

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. WE ALSO GRANT THE VARIOUS EXTRATERRITORIAL EASEMENTS SHOWN HEREON.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE, ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES OR SERVICES, STORM WATER DISPOSAL, AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR 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.

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: RESERVES OF CARMELLE II, LLC.
AN OHIO LIMITED LIABILITY COMPANY

BY: ROBERT C. RHEIN, MANAGER
BY: DAVID G. DREES, MANAGER

COUNTY OF _____
STATE OF _____ 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 ROBERT C. RHEIN, MANAGER OF THE RESERVES OF CARMELLE II, LLC, AND 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 THE 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 _____

COUNTY OF _____
STATE OF _____ 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 DAVID G. DREES, MANAGER OF THE RESERVES OF CARMELLE II, LLC, AND 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 THE 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: TIMBERLAKE FAMILY LLC
A KENTUCKY LIMITED LIABILITY COMPANY

BY: GLEN PANOUSHEK, MANAGING MEMBER

COUNTY OF KENTON: SS:
STATE OF KENTUCKY:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY GLEN PANOUSHEK, MANAGING MEMBER, OF TIMBERLAKE FAMILY, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

LIEN HOLDER:
BY: HUNTINGTON NATIONAL BANK

PRINTED NAME: _____
TITLE: _____

COUNTY OF _____
STATE OF _____ 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 _____ (NAME) _____ (TITLE)

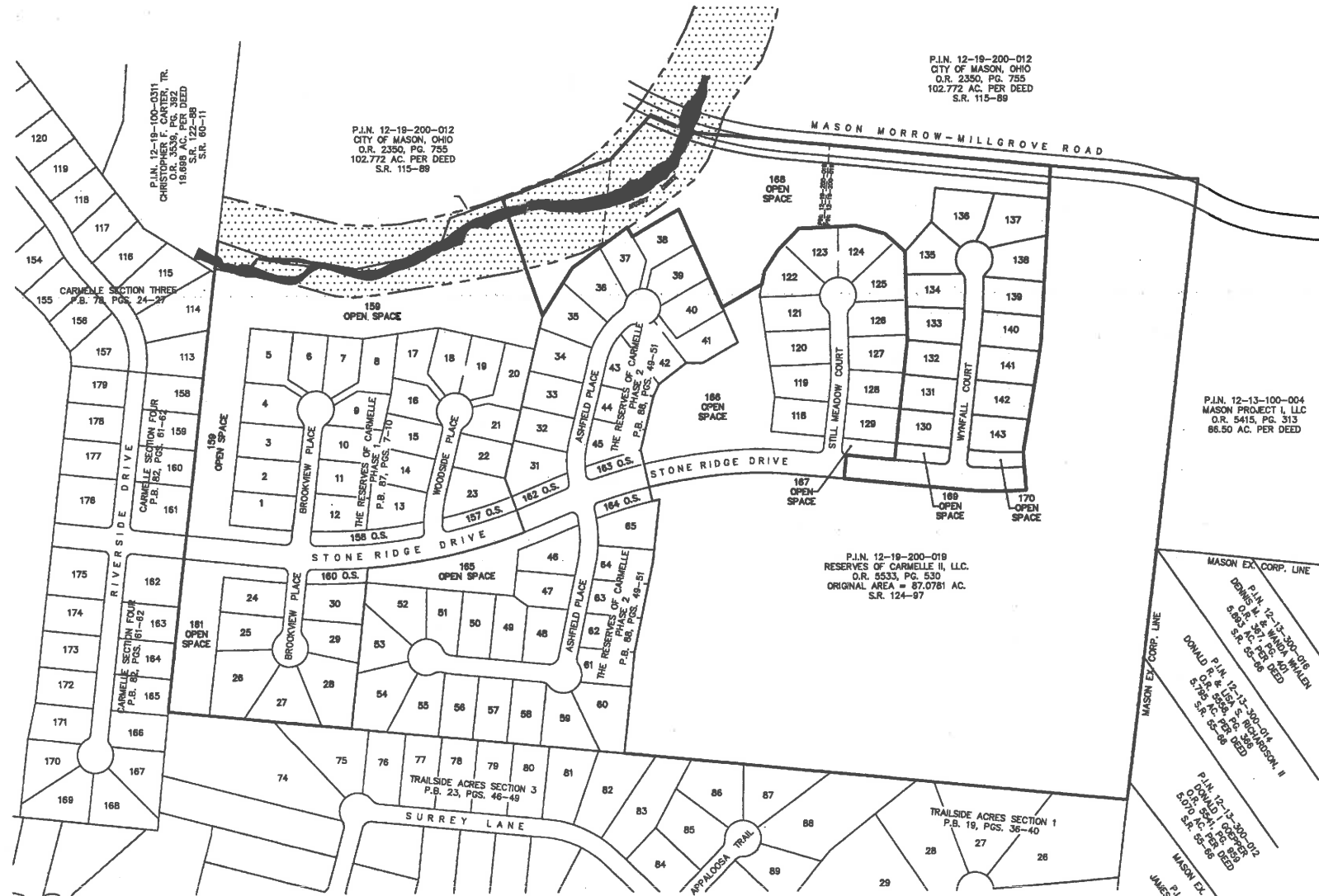
OF THE HUNTINGTON NATIONAL BANK, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR AND ON BEHALF OF THE CORPORATION.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

