LOT TABLE & SIDWELL TABLE ON SHEET 2

COVENANTS AND RESTRICTIONS

FOR COVENANTS AND RESTRICTIONS SEE DECLARATION OF COVENANTS AND RESTRICTIONS FOR EVERYBODY'S FARM SUBDIVISION PUD, SECTION 3 WILL BE SET FORTH IN A SUBSEQUENTLY RECORDED INSTRUMENT OF WARREN COUNTY OHIO RECORDS.

CONSERVATION EASEMENT

THE CONSERVATION EASEMENT AND TERMS WILL BE SET FORTH IN A SUBSEQUENTLY RECORDED INSTRUMENT OF WARREN COUNTY OHIO RECORDS.

NOTES

1. PRIOR DEED REF: O.R. 5370, PG. 510
2. BASIS BEARING: GPS OBSERVATIONS - WARREN COUNTY GEODETIC CONTROL NETWORK
3. 3/8" IRON PINS WILL BE SET ON ALL LOT CORNERS, AT THE TIME OF THE DEVELOPERS REQUEST, UNLESS OTHERWISE NOTED.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.

RESTRICTIONS ON WATER AND 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 EASEMENTS TO SOD, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENT EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

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.

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.

JEFFREY O. LAMBERT DATE _____
REG. SURVEYOR #7568 IN THE STATE OF OHIO

EXHIBIT A
PAGE 1 OF 2

OWNER
BUNNELL HILL DEVELOPMENT CO., INC.
3000 G HENKLE DRIVE
LEBANON, OH 45038
513-832-8010

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

**EVERYBODY'S FARM PUD
SECTION 3
SECTION 5, TOWN 3, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
JUNE, 2011**

bayer becker
www.bayerbecker.com
6800 Tylersville Road
Mason, OH 45040-5133 336 6800

Drawing: 10C022-000 RP
Drawn by: j.o.l.
Checked by:
Issue Date: 08-08-11

Sheet: **1 OF 2**

No. 011 015 2011 - 4/2/11m
Drawing name: J:\2010\10C022-000\SW\DWG\10C022-000 RP.dwg
Created Date: 8/8/2011 10:00:00 AM
User: j.o.l.

16-1102

LINE TABLE		
Line	Direction	Distance
L-11	N86°15'18"E	79.63
L-12	N87°05'46"E	38.65
L-13	S83°42'04"E	64.55
L-14	S89°55'51"E	77.56
L-15	N37°28'46"W	32.02

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-3	93°49'41"	15.00'	24.56'	N46°49'53"W 21.91'
C-4	90°00'50"	50.83'	79.86'	S43°59'39"E 71.90'
C-5	17°03'42"	440.00'	131.02'	S08°26'53"E 130.54'
C-6	204°13'12"	50.00'	178.22'	N25°22'10"W 97.77'
C-7	76°39'27"	15.00'	20.07'	N38°24'42"E 18.61'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-8	86°10'19"	14.99'	22.54'	N43°10'08"E 20.48'
C-9	7°12'42"	440.00'	55.38'	S03°31'23"E 55.35'
C-10	82°55'31"	14.50'	20.99'	S34°20'01"W 19.20'
C-11	23°42'11"	970.00'	401.28'	N87°38'52"E 398.43'
C-12	13°52'22"	970.00'	234.86'	S87°43'58"W 234.29'
C-13	9°49'49"	970.00'	166.42'	N85°24'57"W 168.22'
C-14	80°35'01"	14.50'	20.39'	N40°12'32"E 18.75'
C-16	87°13'28"	14.50'	22.07'	S60°35'28"E 20.00'
C-17	22°53'28"	1030.00'	411.37'	N87°14'36"E 408.84'
C-18	9°31'03"	1030.00'	171.09'	N80°33'18"E 170.90'
C-19	13°22'37"	1030.00'	240.47'	S87°59'52"E 239.93'
C-20	98°36'28"	14.50'	24.95'	N49°23'12"E 21.99'
C-21	52°26'15"	50.00'	45.76'	N26°18'06"E 44.18'
C-22	9°31'00"	440.00'	75.64'	N12°03'14"W 75.55'
C-23	42°43'50"	1537.50'	118.45'	N87°38'31"E 118.42'
C-24	29°34'47"	1000.00'	446.45'	N86°35'10"E 442.75'

EASEMENT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
E-1	29°55'03"	39.00'	31.24'	S57°31'58"W 30.81'
E-2	17°40'11"	39.00'	24.28'	N42°29'23"E 24.04'
E-3	28°07'26"	129.00'	38.37'	S47°24'56"W 38.36'
E-4	25°24'41"	129.00'	33.12'	N46°31'07"E 32.79'
E-5	82°14'47"	190.00'	22.07'	S09°01'58"W 21.98'
E-6	2°19'17"	190.00'	34.23'	N89°35'57"E 34.24'

EASEMENT LINE TABLE		
Line	Direction	Distance
E-7	N89°29'31"E	45.42
E-8	N46°34'38"E	35.24
E-9	N80°23'58"E	25.24
E-10	N82°19'25"E	39.51
E-11	N88°14'03"E	41.3
E-12	N85°46'44"E	48.95
E-13	N87°26'07"E	79.70

