

DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO 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 INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

GRANT OF EASEMENT

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 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 ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

OWNER: AMBLESIDE DEVELOPMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY

BY: HPA DEVELOPMENT GROUP, INC. AN OHIO CORPORATION ITS: MANAGING MEMBER

BY: EDWARD D. HERALD, JR., PRESIDENT

COUNTY OF \_\_\_\_\_ ) SS: STATE OF \_\_\_\_\_ )

BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDWARD D. HERALD, JR., THE PRESIDENT OF HPA DEVELOPMENT GROUP, INC., AN OHIO CORPORATION, THE MANAGING MEMBER OF AMBLESIDE DEVELOPMENT, 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 CORPORATION AND 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 \_\_\_\_\_

PAR. 1220400010 MINERVA SCHAPFACHER, TRUSTEE ZONED: F-1 FARM CURRENT USE: FARM

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PAR. 1220400010 MINERVA SCHAPFACHER, TRUSTEE ZONED: F-1 FARM CURRENT USE: FARM

LIEN HOLDER: AMBLESIDE INVESTMENTS, LLC AN OHIO LIMITED LIABILITY COMPANY

BY: HPA DEVELOPMENT GROUP, INC. AN OHIO CORPORATION ITS: MANAGING MEMBER

BY: EDWARD D. HERALD, JR., PRESIDENT

COUNTY OF \_\_\_\_\_ ) SS: STATE OF \_\_\_\_\_ )

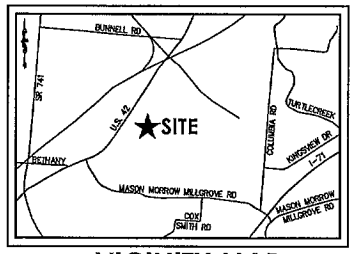
BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME EDWARD D. HERALD, JR., PRESIDENT OF HPA DEVELOPMENT GROUP, INC., AN OHIO CORPORATION, THE MANAGING MEMBER OF AMBLESIDE INVESTMENTS, LLC, AN 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 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 \_\_\_\_\_

DEED REFERENCE:

SITUATED IN SECTIONS 14 & 20, TOWN 4, RANGE 3, THE CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 14.8776 ACRES AND BEING THE REMAINING 13.2242 ACRES OF A 14.8776 ACRE TRACT AND 0.8128 ACRES OUT OF A 32.9539 ACRE TRACT AS CONVEYED TO AMBLESIDE DEVELOPMENT, LLC, BY DEED RECORDED IN DOCUMENT NO. 2016-006138, WARREN COUNTY, OHIO RECORDER'S OFFICE.



VICINITY MAP NTS

PAR. 12-20-400-005 AMBLESIDE DEVELOPMENT, LLC WARREN CO. DCC. No. 2016-006138 1.3278 ACRES S.R. VOL. 7, PG. 113 S.R. VOL. 143, PG. 4

