ORDINANCE NO. 2015 – 113

APPROVAL OF THE FINAL PLAT FOR CROOKED TREE PRESERVE SUBDIVISION PHASE 1A

BE IT ORDAINED by the Council of the City of Mason, Ohio, five members elected thereto concurring:

Section 1. That the final plat for Crooked Tree Preserve Subdivision Phase 1A, as submitted to the Planning Commission and approved on November 4, 2015, is hereby approved, and subject to the conditions set forth by the Planning Commission and City Council. This does not constitute the acceptance of the public improvements.

Section 2. That said final plat, as approved, is included herein by reference as Exhibit "A".

Section 3. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this 23rd day of November, 2015.

Vice Mayor

Attest:

Clerk of Council

CROOKED TREE PRESERVE
PHASE 1A

BEING A REPLAT OF LOT #31 OF THE OAKS OF CROOKED TREE SECTION ONE AS RECORDED IN P.B. 35, PG. 59 & A REPLAT OF LOT #105 OF THE OAKS OF CROOKED TREE SECTION FOUR AS RECORDED IN P.B. 38, PG. 96
BETWEEN THE MIAMIS
SECTION 32, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO

DEED REFERENCE

SITUATED IN THE LANDS BETWEEN THE MIAMIS, SECTION 32, TOWN 4, RANGE 3, CITY OF MASON, WARREN COUNTY OHIO, AND BEING ALL OF LOT #105 (0.2127 ACRES) OF THE OAKS OF CROOKED TREE SECTION FOUR AS CONVEYED TO CT DEVCO INC AS RECORDED IN INSTRUMENT #2015-020484, AND ALL OF LOT #31 (0.2278 ACRES) OF THE OAKS OF CROOKED TREE SECTION ONE AS CONVEYED TO CT DEVCO INC AS RECORDED IN INSTRUMENT #2015-020484 AND 3.4328 ACRES OUT OF 33.3840 ACRES AS CONVEYED TO CT DEVCO INC AS RECORDED IN INSTRUMENT #2015-023027 AND 18.1801 ACRES OUT OF 48.3268 ACRES AS CONVEYED TO CT DEVCO AS RECORDED IN INSTRUMENT #2015-017908 IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CROOKED TREE PRESERVE COMMUNITY ASSOCIATION, INC WHICH IS RECORDED IN THE DEED OF RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD ________, PAGE ______, AND THE CROOKED TREE PRESERVE FLOODPLAIN MAINTENANCE PLAN WHICH IS RECORDED IN THE DEED OF RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD ________, PAGE ________, AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION. SAID DECLARATION MAY BE AMENDED, SAID AMENDMENT(S) RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO.

DEDICATION

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

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND AND PUBLIC UTILITIES FOR THE MAINTENANCE AND REPAIR OF SAID UTILITIES. 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, STORMWATER 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 SO 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.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, CINCINNATI BELL, TIME WARNER CABLE AND WARREN COUNTY.

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

OWNER: CT DEVCO, INC.

NAME: ____________________

PRINTED NAME: ____________________

TITLE: ____________________

STATE OF: ________
COUNTY OF: ________

BE REMEMBERED THAT ON THIS ____ DAY OF ________, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME CT DEVCO, INC. AS REPRESENTED BY ________ ITS ________ ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HER 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: RIVERHILLS BANK, AN OHIO BANKING CORPORATION

NAME: ____________________

PRINTED NAME: ____________________

TITLE: ____________________

STATE OF: ________
COUNTY OF: ________

BE REMEMBERED THAT ON THIS ____ DAY OF ________, 2015, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY CAME RIVERHILLS BANK, AN OHIO BANKING CORPORATION AS REPRESENTED BY ________ ITS ________ ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HER 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: ____________

LANDSCAPE EASEMENT

LANDSCAPE EASEMENTS SHOWN ON THE PLAT ARE FOR THE BENEFIT OF THE CROOKED TREE PRESERVE COMMUNITY ASSOCIATION INC., FOR THE CONSTRUCTION, OWNERSHIP AND MAINTENANCE OF SUBDIVISION MONUMENTS SIGNS AND LANDSCAPE MATERIALS.

