

DEED REFERENCE

SITUATED IN SECTION 24, TOWN 4, RANGE 2, THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING 0.5606 ACRES OUT OF AN ORIGINAL 26.5974 ACRES AS CONVEYED TO HAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS HAL HOMES/FALLING BROOK, LLC BY OFFICIAL RECORD BOOK 4787, PAGE 189 AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD BOOK 4088, PAGE 823, WARREN COUNTY, OHIO AND BEING ALL OF LOT 7 OF FALLING BROOK, PHASE A, AS RECORDED IN PLAT BOOK 77, PAGES 1-3.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR FALLING BROOK WHICH IS RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD VOLUME 4473, PAGE 853 AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE FALLING BROOK HOMEOWNERS' ASSOCIATION, INC. SAID DECLARATION MAY BE AMENDED, SAID AMENDMENT(S) RECORDED IN THE DEED RECORDS OF 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: HAL HOMES/FALLING BROOK, LLC

NAME:
PRINTED NAME: HAROLD R. SILVERMAN
TITLE: PRESIDENT

STATE OF:
COUNTY OF:

BE REMEMBERED THAT ON THIS DAY OF 20, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME HAROLD R. SILVERMAN, PRESIDENT HAL HOMES INC., MANAGER OF HAL HOMES/FALLING BROOK LLC, AND 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.

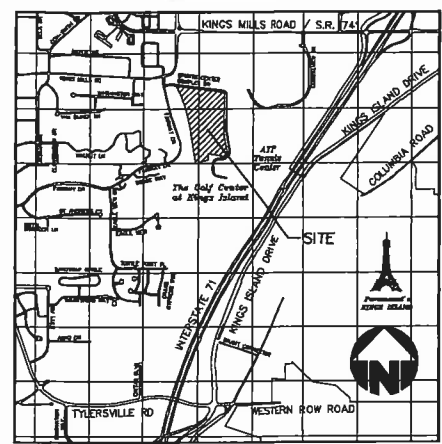
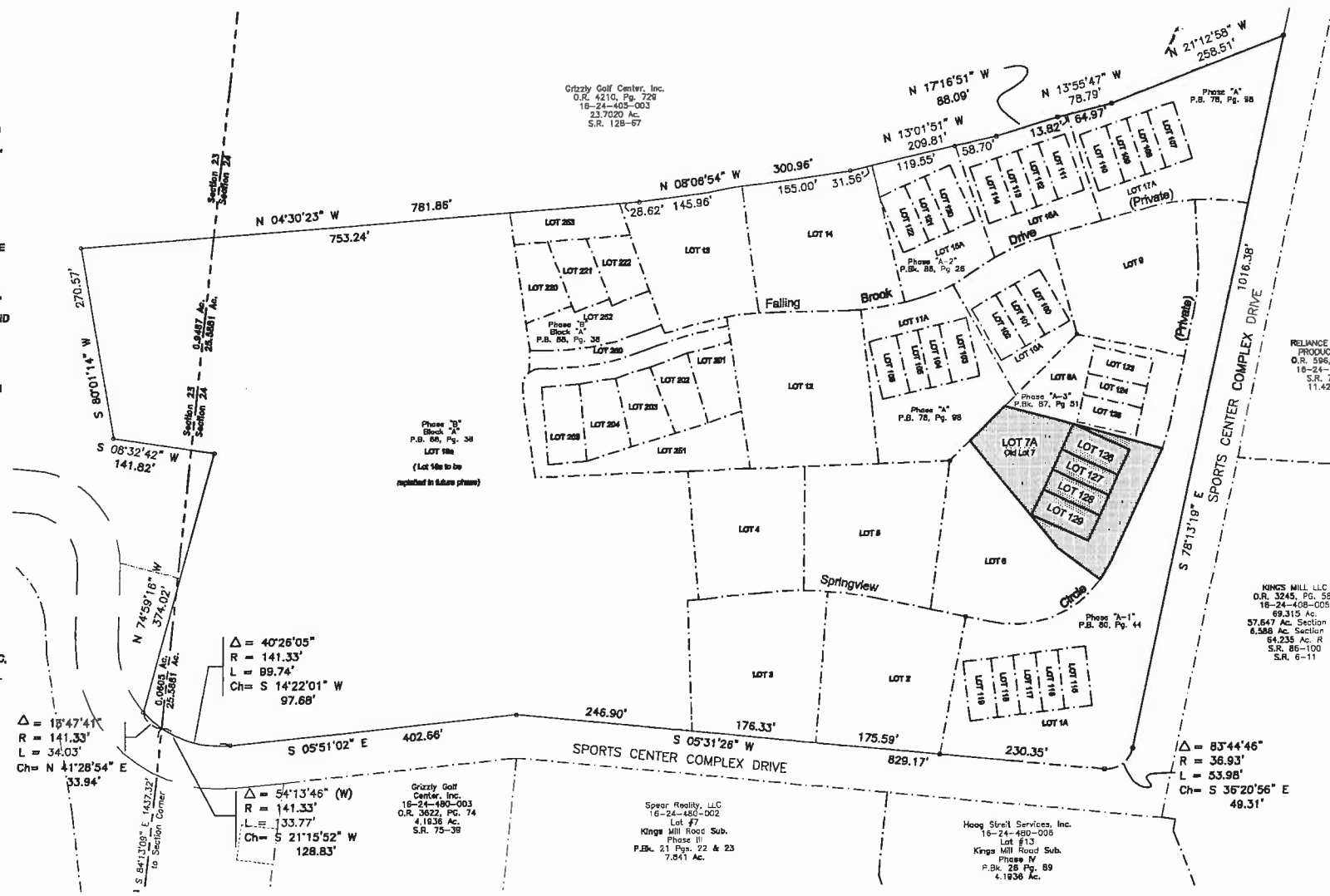
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

