

DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO PUBLIC USE FOREVER.

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 LATEROALLY 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.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF THE CITY OF MASON, AND ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO: THE CITY OF MASON, DUKE ENERGY OHIO/KENTUCKY, INC., UNITED TELEPHONE, AND WARNER AMEX.

OWNER: BOXWOOD FARMS, LLC, AN OHIO LIMITED LIABILITY COMPANY

WITNESS BY: ITS PARTNER

WITNESS

COUNTY OF

STATE OF OHIO 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 AS PARTNER OF BOXWOOD FARMS, LLC, 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 SAID 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

LIEN HOLDER:

WITNESS AS TO ALL BY:

WITNESS AS TO ALL BY:

COUNTY OF

STATE OF OHIO 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 OF WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF THE BANK.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

NOTES:

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.

PRIVATE DRAINAGE BETWEEN LOTS:

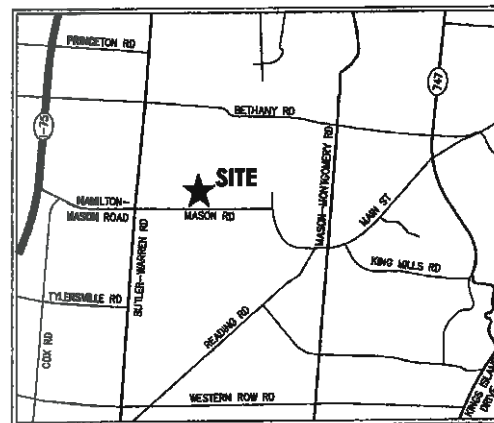
UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON LOT LINES, THE COMMON LOT LINE BEING THE CENTERLINE OF SAID EASEMENT. THE DECLARANT, FOR ITS AGENT AND SUCCESSORS, RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH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

RESTRICTIONS ON 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.

RESTRICTIONS ON WATER AND SEWER EASEMENTS:

NO PRIVATE IMPROVEMENTS OF ANY KIND EXCEPT STREET TREES AS REQUIRED BY MASON 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, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, OR REPLACING SAID IMPROVEMENTS.



VICINITY MAP

AREA IN LOTS ——— 6.0746 ACRES
AREA IN OPEN SPACE — 2.5676 ACRES
AREA IN R/W ——— 1.3578 ACRES
TOTAL AREA ——— 10.0000 ACRES

OWNER/DEVELOPER:

BOXWOOD FARMS, LLC
7259 ST. IVES PLACE
WEST CHESTER, OHIO - 45069
(513) 755-0159
CONTACT: JIM McVICKER

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

SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS:

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS, AND RESTRICTIONS OF THE BOXWOOD FARMS HOME OWNERS ASSOCIATION, AS SET FORTH IN OFFICIAL RECORD _____ PAGE _____ OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO (INCLUDING ANY AMENDMENTS THERETO)

DEED REFERENCE:

SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 10.0001 ACRES CONVEYED TO BOXWOOD FARMS, LLC, AN OHIO LIMITED LIABILITY COMPANY BY DEED RECORDED IN OFFICIAL RECORD BOOK 4817, PAGE 613, WARREN COUNTY, OHIO RECORDER'S OFFICE.

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JULY 18, 2012 AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.