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.

________________________ DATE
BRIAN R. JOHNSON, P.S.
PROFESSIONAL SURVEYOR #8484
IN THE STATE OF OHIO

STATE OF OHIO — BRIAN R. JOHNSON 8484 — REGISTERED — PROFESSIONAL SURVEYOR

SIDWELLS

OLD # ______
1 ______
2 ______
3 ______
4 ______
5 ______
6 ______
7 ______
8 ______
9 ______
10 ______
11 ______
12 ______
13 ______
14 ______
15 ______
16 ______
17 ______
18 ______
19 ______
20 ______
21 ______
22 ______
23 ______
*24 ______

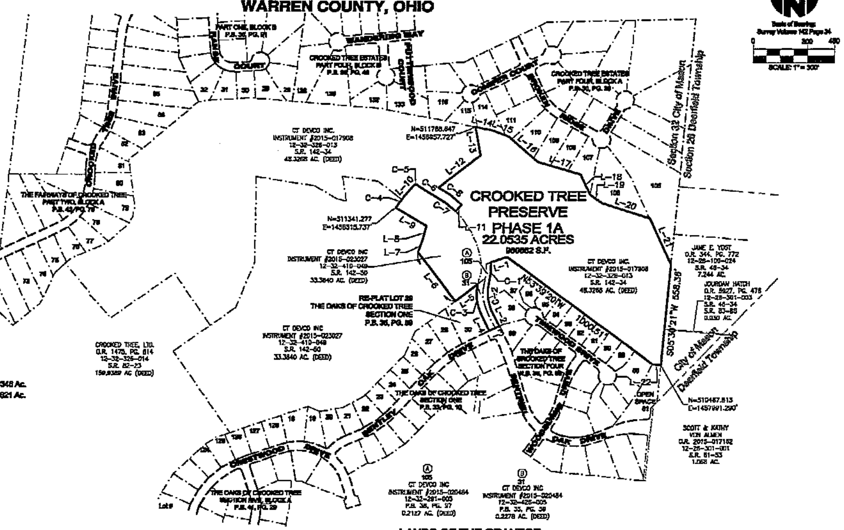
(* DENOTES OPEN SPACE LOT)

ROAD WAY DATA

SENTINEL OAK DRIVE	723.71 L.F.	0.8548 Ac.
SYCAMORE VIEW DRIVE	1030.51 L.F.	1.2621 Ac.

ACREAGE TABLE

LOTS	19.9367 ACRES
RIGHT OF WAY	2.1167 ACRES
TOTAL SECTION ONE	22.0535 ACRES



LINE TABLE

Line	Direction	Distance
L-1	S72°33'28"W	98.46'
L-2	S25°53'01"E	103.52'
L-3	S64°21'56"W	60.00'
L-4	N25°53'01"W	103.25'
L-5	S52°38'43"W	155.54'
L-6	N37°25'17"W	341.15'
L-7	N18°07'58"E	73.21'
L-8	N16°57'09"E	82.14'
L-9	N59°52'32"W	200.00'
L-10	N42°10'28"E	81.98'
L-11	N44°33'03"E	50.00'
L-12	N52°14'00"E	295.93'
L-13	N10°28'34"W	157.96'
L-14	S78°47'29"E	94.86'
L-15	S70°07'32"E	95.04'
L-16	S48°41'24"E	218.12'
L-17	S74°07'22"E	247.31'
L-18	S24°54'15"E	123.16'
L-19	S53°20'15"E	83.98'
L-20	S72°13'18"E	278.29'
L-21	S24°54'05"E	282.05'
L-22	N54°38'40"W	48.48'

CURVE TABLE

Curve	Delta	Radius	Length	Chord	
C-1	23°06'48"	284.21'	114.65'	S04°35'49"W	113.87'
C-2	42°02'13"	205.50'	150.77'	S04°51'54"E	147.41'
C-3	36°50'20"	265.50'	170.71'	N07°27'51"W	167.78'
C-4	12°03'00"	375.00'	78.87'	N36°08'58"E	78.72'
C-5	86°06'00"	14.50'	21.79'	N85°13'27"E	19.80'
C-6	10°53'54"	575.00'	109.37'	S57°10'30"E	109.21'
C-7	17°10'37"	495.00'	148.40'	S54°02'08"E	147.84'
C-8	17°05'25"	545.00'	162.55'	N53°59'33"W	161.96'

DRAINAGE STATEMENT

UNLESS OTHERWISE DESIGNATED ON THIS PLAT, A FIFTEEN (15) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON REAR LOT LINES AND A TEN (10) FOOT WIDE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON SIDE LOT LINES, WITH THE COMMON LINE BEING THE CENTERLINE OF SAID EASEMENT.

