

DEED REFERENCE

SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO AND BEING 17.0037 ACRES OUT OF 19.4458 ACRES CONVEYED TO M/H HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 2014, PAGE 10827 AND BEING 4.5160 ACRES OUT OF 19.188 ACRES CONVEYED TO M/H HOMES OF CINCINNATI, LLC AS RECORDED IN OFFICIAL RECORD 5884, PAGE 674 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: M/H HOMES OF CINCINNATI, LLC
NAME:
PRINTED NAME:
TITLE:

STATE OF:

COUNTY OF:

BE REMEMBERED THAT ON THIS DAY OF 2014, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME M/H HOMES OF CINCINNATI, LLC 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:

COVENANTS AND RESTRICTIONS

THE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE RULES, REGULATIONS, COVENANTS AND RESTRICTIONS OF DECLARATION OF COVENANTS AND RESTRICTIONS, RESIDENTIAL PORTION OF THE ALVERTA PLD AS RECORDED IN O.R. PG. , DECLARATION OF COVENANTS, EASEMENTS, ASSESSMENTS, AND ASSESSMENT LIENS FOR ALVERTA MASTER OWNERS ASSOCIATION AS RECORDED IN O.R. PG. , DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ALVERTA RESIDENTIAL OWNERS ASSOCIATION AS RECORDED IN O.R. PG. AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ALVERTA NEO-TRADITIONAL SUB-AREA RESIDENTIAL OWNERS ASSOCIATION AS RECORDED IN O.R. PG. OF THE WARREN COUNTY, OHIO RECORDS AND SUBJECT TO ALL AMENDMENTS AND SUPPLEMENTS TO THE ABOVE WHICH MAY BE RECORDED FROM TIME TO TIME.

RESTRICTIONS ON SEWER EASEMENTS

NO 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 PROPERTY INDICATED ON THIS PLAT FOR ANY DAMAGE DONE ON SAID RIGHT-OF-WAY OR EASEMENT TO SOIL, SHRUBBERY, TREES, UNDERGROUND PIPES, WIRING OR SPRINKLERS, DRIVEWAYS, OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR PURPOSE OF CONSTRUCTION, MAINTAINING OR REPLACING SAID IMPROVEMENTS.

RESTRICTIONS ON WATER EASEMENTS

NO BUILDING, STRUCTURE, OR IMPROVEMENT OF ANY KIND SHALL BE MADE ON THE WATER MAIN EASEMENTS WHICH WILL INTERFERE WITH ACCESS TO OR OPERATION OF THE WATER MAIN AND THE CITY OF MASON, OHIO, OR ITS AUTHORIZED WATER PURVEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY OR PRESENT OR FUTURE OWNERS OF PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGE DONE WITHIN SAID EASEMENT TO SOIL, SHRUBBERY, TREES, PAVEMENT, ROADWAY IMPROVEMENTS OR OTHER IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL WHETHER SAID IMPROVEMENT IS NOW EXISTING OR ADDED IN THE FUTURE, BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OR REPLACING THE WATER MAIN. FURTHER, THE CITY OF MASON, OHIO OR ITS AUTHORIZED WATER PURVEYOR SHALL NOT BE RESPONSIBLE TO ANY PRESENT OR FUTURE OWNERS OF SAID PROPERTY WITH RIGHTS OF INGRESS AND EGRESS OVER SAID PROPERTY FOR ANY DAMAGES WHICH RESULT FROM DISRUPTION OR DENIAL OF SAID RIGHTS OF INGRESS AND EGRESS OR OTHER RIGHTS OF ACCESS BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OR REPLACING THE WATER MAIN. GRADE CHANGES OF PLUS OR MINUS ONE (1) FOOT OVER THE FULL WIDTH PROFILE OF THIS WATER MAIN EASEMENT ARE NOT PERMITTED AT ANY TIME SO AS NOT TO IMPACT ANY PRESENT OR FUTURE WATER WORKS OPERATIONS. ANY BUILDING, STRUCTURE, OR IMPROVEMENT TO BE CONSTRUCTED ON THE PROPERTY, IN WHICH SAID EASEMENT EXISTS, SHALL BE KEPT NOT LESS THAN THREE (3) FEET FROM THE EASEMENT LINE NEAREST THE SITE OF THE PROPOSED BUILDING, STRUCTURE OR IMPROVEMENT. THE FULL WIDTH EASEMENT AREA MUST BE ACCESSIBLE AT ALL TIMES FOR FUTURE MAINTENANCE AND OPERATION PURPOSES.