Jerry L. Keller 7/18/12
DATE
JERRY L. KELLER, P.S.
OHIO REGISTRATION NO. 7584



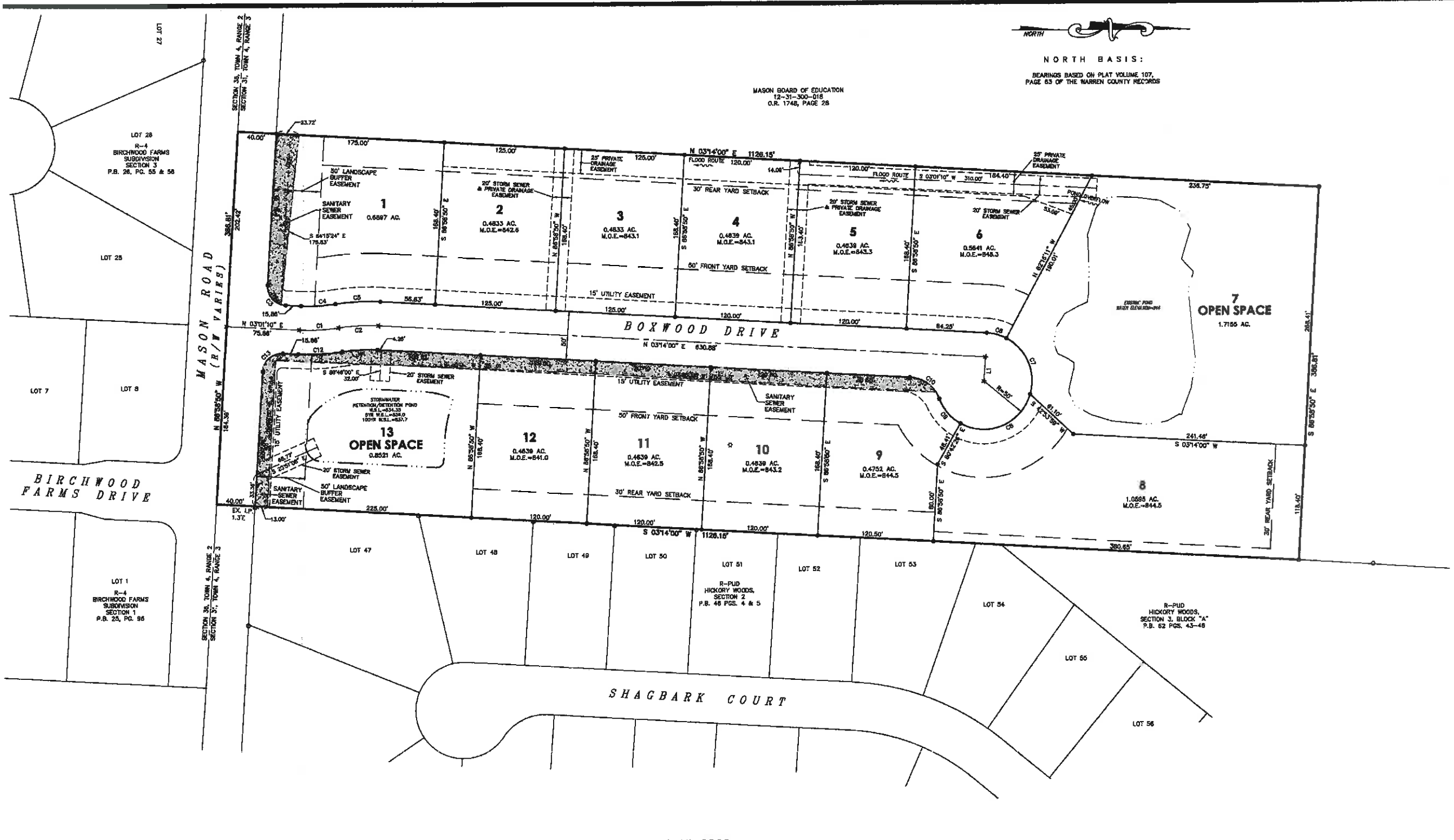
BOXWOOD FARMS
SECTION 31, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

SUBMITTAL DATE JULY 2012

EXHIBIT A
PAGE 1 OF 2

mSP McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 1908
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.543.7099
www.mcglsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects
Planners • Information Technology Planners
Drawn By: JLK Date: JULY 18, 2012 Project No.: 11462.00 Sheet No.: 1/2
Project Mgr.: JLK Scale: AS NOTED Points D.A.: 11462
CAD: 11462003-REC-07-18-2012 | X-Ref: N/A File No.: 11462