LIEN HOLDER:
NAME:
PRINTED NAME:
TITLE:

STATE OF:
COUNTY OF:

BE REMEMBERED THAT ON THIS DAY OF 20, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME 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:



VICINITY MAP n.t.s.

APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE DAY OF 20 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 20 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 20

CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS DAY OF 20 AT M.

COUNTY AUDITOR DEPUTY
PRINTED NAME:

COUNTY RECORDER

FILE NO.
RECEIVED ON THIS DAY OF 20 AT M.

RECORDED ON THIS DAY OF 20 AT M.
RECORDED IN PLAT BOOK NO. ON PAGE NO.

FEE:
COUNTY RECORDER DEPUTY
PRINTED NAME:

SIDWELL TABLE

Table with columns OLD and REM, listing lot numbers 7A, 126, 127, 128, 129.

ACREAGE SUMMARY

Table with columns LOTS, RIGHT OF WAY, OPEN SPACE, TOTAL and corresponding acreage values.

LOT TABLE

Table with columns LOT # and ACRES, listing lots 7A, 126, 127, 128, 129.

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 SOIL, 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.

NOTES

- 1. PRIOR DEED REF: HAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS HAL HOMES/FALLING BROOK, LLC BY OR 4787, PG. 189 AND DESCRIBED IN OR 4088, PG. 823.
2. BASIS BEARING: GPS OBSERVATIONS - WARREN COUNTY GEODETIC CONTROL NETWORK.
3. MONUMENTS WILL BE SET AS SHOWN AT THE TIME OF THE DEVELOPER'S REQUEST, UNLESS OTHERWISE INDICATED ON THE PLAT. LOTS 126-129 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDOMINIUMS.
4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.

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 #7588 IN THE STATE OF OHIO

EXHIBIT A
PAGE 1 OF 2

OWNER
HAL HOMES/FALLING BROOK, LLC
8545 KENWOOD ROAD
SUITE 401
CINCINNATI, OHIO 45242
PH: (513)894-5360

SURVEYOR
BAYER BECKER
6000 TYLERSVILLE ROAD
MASON, OH, 45040
513-336-6600

SHEET INDEX
1. TITLE
2. PLAT



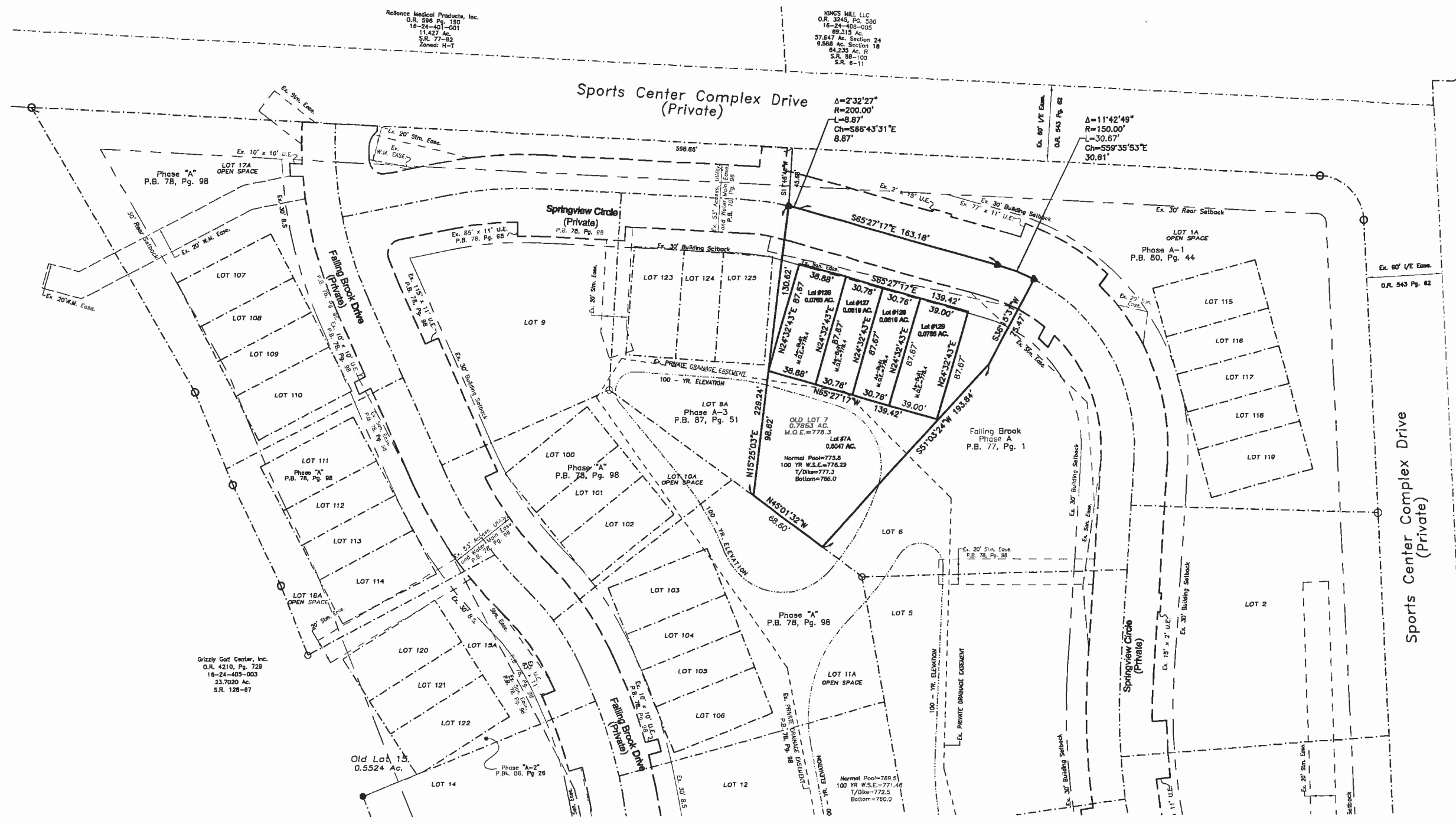
Scale of Survey:
State Plane NAD83 GPS Observations
SCALE: 1" = 100'