PAR. 12-20-400-015 M/A HOMES OF CINCINNATI, LLC WARREN CO. DCC. No. 2016-008140 11.8271 AC. S.R. VOL. 143, PG. 38

PAR. 12-20-400-015 M/A HOMES OF CINCINNATI, LLC WARREN CO. DCC. No. 2016-008140 11.8271 AC. S.R. VOL. 143, PG. 38

PAR. 12-14-300-006 AMBLESIDE DEVELOPMENT, LLC WARREN CO. DCC. No. 2016-006138 13.0477 AC. S.R. VOL. 143, PG. 38

PAR. 12-14-300-006 AMBLESIDE DEVELOPMENT, LLC WARREN CO. DCC. No. 2016-006138 13.0477 AC. S.R. VOL. 143, PG. 38

PAR. 12-14-300-006 AMBLESIDE DEVELOPMENT, LLC WARREN CO. DCC. No. 2016-006138 13.0477 AC. S.R. VOL. 143, PG. 38

PAR. 12-14-300-006 AMBLESIDE DEVELOPMENT, LLC WARREN CO. DCC. No. 2016-006138 13.0477 AC. S.R. VOL. 143, PG. 38

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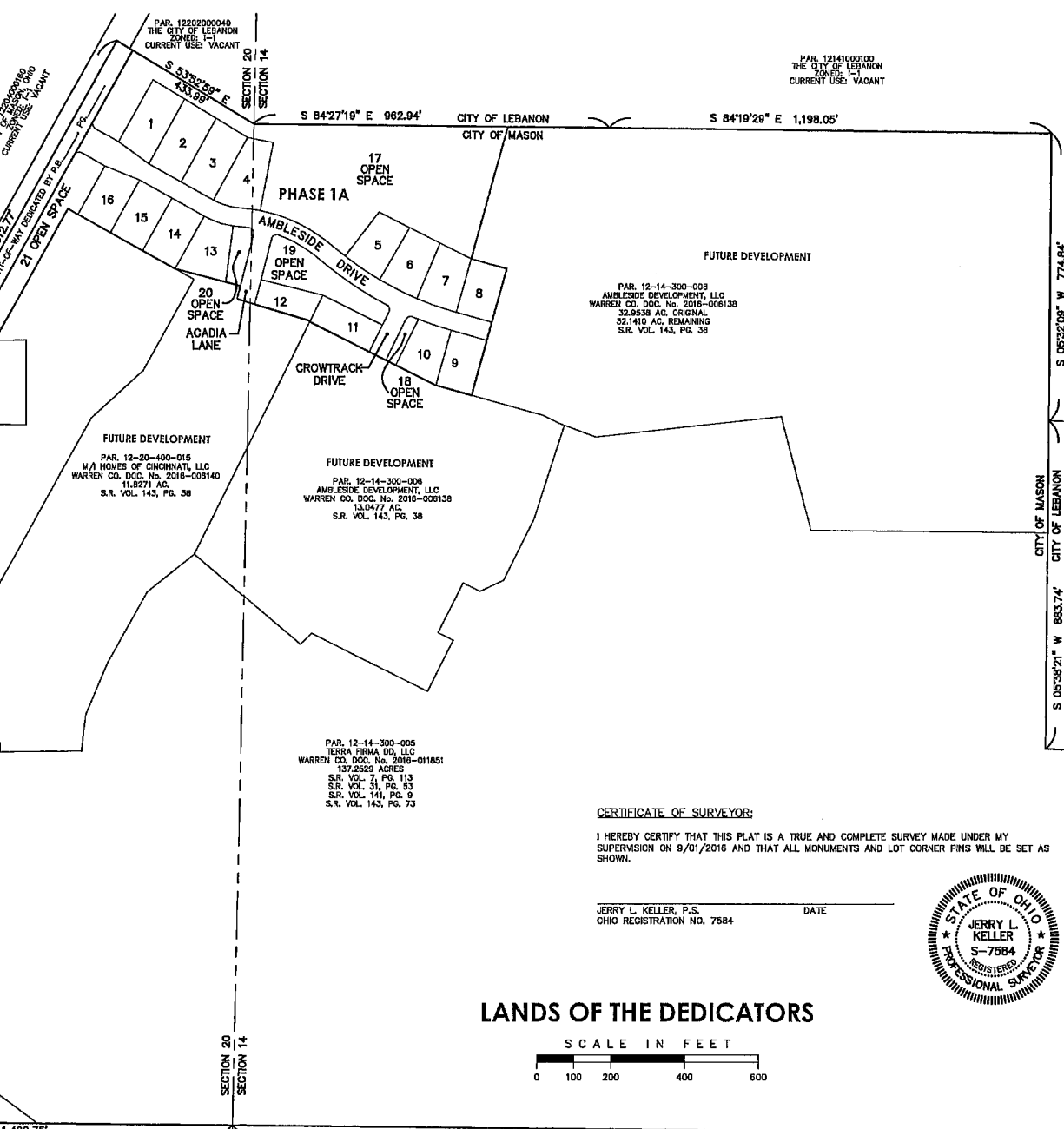
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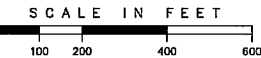
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PAR. 12-14-300-006 AMBLESIDE DEVELOPMENT, LLC WARREN CO. DCC. No. 2016-006138 13.0477 AC. S.R. VOL. 143, PG. 38



LANDS OF THE DEDICATORS



CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 9/01/2016 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

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



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.

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.

RESTRICTIONS ON SEWER EASEMENTS:

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

RESTRICTIONS ON HOMEOWNERS ASSOCIATION (H.O.A.) DRAINAGE EASEMENTS:

THE CITY OF MASON, OHIO DOES NOT ACCEPT ANY HOME OWNERS ASSOCIATION DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND THE CITY OF MASON, OHIO IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREAS ON THE ACCOMPANYING PLAT SHALL BE MAINTAINED CONTINUOUSLY BY THE AMBLESIDE MEADOWS HOMEOWNERS ASSOCIATION. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE FLOW THROUGH THE WATER COURSE. EASEMENTS ARE ALSO TO PROVIDE INGRESS & EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS:

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE AMBLESIDE MEADOWS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIENS, AS SET FORTH IN DOCUMENT NO. 2016-008141, OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO, (INCLUDING ANY AMENDMENTS THERETO ALSO RECORDED IN THE WARREN COUNTY, OHIO RECORDER'S OFFICE.)