PRIVATE DRAINAGE EASEMENT 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 BUILDERS, 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.



LANDS OF THE DEDICATORS

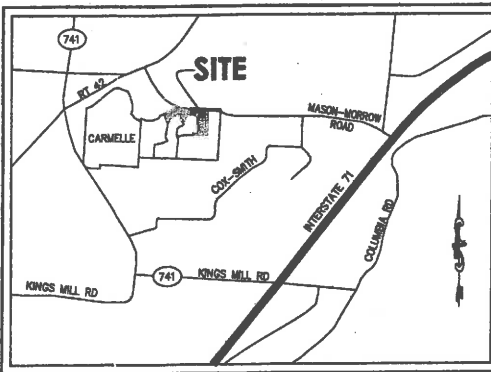


NOTES:

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.

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.



VICINITY MAP

AREA IN LOTS _____ 5.0749 ACRES
AREA IN OPEN SPACE _____ 7.2771 ACRES
AREA IN R/W _____ 2.6888 ACRES
TOTAL AREA _____ 15.0408 ACRES

OWNER/DEVELOPER:

RESERVES OF CARMELLE II, LLC.
7265 KENWOOD ROAD, SUITE 180
CINCINNATI, OHIO 45236
PH: (513) 891-7100

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____.

CITY ENGINEER:

I HEREBY APPROVE THIS PLAT ON THIS _____ DAY OF _____, 20____.

CITY COUNCIL:

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED AND ACCEPTED BY ORDINANCE NO. _____

CLERK

MAYOR

DEED REFERENCE:

SITUATED IN THE CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 15.0408 ACRES AND BEING 10.6967 ACRES OF AN ORIGINAL 87.0781 ACRE TRACT AS CONVEYED TO RESERVES OF CARMELLE II, LLC., BY DEED RECORDED IN OFFICIAL RECORD BOOK 5533, PAGE 530, AND THE REMAINING 4.3441 ACRES OF AN ORIGINAL 10.000 ACRE TRACT AS CONVEYED TO RESERVES OF CARMELLE II, LLC., BY DEED RECORDED IN OFFICIAL RECORD BOOK 5533, PAGE 530, 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 _____ AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

JERRY L. KELLER, P.S.
OHIO REGISTRATION NO. 7584

DATE

THE RESERVES OF CARMELLE PHASE 3B

SECTION 19, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

SUBMITTAL DATE MARCH 2015

mcp McGill Smith Punshon, Inc.
3700 Park 42 Drive - Suite 1908
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgillsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects
Planners • Information Technology Planners
Drawn By: JLK Date: JANUARY 9, 2015 Project No.: 06519.00 Sheet No.: 1/3
Project Mgr.: JLK Scale: 1"=200' Points D.B.: 06519
CAD: 06519003-REC-PHASE 3B [X-ref.] N/A File No.: 06519