LOT TABLE	
LOT #	ACRES
3	2.8388
4	1.5812
5	1.8341
6	1.1082
7	1.3017

SIDWELL TABLE

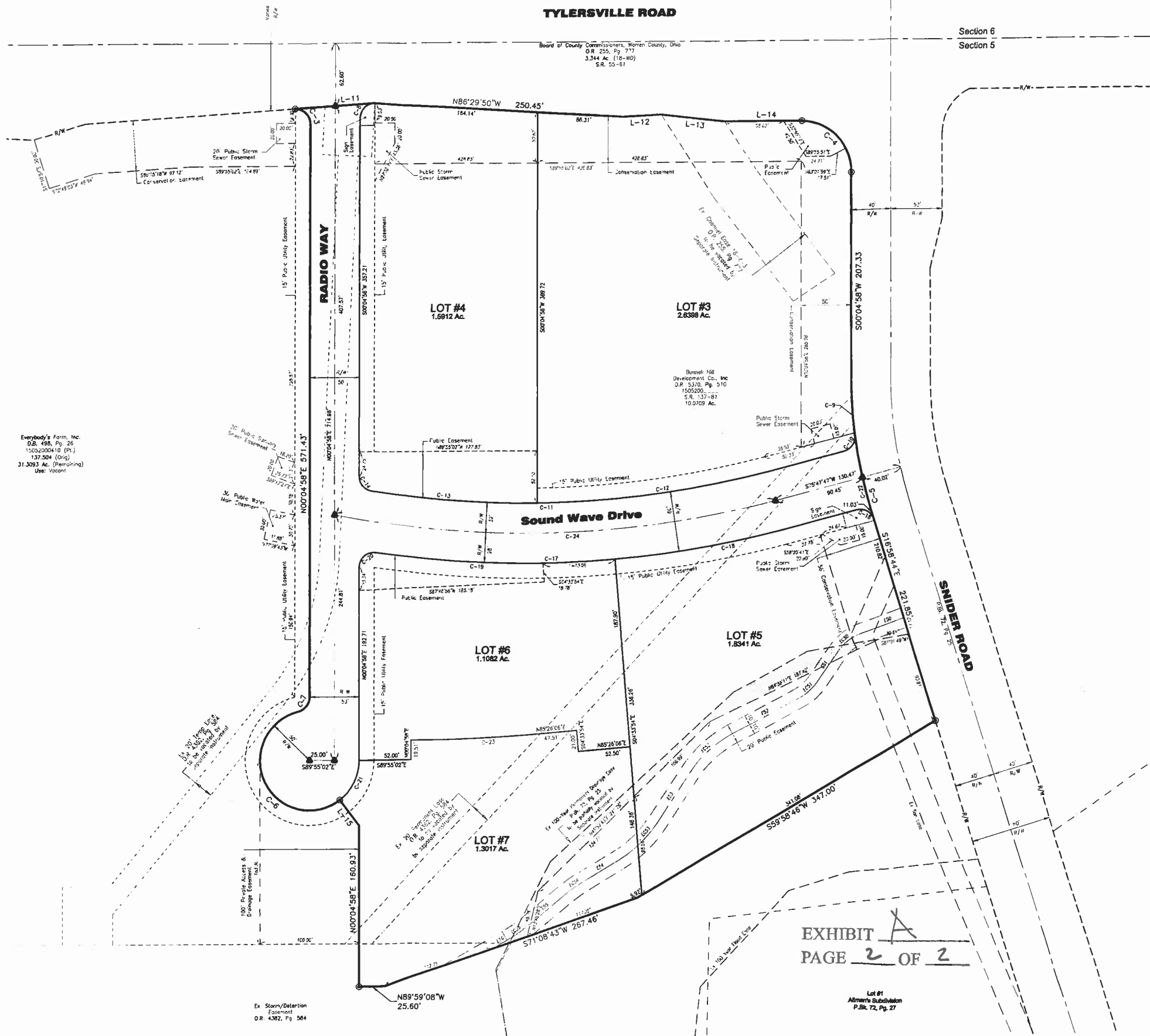
OLD

- 3 _____
- 4 _____
- 5 _____
- 6 _____
- 7 _____

REM

LEGEND

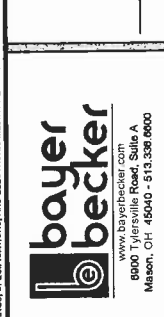
- ▲ Set MAG Nail
- Set 1" Iron Pin



Date	Drawn	CHK
08-29-11	J.L.J.	

Item	Revision	Description
1	1	Added CDS and Map Room Comments

EVERYBODY'S FARM PUD
SECTION 3
 SECTION 5, TOWN 3, RANGE 2
 CITY OF MASON
 WARREN COUNTY, OHIO
 JUNE, 2011
RECORD PLAT



Drawing	100222-000.RP
Drawn by	J.L.J.
Checked by	J.L.J.
Issue Date	06-08-11
Sheet	2 of 2

Plot time: Oct 05, 2011 - 5:54pm
 Drawing name: J:\010\100222-000\000\0100222-000.RP.dwg Layout Tab Record Plat