AREA IN LOTS — 6.0741 ACRES  
AREA IN OPEN SPACE — 6.6863 ACRES  
AREA IN R/W — 1.8772 ACRES  
TOTAL AREA — 14.6376 ACRES

OWNER/DEVELOPER:

AMBLESIDE DEVELOPMENT LLC  
7800 COOPER ROAD, SUITE 204  
CINCINNATI, OHIO 45242  
PH: (513) 793-2400

COUNTY RECORDER:

FILE NO. \_\_\_\_\_  
RECORDED 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. \_\_\_\_\_.

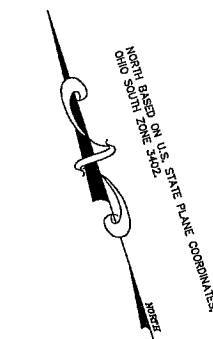
CLERK MAYOR

EXHIBIT A  
PAGE 1 OF 2

AMBLESIDE MEADOWS  
PHASE 1A  
SECTIONS 14 & 20, TOWN 4, RANGE 3  
CITY OF MASON  
WARREN COUNTY, OHIO  
SUBMITTAL DATE AUGUST 2016

McGill Smith Punshon, Inc. 3700 Park 42 Drive • Suite 190B Cincinnati, Ohio 45241-2097 Tel 513.759.0004 • Fax 513.563.7099 www.mcgillsmithpunshon.com Engineers • Architects • Surveyors • Landscape Architects • Planners

Vertical text on the left margin containing project and drawing information.



PAR. 12-20-400-013  
CITY OF MASON, OHIO  
WARREN CO. DOC. No. 2014-017335  
50.4864 ACRES  
S.R. VOL. 7, PG. 113  
S.R. VOL. 31, PG. 53  
S.R. VOL. 141, PG. 8

PAR. 12-20-200-004  
THE CITY OF LEBANON  
WARREN CO. DOC. No. 103221  
4.05 AC.  
D.R. 1807, PG. 798  
S.R. VOL. 30, PG. 93

PAR. 12-14-100-010  
THE CITY OF LEBANON  
WARREN CO. DOC. No. 103221  
60.86 AC.  
D.R. 1807, PG. 798  
S.R. VOL. 30, PG. 93

CITY OF LEBANON  
CITY OF MASON

**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.  
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.

LOT AREA BREAKDOWN BY SECTION			
	SEC 20	SEC 14	TOTAL
LOTS 1-3	1.3474	1.3474	
LOT 4	0.2753	0.1863	0.4416
LOTS 5-12		2.7851	2.7851
LOTS 13-18	1.5000		1.5000
O.S. LOT 17	0.7438	4.1374	4.8812
O.S. LOT 18		0.0935	0.0935
O.S. LOT 19		0.8939	0.8939
O.S. LOT 20	0.1784	0.0031	0.1795
O.S. LOT 21	0.8382		0.8382
R/W	0.7295	1.1477	1.8772
TOTAL	5.6106	9.0270	14.6376

PAR. 12-14-300-008  
AMBLESIDE DEVELOPMENT, LLC  
WARREN CO. DOC. No. 2016-008138  
32.9538 AC.  
S.R. VOL. 143, PG. 38

- 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  
+ SPIKE SET  
+ NOTCH SET  
★ NAIL SET  
■ CONC. MON. SET

**U.S. ROUTE 42**  
W44-2 (3-42-10-30)  
RIGHT-OF-WAY BOUNDARY BY P.B.  
N 34°05'54" E 892.01'  
N 34°05'54" E 898.54'  
N 34°05'54" E 898.54'  
N 34°05'54" E 898.54'