MATCHLINE SEE SHEET 3/3

P.L.N. 12-19-200-012
CITY OF MASON, OHIO
O.R. 2853, PG. 755
102.772 AC. PER DEED
S.R. 115-88

MASON-MORROW-MILLGROVE RD.
S 84°27'49" E 977.04'

NORTH BASIS:
BEARINGS BASED ON U.S. STATE PLANE 1983 COORDINATE
SYSTEM, MONUMENTS 51 AND 53 (AT GROUND)

- LEGEND
- MONUMENTS (UNLESS NOTED OTHERWISE)
 - EX. 5/8" IRON PIN
 - ✕ EX. SPIKE
 - ✕ EX. NAIL
 - △ EX. STONE
 - EX. CONC. MON.
 - EX. FENCE LINE
 - 5/8" IRON PIN SET
 - ⊙ 1" IRON PIN SET
 - ✕ 2 1/2" MAG. NAIL SET
 - ✕ NAIL SET
 - CONC. MON. SET

NOTES:

OCCUPATION IN GENERAL FTS 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.

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.

DEEPER FOUNDATIONS MAY BE REQUIRED FOR HOMES ADJACENT TO THE SANITARY SEWER LINE.

MINIMUM OPENING ELEVATION (M.O.E.) (INCLUDING BASEMENT), IF A FLOOR IS DESIRED BELOW THE M.O.E. ELEVATION SHOWN, 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 M.O.E. ELEVATION SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED FOR BASEMENTS OF HOMES IF THE BASEMENT ELEVATION IS BELOW THE M.O.E. ELEVATION SHOWN.

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, P.S.

OHIO REGISTRATION NO. 7584

DATE

P.L.N. 12-19-200-019
RESERVES OF CARMELLE II, LLC
O.R. 2853, PG. 530
ORIGINAL AREA = 81.0781 AC.
S.R. 124-87

THE RESERVES OF CARMELLE
PHASE 3B

SECTION 19, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

SUBMITTAL DATE MARCH 2015



McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 1908
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcgpunshon.com

Engineers • Architects • Surveyors • Landscape Architects

Planners • Information Technology Planners

Drawn By: JLK Date: JANUARY 9, 2015 Project No.: 06519.00 Sheet No.: 2/3
Project Mgr.: JLK Scale: 1"=50' Points D.B.: 06519
CAD: 06519003-REC-PHASE 3B [X-Ref.] N/A File No.: 06519



P.L.N. 12-19-200-019
RESERVES OF CARMELLE II, LLC
O.R. 2853, PG. 530
ORIGINAL AREA = 87.0781 AC.
S.R. 124-87

N:\land\proj\06519003-REC-PHASE 3B.dwg, SHEET 2, 1/26/2015 8:07:23 AM, Jerry, L11