THE EASEMENT AREAS SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER(S). WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

UNTIL THE EXPIRATION OF THE DEVELOPER'S PUBLIC IMPROVEMENT MAINTENANCE BONDING PERIOD, THE DEVELOPER (OR THEIR AGENTS) RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN ALL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES OR DRAINAGE CHANNELS.

THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING ALL PRIVATE STORM WATER FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY INCLUDING SEWER, STRUCTURES, DETENTION/RETENTION BASINS, AND SUMP MAINS.

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.

LANDS OF THE GRANTOR

RESTRICTIONS ON WATER MAIN EASEMENT

NO BUILDING, STRUCTURE OR IMPROVEMENT OF ANY KIND SHALL BE MADE ON THE WATER MAIN EASEMENT 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 SOD, 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 OR FUTURE OWNERS OF 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 MORE THAN ONE (1) FOOT OVER THE FULL WIDTH PROFILE OF THIS WATER MAIN EASEMENT ARE NOT PERMITTED AT ANY TIME SO AS TO NOT 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.

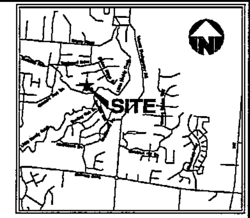
GRANT OF UTILITY EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC., CINCINNATI BELL, TIME WARNER CABLE, 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-EXCLUSICE 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 ARE, 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., CINCINNATI BELL, TIME WARNER CABLE, 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 SERVICES TO SERVICE 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.

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 SOD, 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.



VICINITY MAP
Not to Scale

OWNER

CT DEVCO, INC.
566 MIAMI TRACE CT
LOVELAND, OH 45140
513-383-4366

SURVEYOR

BAYER BECKER
6900 TYLERSVILLE ROAD
MASON, OH, 45040
513-336-6600

SHEET INDEX

1: TITLE
2: PLAT
3: PLAT & TABLES

SETBACKS

FRONT YARD = 50'
REAR YARD = 30'
SIDE YARD = 10' MIN./ 30' TOTAL
UNLESS OTHERWISE SHOWN

APPROVALS

PLANNING COMMISSION

I HEREBY CERTIFY THAT ON THE ____ DAY OF ____________, 2015 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 ____________, 2015 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 ____________, 2015.

________________ CITY ENGINEER

COUNTY AUDITOR

TRANSFERRED ON THIS ____ DAY OF ____________, 2015, AT ______M.

________________ COUNTY AUDITOR

________________ DEPUTY

________________ PRINTED NAME

COUNTY RECORDER

FILE NO. ________

RECEIVED ON THIS ____ DAY OF ____________, 2015, AT ______M.

RECORDED ON THIS ____ DAY OF ____________, 2015, AT ______M.