**AMBLESIDE DRIVE**  
R=200.00'  
C1  
C2  
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**ACADIA LANE**  
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**CROWTRACK DRIVE**  
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CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	200.00'	88.85'	87.93'	S68°35'01"E	025°23'50"
C2	400.00'	257.66'	253.23'	S62°49'44"E	038°54'24"
C3	900.00'	394.00'	390.86'	S56°55'01"E	025°04'59"
C4	400.00'	73.15'	73.04'	S78°02'37"E	010°28'38"
C5	400.00'	184.51'	182.88'	S57°35'25"E	026°25'48"
C6	900.00'	250.73'	249.92'	S52°21'23"E	015°57'42"
C7	900.00'	143.27'	143.12'	S64°53'52"E	009°07'18"
C8	975.00'	36.42'	36.42'	N20°37'32"E	002°08'25"
C9	875.00'	44.80'	44.79'	N45°50'32"W	002°58'01"
C10	425.00'	219.40'	216.97'	N59°09'53"W	029°34'42"
C11	15.00'	23.56'	21.21'	S10°53'06"E	090°00'00"
C12	425.00'	54.36'	54.32'	N77°37'08"W	007°19'42"
C13	175.00'	77.57'	76.94'	N69°35'01"W	025°23'50"
C14	875.00'	112.98'	112.90'	N51°00'29"W	007°23'53"
C15	875.00'	112.98'	112.90'	N68°24'22"W	007°23'53"
C16	875.00'	112.29'	112.22'	N65°46'55"W	007°21'11"
C17	15.00'	22.46'	20.42'	S74°24'41"W	085°46'39"

CURVE TABLE					
Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C18	925.00'	92.95'	92.91'	S66°34'46"E	005°45'27"
C19	925.00'	16.16'	16.16'	S63°12'01"E	001°00'03"
C20	15.00'	25.23'	22.36'	S67°23'05"W	098°22'46"
C21	375.00'	131.23'	130.56'	N64°24'02"W	020°03'00"
C22	925.00'	217.05'	216.58'	S51°05'51"E	013°28'39"
C23	15.00'	23.39'	21.09'	N13°08'55"W	089°20'33"
C24	1025.00'	44.73'	44.73'	N20°26'43"E	002°33'02"
C25	225.00'	18.82'	18.81'	S79°16'07"E	004°01'39"
C26	375.00'	26.82'	26.82'	N79°14'00"W	004°05'53"
C27	15.00'	25.23'	22.36'	N28°59'41"W	096°22'46"
C28	225.00'	63.92'	63.43'	S68°34'12"E	021°22'11"
C29	15.00'	23.56'	21.21'	S79°06'54"W	090°00'00"
C30	975.00'	6.13'	6.13'	N19°22'31"E	000°21'37"
C31	925.00'	39.90'	39.90'	S45°30'41"E	002°28'18"
C32	375.00'	26.82'	26.82'	N62°23'30"W	004°04'05"
C33	15.00'	2.32'	2.32'	N67°08'24"W	008°52'51"

LINE TABLE		
Line #	BEARING	LENGTH
L1	N78°19'53"W	60.93'
L2	S58°28'38"E	30.00'
L3	S31°31'22"W	10.00'
L4	S09°50'09"E	24.12'
L5	S09°50'09"E	3.36'
L6	S69°27'30"E	23.18'
L7	N58°28'38"W	13.00'
L8	S34°06'54"W	15.12'
L9	N78°19'53"W	61.16'
L10	S34°06'48"W	42.23'
L11	N78°58'42"W	16.98'

PAR. 12-14-300-008  
AMBLESIDE DEVELOPMENT, LLC  
WARREN CO. DOC. No. 2016-008138  
13.0477 AC.  
S.R. VOL. 143, PG. 38

LOT AREA BREAKDOWN BY PARCEL			
	1214300007	1214300006	TOTAL
LOTS 1-7	2.9141		2.9141
LOTS 8-9		0.6890	0.6890
LOTS 10-16	2.4520		2.4520
O.S. LOTS 17-21	6.6863		6.6863
R/W	1.7624	0.1148	1.8772
TOTAL	13.6246	0.8128	14.6376



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

**AMBLESIDE MEADOWS  
PHASE 1A**  
SECTIONS 14 & 20, TOWN 4, RANGE 3  
CITY OF MASON  
WARREN COUNTY, OHIO  
SUBMITTAL DATE AUGUST 2016

**MSP** McGill Smith Punshon, Inc.  
3700 Park 42 Drive • Suite 190B  
Cincinnati, Ohio 45241-2097  
Tel 513.759.0004 • Fax 513.563.7099  
www.mcgillsmithpunshon.com  
Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: JJK Date: JULY 22, 2016 Project No.: 13373.00 Sheet No.: 2/2  
Project Mgr.: JHW Scale: 1" = 50' Plots D.B.: TBC-13373  
CAD: 13373003-REC-PH-1A X-Rel.: N/A File No.: 13373

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DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE STREETS, PARKS OR PUBLIC ROADS AS SHOWN HEREON TO 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 INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

GRANT OF EASEMENT

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.