Table for Approvals with columns Date, Drawn, and Revision Description.

FALLING BROOK, PHASE A-4
AND BEING A REPLAT OF LOT #7
AT FALLING BROOK, PHASE A
P.B. 77, PGS 1-3
SECTION 24, TOWN 4, RANGE 2
CITY OF MASON, WARREN COUNTY, OHIO
NOVEMBER, 2013
REPLAT LOT #7



Drawn by: J.o.L.
Checked by:
Issue Date: 11-11-13
Sheet: 1 OF 2



Grizzly Golf Center, Inc.  
 O.R. 4210, Pg. 729  
 18-24-403-003  
 23.7020 Ac.  
 S.R. 128-87

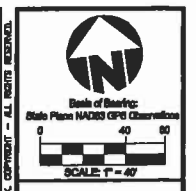
Reference Medical Products, Inc.  
 O.R. 596 Pg. 180  
 18-24-401-001  
 11.427 Ac.  
 S.R. 77-82  
 Zoned: H-T

KINGS MILL LLC  
 O.R. 3245, Pg. 580  
 18-24-400-005  
 69.315 Ac.  
 57.647 Ac. Section 24  
 6.568 Ac. Section 18  
 S.R. 88-100  
 S.R. 6-11

- LEGEND**
- Ex. 5/8" Iron Pin
  - Found 5/8" Iron Pin
  - Set 5/8" Iron Pin
  - ▲ Set Magnet

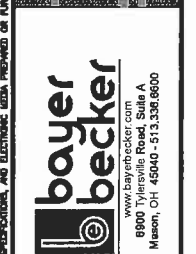
**EXHIBIT A**  
**PAGE 2 OF 2**

- NOTES**
1. PRIOR DEED REF: MAL HOMES/PROPERTIES OF TERRA FIRMA, LLC NOW KNOWN AS MAL HOMES/FALLING BROOK, LLC BY OR 4787, PG. 109 AND DESCRIBED IN OR 4096, PG. 62L
  2. BASIS BEARING: GPS OBSERVATIONS - WARREN COUNTY GEODETIC CONTROL NETWORK
  3. MONUMENTS WILL BE SET AS SHOWN AT THE TIME OF THE DEVELOPER'S REQUEST, UNLESS OTHERWISE INDICATED ON THE PLAN. LOTS 123-125 WILL NOT HAVE IRON PINS, DUE TO EACH LOT BEING SUBDIVIDED FOR LANDMINIMUMS.
  4. OCCUPATION IN GENERAL MATCHES SURVEY, UNLESS OTHERWISE NOTED.
  5. ALL EXISTING EASEMENTS AND PRIVATE STREETS PER P.B.K. 78, PG. 98



Item	Revision Description	Date	Drawn

**FALLING BROOK, PHASE A-4**  
 AND BEING A REPLAT OF LOT #7  
 AT FALLING BROOK, PHASE A  
 P.B. 78, PG. 98  
 SECTION 24, TOWN & RANGE 2  
 CITY OF MASON, WARREN COUNTY, OHIO  
 NOVEMBER, 2013  
**REPLAT LOT #7**



Drawn by: **DM057-000 LM BLD22**  
 Checked by: **JOL**  
 Issue Date: **11-11-13**  
**2 OF 2**