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

FEE: ________

________________ COUNTY RECORDER

________________ DEPUTY

________________ PRINTED NAME

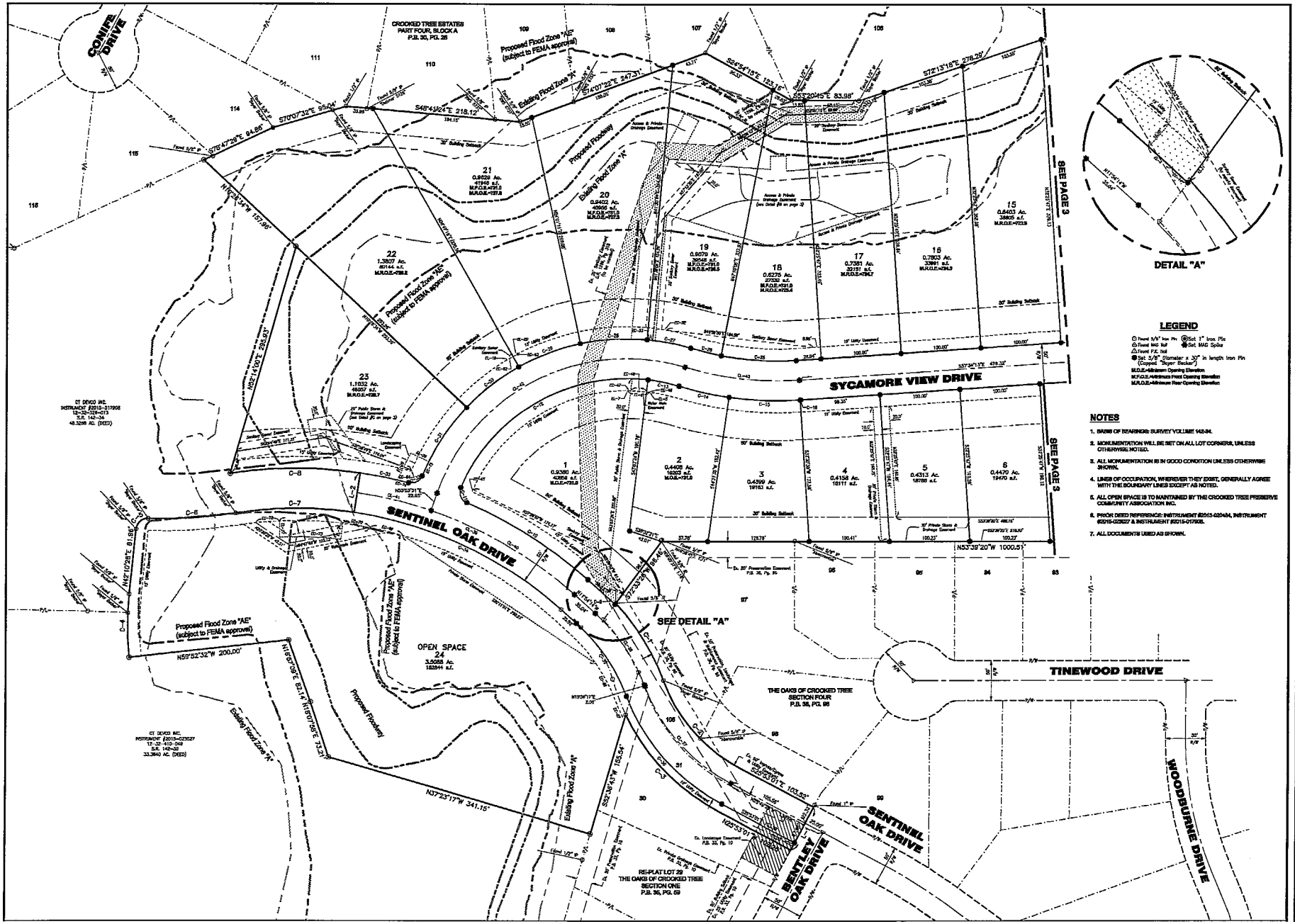
Item	Revision Description	Date	Drwn.	Chk.