11462003-REC-07-18-2012-X-Ref: N/A



NORTH BASIS:
 BEARINGS BASED ON PLAT VOLUME 107,
 PAGE 63 OF THE WARREN COUNTY RECORDS

MASON BOARD OF EDUCATION
 12-31-30-016
 O.R. 1748, PAGE 28

Course Summary

Precision, 1 part in	302582000.000'
Error distance:	0.000'
Error direction:	N00°00'00"E
Area:	10.0000000000
Perimeter:	435803.048'
Point of Beginning:	3025.920'
Easting:	4988.3077'
Northing:	4970.0475'
Side 1: Line	N03°14'00"E
Direction:	[003°14'00"]
Angle:	[178°48'00"]
Distance:	1126.150'
Easting:	5081.8225'
Northing:	6094.4048'
Side 2: Line	S88°58'50"E
Direction:	[100°01'25"]
Angle:	[088°47'10"]
Distance:	388.810'
Easting:	5445.0884'
Northing:	6074.0287'
Side 3: Line	S03°14'00"W
Direction:	[100°01'25"]
Angle:	[088°47'10"]
Distance:	1126.150'
Easting:	6384.5898'
Northing:	4948.6724'
Side 4: Line	N88°58'50"W
Direction:	[100°01'25"]
Angle:	[088°47'10"]
Distance:	388.810'
Easting:	4988.3076'
Northing:	4970.0475'



LINE TABLE

Line #	BEARING	LENGTH
L1	S88°48'00"E	25.00'

CURVE TABLE

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	200.00'	41.12'	41.05'	N02°52'16"W	011°48'52"
C2	200.00'	41.87'	41.79'	S02°45'51"E	011°39'42"
C3	20.00'	31.42'	28.28'	N48°01'10"E	090°00'00"
C4	175.00'	35.98'	35.92'	N02°52'16"W	011°48'52"
C5	225.00'	48.28'	47.02'	S02°45'51"E	011°39'42"
C6	50.00'	21.36'	21.22'	S15°28'58"W	024°28'48"
C7	50.00'	68.25'	63.09'	S66°50'11"W	078°12'43"
C8	50.00'	80.18'	78.45'	N22°22'57"W	103°21'01"
C9	50.00'	34.58'	33.89'	N48°06'18"E	038°37'30"
C10	35.00'	40.12'	37.88'	S36°04'32"W	089°41'03"
C11	175.00'	38.84'	38.57'	S02°45'51"E	011°39'42"
C12	225.00'	48.28'	46.16'	N02°52'16"W	011°48'52"
C13	20.00'	31.42'	28.28'	S41°08'50"E	060°00'00"
C14	20.00'	28.88'	24.75'	N54°47'21"E	078°27'38"
C15	35.00'	32.70'	31.82'	S28°59'41"W	053°31'21"

MINIMUM OPENING ELEVATION (M.O.E.)
 MINIMUM OPENING ELEVATION (INCLUDING BASEMENT), IF A FLOOR IS DESIRED BELOW THE ELEVATION SHOWN HEREON THEN NO GRAVITY FLOW STORM DRAIN WILL BE PERMITTED FROM ANY DRIVEWAY, WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT, PATIO, OR OTHER SOURCE TO BE DIRECTLY CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXISTING OR PROPOSED WATERCOURSE BELOW THE ELEVATION SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED FOR BASEMENTS OF HOMES IF THE BASEMENT FLOOR ELEVATION IS BELOW THE ELEVATION SHOWN.

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.
 (NR) = NON-RADIAL.
 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.

- 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
 ⊙ 2 1/2" MAG NAIL SET
 ✚ NOTCH SET
 ☆ NAIL SET
 ■ CONC. MON. SET

CERTIFICATE OF SURVEYOR:
 I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION AND THAT ALL MONUMENTS WILL BE SET AS SHOWN.
Jerry L. Keller 7/20/12
 JERRY L. KELLER, P.E. DATE
 Ohio REGISTRATION NO. 7584

EXHIBIT A
PAGE 2 OF 2

BOXWOOD FARMS
 SECTION 31, TOWN 4, RANGE 3
 CITY OF MASON
 WARREN COUNTY, OHIO
 SUBMITTAL DATE JULY 2012

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 Tel 513.759.0004 • Fax 513.563.7099
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Drawn by: J.K. Date: JULY 18, 2012 Project No.: 11442.00 Sheet No.: 2/2
 Project Mgr.: J.K. Scale: AS NOTED Details D.A. 11442
 CAD: 11442003-REC-07-18-2012 X-Ref. N/A File No.: 11442

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