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 OWNERS ASSOCIATION 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.

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 UTILITIES 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 THEREON, 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 ENCLUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

ALVERTA ~ SECTION 2
SECTION 28, TOWN 4, RANGE 2
CITY OF MASON, WARREN COUNTY, OHIO
MAY, 2014

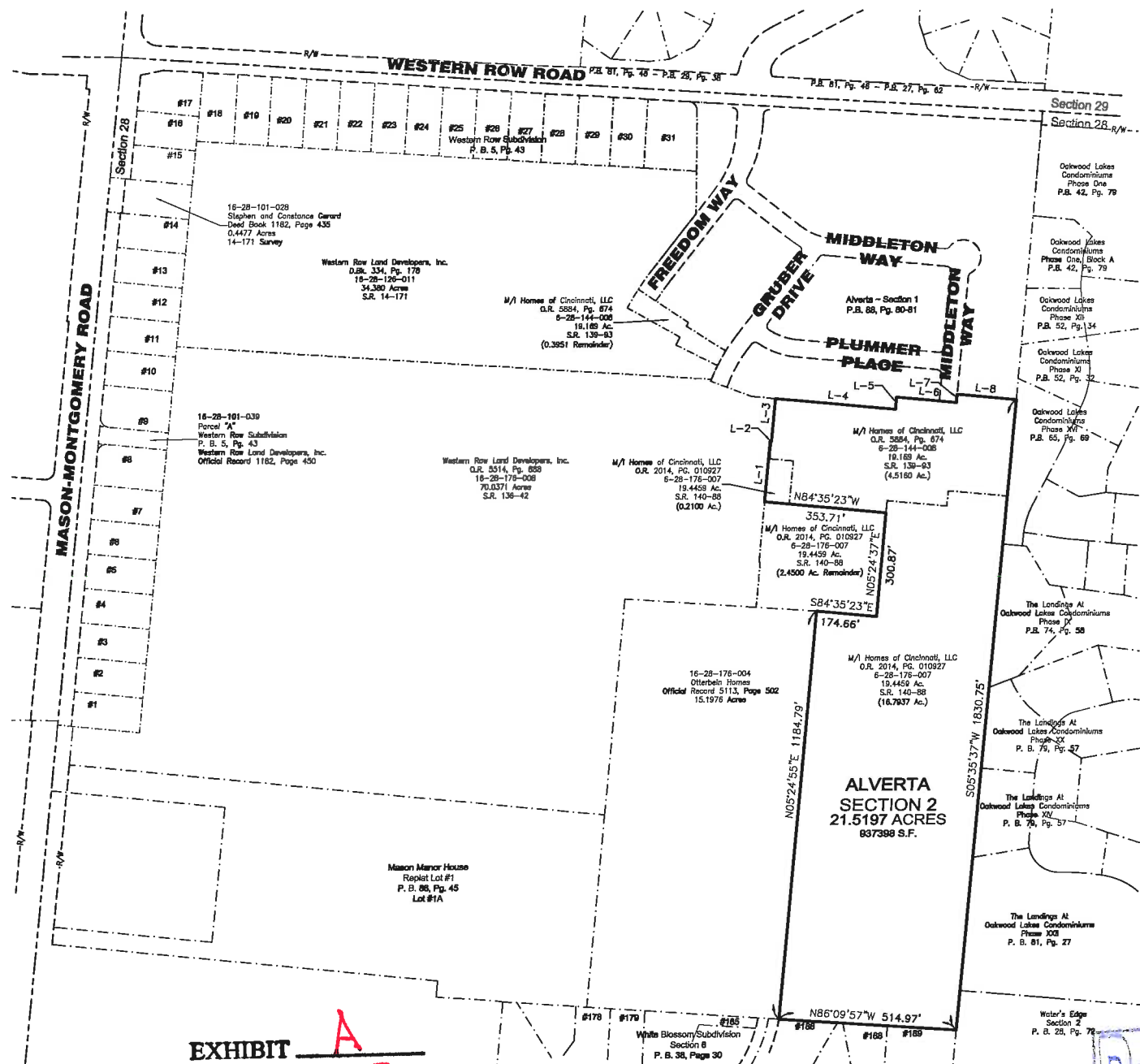


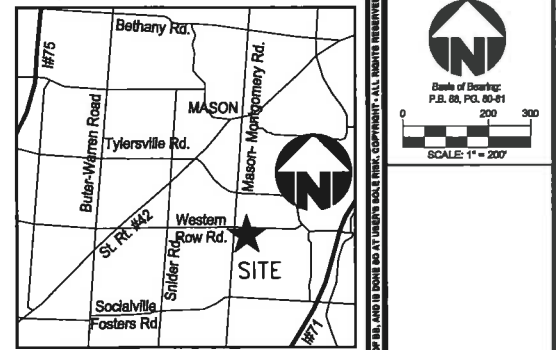
EXHIBIT A
PAGE 1 OF 3

PROPERTY MAP

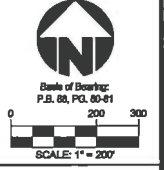
Table with 3 columns: Line, Direction, Distance. Contains data for lines L-1 through L-8.

Table with 2 columns: Road Way Data, Area. Lists Veterans Parkway, Middleton Way, Middleton Court, Kamm Lane with their respective lengths.

Table with 2 columns: Acreage Table, Acres. Lists Lots (6.3417), Open Space (10.3629), Right of Way (2.8150), and Total Section 1 (21.5197).



VICINITY MAP n.t.s.



APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE DAY OF 2014 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 2014 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 2014.

CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS DAY OF 2014, AT M.

COUNTY AUDITOR

DEPUTY

PRINTED NAME:

COUNTY RECORDER

FILE NO.

RECEIVED ON THIS DAY OF 2014, AT M.

RECORDED ON THIS DAY OF 2014, AT M.

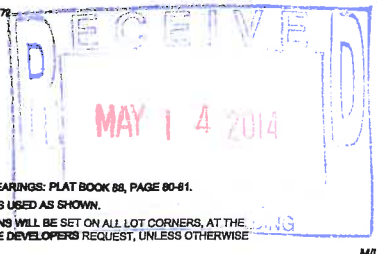
RECORDED IN PLAT BOOK NO. ON PAGE NO.

FEE:

COUNTY RECORDER

DEPUTY

PRINTED NAME:



NOTES

- 1. BASIS OF BEARINGS: PLAT BOOK 88, PAGE 80-81.
2. DOCUMENTS USED AS SHOWN.
3. 6\"/>

SHEET INDEX

- 1. TITLE
2. PLAT
3. PLAT

OWNER

M/H HOMES OF CINCINNATI, LLC
8348 WATERSTONE BOULEVARD
SUITE 100
CINCINNATI, OH 45248
613-248-5404

SURVEYOR

BAYER BECKER
6800 TYLERSVILLE ROAD
MASON, OH, 45040
613-336-8600

INDEX TO PROPERTY MAP

ALVERTA ~ SECTION 2

SECTION 28, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
MAY, 2014

RECORD PLAT



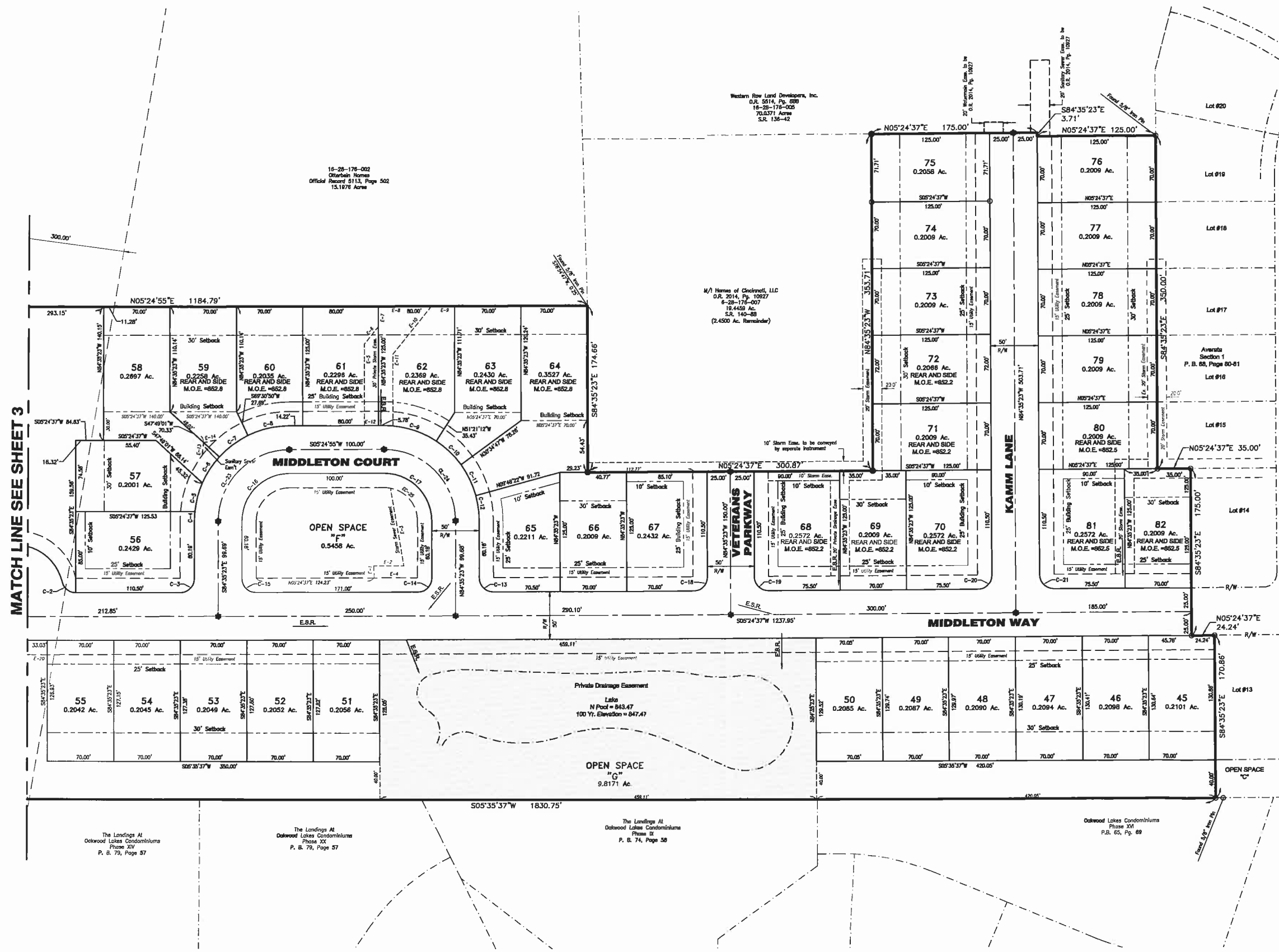
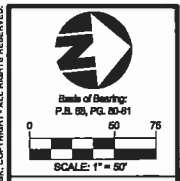
11C147-001 RP2 TITLE

Checked By: DCS

Issue Date: 05-08-14

Sheet: 1/3

Plot time: May 13, 2014, 10:59am
Drawing name: J:\2014\11C147-001\11C147-001 RP2 TITLE.dwg - Layout Tab: TITLE



Parcel #	Acres	S.Ft.
45	0.2101	9152
46	0.2088	9137
47	0.2094	9121
48	0.2090	9105
49	0.2087	9080
50	0.2085	9081
51	0.2056	8656
52	0.2052	8940
53	0.2049	8924
54	0.2045	8909
55	0.2042	8893
56	0.2429	10582
57	0.2001	8716
58	0.2258	8750
59	0.2035	8884
60	0.2296	10000
61	0.2286	10318
62	0.2430	10587
63	0.2430	10587
64	0.2527	10385
65	0.2211	9029
66	0.2009	8750
67	0.2432	10593
68	0.2572	11205
69	0.2009	8750
70	0.2572	11205
71	0.2009	8750
72	0.2086	9000
73	0.2009	8750
74	0.2009	8750
75	0.2058	8984
76	0.2009	8750
77	0.2009	8750
78	0.2009	8750
79	0.2009	8750
80	0.2009	8750
81	0.2572	11205
82	0.2009	8750
*F	0.5458	23774
*G	9.8171	427835

LEGEND

- Found 5/8" Iron Pin unless otherwise noted
- Set MAG Spike
- Set 5/8" Iron Pin
- E.S.R. Emergency Storm Route
- M.O.E. Minimum Operating Elevation