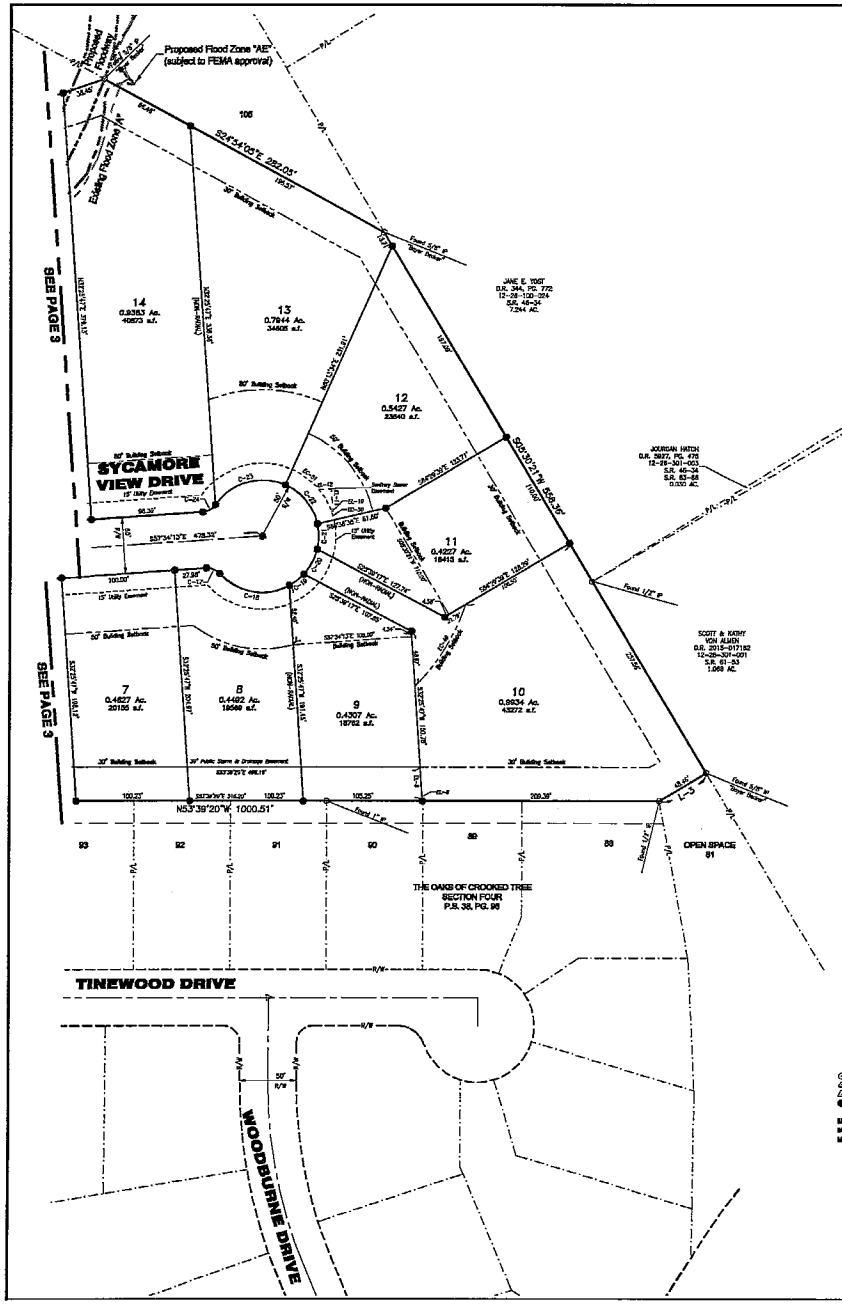
CROOKED TREE PRESERVE
PHASE 1A
BEING A REPLAT OF LOT #31 OF THE OAKS OF CROOKED TREE SECTION ONE AS RECORDED IN P.B. 35, PG. 59 & A REPLAT OF LOT #105 OF THE OAKS OF CROOKED TREE SECTION FOUR AS RECORDED IN P.B. 38, PG. 96
BETWEEN THE MIAMIS
SECTION 32, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO
RECORD PLAT

bayer becker
www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing:	13M078-000 RP1A TITLE
Drawn by:	BJR
Checked By:	BRJ
Issue Date:	10-08-15
Sheet:	1/3

Plot time: Oct 29, 2015 - 12:01pm
Drawing name: J:\2013\13M078-000\SVD\DWG\13M078-000 RP1A TITLE.dwg - Layout Tab: PG1