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Precision, 1 part in: 2893275.198
Error direction: 0.002°
Error direction: N20°34'41"E
Area: 15,0408 Ac
Slope area: 830179.904
Perimeter: 5558.594°
P.O.B.
    Easting: 1467427.8654
    Northing: 504443.4288°
Side 1: Line
    Direction: N50°28'55"W
    Distance: 331.000
    Easting: 1467729.2865
    Northing: 504772.9127°
Side 2: Line
    Direction: N20°03'58"W
    Distance: 243.476
    Easting: 1467505.5073
    Northing: 505016.2324°
Side 3: Line
    Direction: N48°53'43"E
    Distance: 73.046
    Easting: 1467383.9670
    Northing: 505068.5838°
Side 4: Line
    Direction: N75°04'15"E
    Distance: 63.376°
    Easting: 1467313.4054
    Northing: 505087.0436°
Side 5: Line
    Direction: S87°51'20"E
    Distance: 159.028
    Easting: 1467154.4869
    Northing: 505081.1160°
Side 6: Line
    Direction: S43°01'55"E
    Distance: 82.867
    Easting: 1467098.0628
    Northing: 505020.6740°
Side 7: Line
    Direction: S31°57'24"E
    Distance: 67.896
    Easting: 1467058.0834
    Northing: 504863.0132°
Side 8: Line
    Direction: S11°12'46"E
    Distance: 37.246°
    Easting: 1467054.8546
    Northing: 504826.4734°
Side 9: Line
    Direction: S59°46'05"W
    Distance: 124.855°
    Easting: 1466947.2398
    Northing: 504863.7587°
Side 10: Line
    Direction: N24°08'53"E
    Distance: 296.830
    Easting: 1468628.8897
    Northing: 505134.4320°
Side 11: Line
    Direction: S59°50'35"W
    Distance: 147.017°
    Easting: 1468698.7711°
    Northing: 505090.5751°
Side 12: Line
    Direction: N30°09'25"E
    Distance: 30.000
    Easting: 1468719.7000°
    Northing: 505086.5146°
Side 13: Line
    Direction: S5°34'34"W
    Distance: 183.026
    Easting: 1466531.9363°
    Northing: 504975.2575°
Side 14: Line
    Direction: S31°21'54"W
    Distance: 153.338°
    Easting: 1466452.1252°
    Northing: 504844.2761°
Side 15: Line
    Direction: N16°14'56"E
    Distance: 342.140
    Easting: 1466336.7876°
    Northing: 505166.3930°
Side 16: Line
    Direction: N7°01'48"E
    Distance: 318.321
    Easting: 1466836.4898°
    Northing: 505273.6917°
Side 17: Line
    Direction: N42°31'04"E
    Distance: 162.871
    Easting: 1467149.9800°
    Northing: 505384.3874°
Side 18: Line
    Curve dir: Counter-clock
    Curve radius: 1311.220°
    Arc length: 137.180°
    Delta angle: 07°07'51"
    Tangent: [68.878]
    Ch distance: 367.778°
    Easting: 1467790.0823°
    Northing: 504358.8525°
Side 19: Line
    Direction: S82°27'46"E
    Distance: 97.044°
    Easting: 1467846.3530°
    Northing: 505250.7031°
Side 20: Line
    Direction: S02°25'12"E
    Distance: 485.773
    Easting: 1467628.6215°
    Northing: 504765.3834°
Side 21: Line
    Direction: S08°28'38"E
    Distance: 304.815°
    Easting: 1467790.0823°
    Northing: 504358.8525°
Side 22: Line
    Direction: S03°42'58"E
    Distance: 103.000
    Easting: 1467790.0823°
    Northing: 504358.8530°
Side 23: Curve
    Curve dir: Clockwise
    Curve radius: [919.885]
    Arc length: 07°18'05"
    Delta angle: 01°02'48"
    Tangent: [83.811]
    Ch distance: 167.784°
    Easting: 1467623.1488°
    Northing: 504359.3991°
Side 24: Line
    Direction: N84°03'05"W
    Distance: 337.787
    Easting: 1467288.9067°
    Northing: 504361.6365°
Side 25: Line
    Direction: N05°28'55"E
    Distance: 65.000