EXHIBIT A
PAGE 2 OF 3

ALVERTA ~ SECTION 2

SECTION 28, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
MAY, 2014

RECORD PLAT

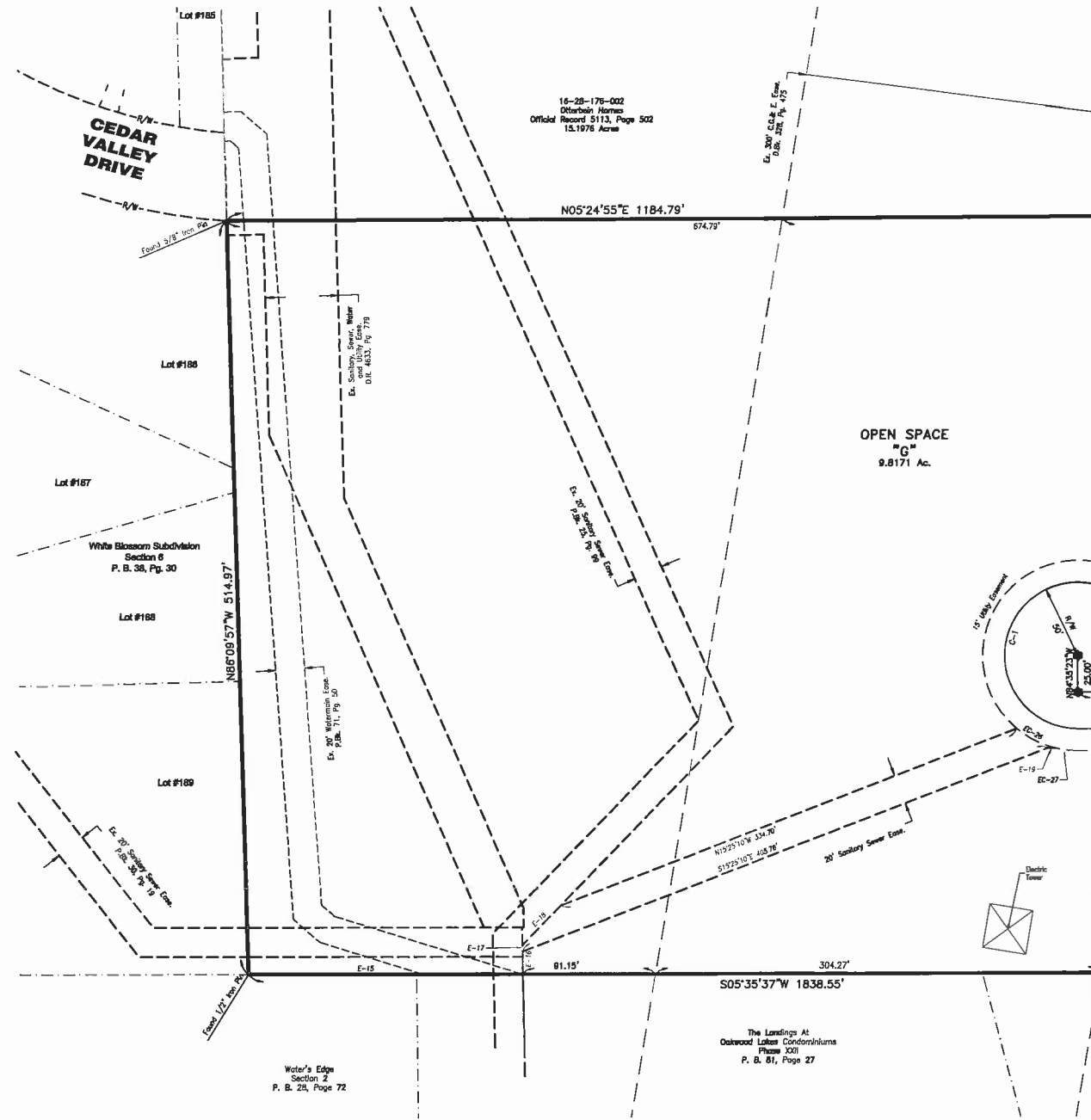


Drawing: 11C147-001 BP2
Drawn by: DDS
Checked by: BRJ
Issue Date: 05-08-14
Sheet: 2/3

Plot time: May 13, 2014 - 10:54am
Drawing name: A:\2014\11C147-001\BPA\DWG\11C147-001 BP2.dwg - Layout Tab Sheet