CONIFER DRIVE
CROOKED TREE ESTATES
PART FOUR, BLOCK A
P.B. 30, PG. 26
Proposed Flood Zone "AE" (subject to FEMA approval)
Existing Flood Zone "A"
Proposed Floodway
SEE PAGE 3
SYCAMORE VIEW DRIVE
SENTINEL OAK DRIVE
TINEWOOD DRIVE
WOODBURNE DRIVE
BENTLEY OAK DRIVE
SEE DETAIL "A"
OPEN SPACE
24
3.5088 Ac.
152844 s.f.
THE OAKS OF CROOKED TREE
SECTION FOUR
P.B. 38, PG. 86
RE-PLAT LOT 29
THE OAKS OF CROOKED TREE
SECTION ONE
P.B. 36, PG. 59
CT DEVCO INC.
INSTRUMENT #2015-017908
12-32-429-013
S.R. 142-34
48.3298 AC. (DED)
CT DEVCO INC.
INSTRUMENT #2015-023027
17-32-410-049
S.R. 142-50
33.3940 AC. (DED)
DETAIL "A"
LEGEND
NOTES
1. BASIS OF BEARINGS: SURVEY VOLUME 142-34.
2. MONUMENTATION WILL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.
4. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE WITH THE BOUNDARY LINES EXCEPT AS NOTED.
5. ALL OPEN SPACE IS TO MAINTAINED BY THE CROOKED TREE PRESERVE COMMUNITY ASSOCIATION INC.
6. PRIOR DEED REFERENCE: INSTRUMENT #2015-020434, INSTRUMENT #2015-023027 & INSTRUMENT #2015-017908.
7. ALL DOCUMENTS USED AS SHOWN.
CROOKED TREE PRESERVE
PHASE 1A
bayer becker
2/3



Lot Table		
Lot #	Acres	S.Ft.
1	0.9380	40859
2	0.4408	19203
3	0.4399	19163
4	0.4158	18111
5	0.4313	18785
6	0.4470	19470
7	0.4627	20155
8	0.4492	19569
9	0.4307	18762
10	0.9934	43272
11	0.4227	18415
12	0.5427	23640
13	0.7944	34605
14	0.9383	40873
15	0.8403	36605
16	0.7803	33991
17	0.7381	32151
18	0.6275	27332
19	0.9079	39548
20	0.9402	40959
21	0.9629	41949
22	1.3807	60144
23	1.1032	48057
*24	3.6068	157144

* Denotes Open Space Lot

BOUNDARY LINE TABLE		
Line	Direction	Distance
L-1	S84°21'56"W	60.00'
L-2	N44°33'03"E	50.00'
L-3	N84°38'40"W	48.48'

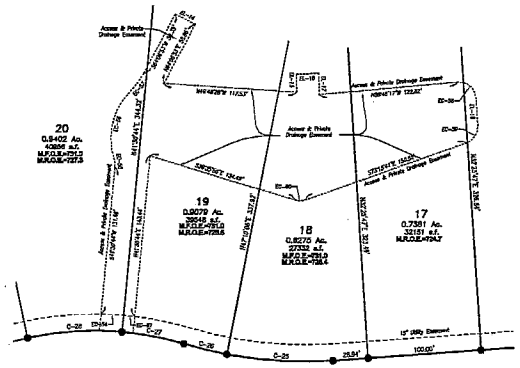
EASEMENT LINE TABLE		
Line	Direction	Distance
EL-4	N17°34'14"W	15.34'
EL-5	S87°55'12"W	3.83'
EL-6	N49°23'49"W	27.45'
EL-7	N02°29'35"W	3.42'
EL-8	N32°25'47"E	7.51'
EL-9	S32°25'47"W	25.05'
EL-10	N57°34'13"W	1.20'
EL-11	S32°25'47"W	25.00'
EL-12	S57°34'13"E	10.82'
EL-13	N58°19'16"E	18.74'
EL-14	N25°53'30"W	20.00'
EL-15	S31°19'39"W	16.34'
EL-16	N54°41'51"W	25.00'
EL-17	N35°18'39"E	18.88'
EL-18	N32°25'47"E	25.25'
EL-19	S70°49'07"W	10.11'
EL-20	N44°14'39"W	10.96'
EL-21	S00°50'41"E	40.75'
EL-22	S85°51'24"E	18.97'
EL-23	S24°06'38"W	20.00'
EL-24	N65°31'24"W	29.71'
EL-25	N09°50'41"W	73.15'
EL-26	N42°26'19"E	20.00'
EL-27	N34°13'29"E	25.03'
EL-28	S82°10'22"W	37.39'
EL-29	N27°49'38"W	25.00'