    Easting: 1467288.9067°
    Northing: 504466.3414°
Side 26: Line
    Direction: S84°03'05"E
    Distance: 135.000
    Easting: 1467427.8651°
    Northing: 504443.4284°

```

P.I.N. 12-19-200-012
CITY OF MASON, OHIO
O.R. 2350, PG. 755
102.772 AC. PER DEED
S.R. 115-88

NORTH BASIS:

BEARINGS BASED ON US STATE PLANE 1983 COORDINATE
SYSTEM, MONUMENTS 51 AND 163 (AT GROUND)

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

LINE TABLE		
Line #	BEARING	LENGTH
L1	N29°50'06"E	36.85
L2	N84°31'05"W	34.91
L3	N48°53'43"W	10.21
L4	S84°10'21"E	12.94
L5	N06°15'43"W	15.15
L6	N56°53'21"E	51.58
L7	S40°06'23"W	9.14
L8	S32°32'53"W	56.21
L9	N62°37'34"W	30.46
L10	N46°53'43"E	111.91
L11	N48°53'43"W	124.05
L12	N33°06'36"W	10.75
L13	S85°25'57"W	14.05
L14	S06°32'11"E	7.78

CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	1102.27'	137.18'	137.09'	S68°32'08"E	00707°51'
C2	920.00'	167.16'	166.93'	S89°43'24"E	010724'36"
C3	885.00'	160.80'	160.58'	S89°43'24"E	010724'36"
C4	1000.00'	110.53'	110.47'	N02°20'45"E	00061°58'
C5	815.00'	115.40'	115.30'	S88°32'36"E	006°08'45"
C6	15.00'	23.55'	21.21'	N50°28'46"E	089°58'12"
C7	975.00'	57.38'	57.37'	N03°48'34"E	030°22'19"
C8	975.00'	50.36'	50.38'	N00°39'35"E	002°57'39"
C9	25.00'	19.02'	18.56'	N22°38'47"W	043°35'05"
C10	25.00'	2.01'	2.01'	N46°42'28"W	044°36'08"
C11	50.00'	78.64'	70.76'	S03°57'10"E	090°06'54"
C12	50.00'	47.63'	45.85'	S68°23'33"W	054°34'33"
C13	50.00'	40.80'	38.94'	N61°24'05"W	045°50'12"
C14	50.00'	74.92'	68.11'	N04°28'35"E	085°51'07"
C15	25.00'	12.73'	12.59'	S32°47'08"W	029°01'01"
C16	25.00'	8.30'	8.26'	S08°41'26"W	019°01'22"
C17	1025.00'	57.94'	57.94'	N00°47'56"E	034°42'20"
C18	1025.00'	55.35'	55.34'	N03°57'55"E	030°05'38"
C19	855.00'	142.92'	142.76'	N89°51'36"E	009°34'39"
C20	15.00'	23.78'	21.37'	S39°55'10"E	089°01'46"
C21	1150.00'	391.04'	388.16'	S74°43'20"E	019°28'57"
C22	50.00'	20.70'	20.55'	N35°30'28"E	023°43'19"
C23	101.84'	47.23'	46.80'	N06°02'57"E	026°37'20"

LOT AREA BREAKDOWN BY PARCEL NUMBER	LOTS 130-143		P.U.N.=12-19-200-018		TOTAL ACREAGE
	OPEN SPACE LOT 168	3.8847		5.0748	5.0748
	OPEN SPACE LOTS 169-170			3.0818	6.9566
	R/W	0.4594		0.3108	0.3108
	TOTAL ACREAGE	4.3441		10.6957	15.0406

MINIMUM OPENING ELEVATION (M.O.E.) (INCLUDING BASEMENT), IF A FLOOR IS DESIRED BELOW THE M.O.E. ELEVATION SHOWN, 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 M.O.E. ELEVATION SHOWN. SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED FOR BASEMENTS OF HOMES IF THE BASEMENT ELEVATION IS BELOW THE M.O.E. ELEVATION SHOWN.

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, P.S. DATE
OHIO REGISTRATION NO. 7584

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.

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DEEPER FOUNDATIONS MAY BE REQUIRED FOR HOMES
ADJACENT TO THE SANITARY SEWER LINE.

THE RESERVES OF CARMELLE PHASE 3B

SECTION 19, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

SUBMITTAL DATE MARCH 2015

		McGill Smith Punshon, Inc. 3700 Park 42 Drive • Suite 1908 Cincinnati, Ohio 45241-2097 Tel 513.759.0004 • Fax 513.543.7099 www.mcgsllsmithpunshon.com	
Engineers • Architects • Surveyors • Landscape Architects Planners • Information Technology Planners			
Drawn By JKL Project Mgr. 045109	Date JANUARY 9, 2015 Scale 1"=50' REC-PHASE 3B 1X 1-2	Project No. 06519.00 N.C. D.B. 06519	Sheet No. 3/3 File No. 06519