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Plot Date: May 13, 2014 11:47am
 Drawing Name: S:\2013\11C147-001\3\A\DWG\11C147-001_BP2.dwg - Layout Tab Sheet



MATCH LINE SEE SHEET 2

LEGEND

- Found 5/8" Iron Pin unless otherwise noted
- Set M&G Spike
- Set 5/8" Iron Pin
- E.S.R. Emergency Storm Route
- M.O.E. Minimum Opening Elevation

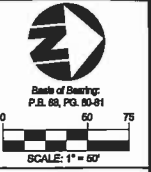
Curve	Delta	Radius	Length	Chord
C-1	257°00'31"	50.00'	224.26'	N48°00'08"W 78.26'
C-2	77°00'31"	14.50'	19.49'	N43°54'32"E 16.05'
C-3	90°00'00"	14.50'	22.78'	N09°35'23"W 20.51'
C-4	57°00'08"	100.00'	10.33'	N81°37'51"W 10.32'
C-5	174°40'32"	100.00'	31.11'	N68°45'32"W 30.99'
C-6	183°39'47"	100.00'	32.57'	N61°30'52"W 32.43'
C-7	21°41'49"	100.00'	37.87'	N01°20'04"W 37.64'
C-8	25°54'02"	100.00'	43.21'	N67°32'07"W 44.82'
C-9	33°13'53"	100.00'	58.00'	N02°01'32"E 57.19'
C-10	20°48'28"	100.00'	36.28'	N48°02'01"E 36.08'
C-11	30°48'28"	100.00'	36.28'	N69°48'28"E 36.08'
C-12	151°22'58"	100.00'	26.50'	N87°48'07"E 26.48'
C-13	90°00'00"	14.50'	22.78'	N60°24'37"E 20.51'
C-14	90°00'00"	14.50'	22.78'	N09°35'23"W 20.51'
C-15	90°00'00"	14.50'	22.78'	N60°24'37"E 20.51'
C-16	90°00'18"	50.00'	78.54'	S38°35'14"E 76.71'
C-17	88°59'42"	50.00'	78.54'	S50°24'48"W 76.71'
C-18	90°00'00"	14.50'	22.78'	N09°34'48"W 20.51'
C-19	90°00'00"	14.50'	22.78'	N60°24'37"E 20.51'
C-20	90°00'00"	14.50'	22.78'	N09°35'23"W 20.51'
C-21	90°00'00"	14.50'	22.78'	N60°24'37"E 20.51'

Curve	Delta	Radius	Length	Chord
CL-23	90°00'18"	75.00'	117.82'	S39°35'14"E 106.07'
CL-24	88°59'42"	75.00'	117.80'	S50°24'48"W 106.06'

Line	Direction	Distance
E-1	N84°35'23"W	12.54'
E-2	S05°24'37"W	31.38'
E-3	N85°42'57"E	82.68'
E-4	N05°24'37"E	45.77'
E-5	S84°35'23"E	85.30'
E-6	S45°39'29"E	23.87'
E-7	N84°35'23"W	21.13'
E-8	N05°24'35"E	55.83'
E-9	N05°24'55"E	24.37'
E-10	S45°39'29"E	54.66'
E-11	S84°35'23"E	74.79'
E-12	S05°24'49"W	15.00'
E-13	N77°55'22"W	13.40'
E-14	N06°35'54"W	13.56'
E-15	S05°35'37"W	187.70'
E-16	N84°09'45"W	15.45'
E-17	S85°39'21"E	4.35'
E-18	S40°19'24"E	37.78'
E-19	N05°24'37"E	5.02'
E-20	N05°24'37"E	33.03'

Curve	Delta	Radius	Length	Chord
EC-25	78°59'22"	35.00'	48.25'	S55°54'56"W 44.52'
EC-26	26°01'33"	65.00'	29.53'	N32°40'24"E 29.27'
EC-27	14°15'00"	65.00'	16.17'	N12°32'07"E 16.12'

EXHIBIT A
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Date	Drawn	CHK

Revision	Description

ALVERTA ~ SECTION 2
 SECTION 28, TOWN 4, RANGE 2
 CITY OF MASON
 WARREN COUNTY, OHIO
 MAY, 2014
RECORD PLAT



Drawing:	11C147-001_BP2
Drawn by:	DDJ
Checked by:	BRJ
Issue Date:	05-08-14

Sheet: **3/3**

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