BOUNDARY CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	23°06'46"	284.21'	114.65'	S04°35'49"W	113.87'
C-2	42°02'13"	205.50'	150.77'	S04°51'54"E	147.41'
C-3	36°50'20"	265.50'	170.71'	N07°27'51"W	167.78'
C-4	12°03'00"	375.00'	78.87'	N36°08'58"E	78.72'
C-5	86°06'00"	14.50'	21.79'	N85°13'27"E	19.80'
C-6	10°53'54"	575.00'	109.37'	S57°10'30"E	109.21'
C-7	17°10'37"	495.00'	148.40'	S54°02'06"E	147.84'
C-8	17°05'25"	545.00'	162.56'	N53°59'33"W	161.96'

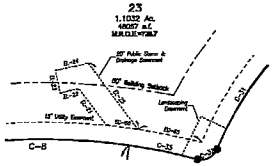
CENTERLINE CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
CL-37	41°25'45"	230.50'	166.67'	N69°06'35"W	163.06'
CL-38	27°30'31"	229.00'	109.85'	N61°51'52"E	108.69'
CL-39	33°36'37"	320.00'	304.43'	N29°40'32"W	300.30'
CL-40	23°01'36"	320.00'	299.87'	N32°25'11"W	297.83'
CL-41	10°30'41"	320.00'	95.40'	N42°11'30"W	95.25'
CL-42	86°06'03"	250.00'	364.44'	S80°52'58"E	347.56'
CL-43	20°44'27"	400.00'	144.80'	S47°12'00"E	144.01'

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-9	2°37'33"	254.00'	10.90'	S10°40'27"E	10.90'
C-10	18°53'45"	545.00'	180.05'	S21°26'02"E	179.24'
C-11	90°00'47"	14.50'	22.78'	S14°10'25"W	20.51'
C-12	72°52'32"	225.00'	286.11'	N63°32'52"W	270.43'
C-13	10°06'39"	225.00'	39.70'	N41°23'11"W	39.65'
C-14	8°36'26"	425.00'	64.13'	N41°08'55"W	64.06'
C-15	12°01'28"	425.00'	89.13'	N31°25'27"W	88.96'
C-16	0°04'48"	425.00'	0.58'	N25°31'31"W	0.58'
C-17	52°41'2"	14.50'	13.33'	N31°27'55"W	12.87'
C-18	77°06'23"	50.00'	67.29'	N43°53'13"W	62.33'
C-19	18°41'13"	50.00'	16.31'	S68°11'29"W	16.25'
C-20	28°37'18"	50.00'	25.27'	S64°20'43"W	25.00'
C-21	26°30'43"	50.00'	23.14'	S36°36'43"W	22.93'
C-22	53°07'48"	50.00'	46.36'	S05°12'25"E	44.72'
C-23	79°45'09"	50.00'	69.60'	S68°39'01"E	64.11'
C-24	57°08'33"	14.51'	13.46'	S64°04'42"E	12.99'
C-25	14°46'15"	375.00'	96.45'	S70°12'04"E	96.20'
C-26	5°00'06"	375.00'	39.25'	S76°46'30"E	39.23'
C-27	11°36'36"	275.00'	55.95'	S42°38'31"E	55.86'
C-28	17°29'32"	275.00'	83.96'	S57°14'03"E	83.63'
C-29	17°13'53"	275.00'	82.70'	S74°35'45"E	82.39'
C-30	17°13'53"	275.00'	82.70'	N88°10'22"E	82.39'
C-31	21°29'15"	275.00'	103.13'	N68°46'45"E	102.53'
C-32	52°56'13"	14.50'	21.05'	S62°25'13"E	19.21'
C-33	8°36'14"	349.00'	51.85'	S42°11'43"E	51.83'
C-34	33°03'36"	495.00'	286.79'	S38°46'32"E	285.07'
C-35	27°27'28"	234.00'	112.14'	S01°48'21"W	111.07'
C-36	41°26'18"	253.00'	184.79'	S03°08'33"E	180.79'

EASEMENT CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
EC-44	2°37'33"	254.00'	10.92'	N10°40'27"W	10.90'
EC-45	0°49'36"	210.00'	3.03'	S39°44'01"W	3.05'
EC-46	1°07'15"	210.00'	4.11'	S44°22'39"E	4.11'
EC-47	1°06'43"	210.00'	4.00'	S52°53'32"E	4.00'
EC-48	2°27'34"	210.00'	20.63'	S49°40'33"E	20.62'
EC-49	25°58'01"	190.00'	86.11'	N67°53'26"E	85.35'
EC-50	7°09'11"	63.00'	7.84'	N19°31'17"E	7.84'
EC-51	26°25'40"	63.00'	29.86'	N16°33'36"W	29.70'
EC-52	1°18'08"	290.00'	6.34'	N44°29'27"W	6.34'
EC-53	1°58'31"	273.06'	7.07'	N47°43'26"W	7.07'
EC-54	2°57'18"	290.00'	20.02'	N52°23'26"W	20.01'
EC-55	2°41'32"	20.10'	0.97'	N39°18'24"E	0.43'
EC-56	61°57'06"	56.35'	53.14'	S48°20'40"W	50.70'
EC-57	15°47'45"	70.35'	20.81'	N72°30'45"E	20.53'
EC-58	81°12'04"	15.00'	23.09'	N13°17'15"W	21.43'
EC-59	74°18'32"	15.00'	19.45'	N69°33'03"E	18.12'
EC-60	36°39'46"	15.00'	9.50'	S54°55'46"E	9.44'
EC-61	1°58'34"	290.00'	10.00'	N47°29'59"W	10.00'
EC-62	2°07'26"	290.00'	10.74'	N45°16'21"W	10.74'
EC-63	1°47'33"	290.00'	9.07'	N52°16'50"W	9.07'
EC-64	0°14'07"	290.00'	1.19'	S56°15'29"W	1.19'
EC-65	5°34'12"	560.00'	57.70'	N41°56'25"W	57.67'
EC-66	2°32'12"	560.00'	26.05'	N48°19'37"W	26.05'
EC-67	5°48'23"	270.50'	27.27'	S12°39'39"W	27.26'
EC-68	13°47'45"	213.00'	52.46'	N08°41'23"E	52.35'
EC-69	5°00'54"	480.00'	42.01'	N40°13'39"W	42.00'
EC-70	4°36'18"	490.33'	34.84'	N44°31'11"W	34.83'
EC-71	9°29'34"	480.39'	79.06'	N51°29'13"W	78.99'
EC-72	3°18'38"	511.63'	29.58'	N58°11'18"W	29.57'
EC-73	8°29'30"	460.00'	78.21'	S51°39'08"E	78.12'
EC-74	1°30'02"	342.72'	14.34'	N39°41'51"W	14.34'
EC-75	4°08'06"	275.13'	19.70'	S80°07'18"W	19.69'



DETAIL "B"



DETAIL "C"

LEGEND

- ⊙ Found 3/8" Iron Pin
- ⊙ Set 1" Iron Pin
- △ Found MAG Nail
- ◉ Set MAG Spike
- △ Found P.K. Nail
- ● Set 5/8" Diameter x 30" in length Iron Pin (Capped "Boyer Becker")

M.R.O.E.=Minimum Opening Elevation
M.F.O.E.=Minimum Front Opening Elevation
M.R.O.E.=Minimum Rear Opening Elevation

Basis of Bearings: Survey Volume 149-04

SCALE: 1" = 60'

Item	Revision Description	Date	Dwn.	Chk.

CROOKED TREE PRESERVE PHASE 1A

PART OF LOT 4 OF THE OWNER'S SUBDIVISION OF CROOKED TREE SECTION ONE AS RECORDED IN P.B. 36, PG. 96 AND ALL OF CROOKED TREE SECTION FOUR AS RECORDED IN P.B. 38, PG. 99

SITUATED IN SECTION 28, T2 TOWN 4 RANGE 8 CITY OF MASON WARREN COUNTY, OHIO

PREPARED ON: 4-16-

bayer becker
www.bayerbecker.com
6000 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

Drawing: 13M078-000.RP
Drawn by: m
Checked By: m
Issue Date: 10-05

Sheet: **3/3**