BY: M/J HOMES OF CINCINNATI, LLC  
AN OHIO LIMITED LIABILITY COMPANY

SIGNATURE \_\_\_\_\_  
GREG WILLIAMS AREA PRESIDENT  
PRINTED NAME TITLE

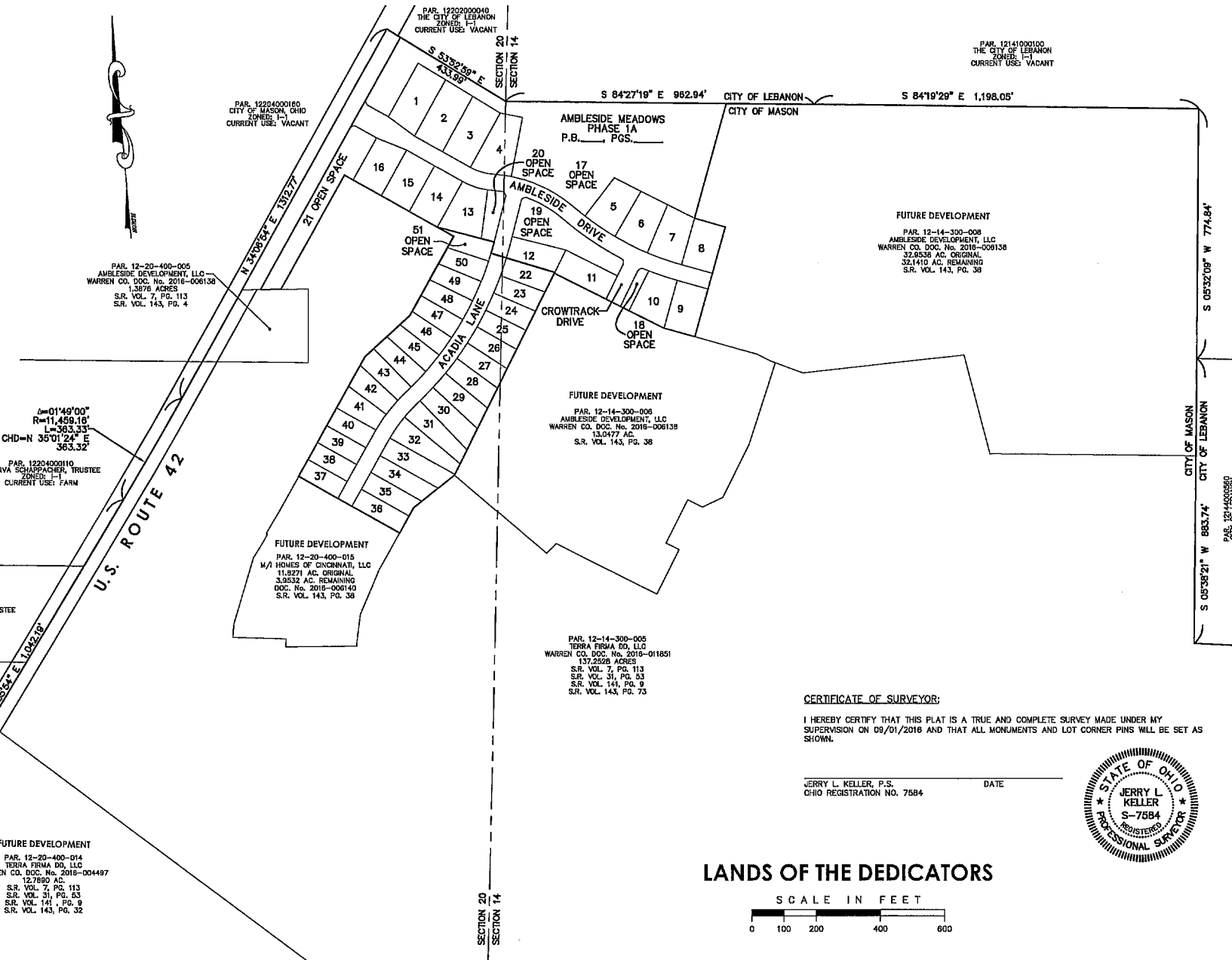
COUNTY OF \_\_\_\_\_ )  
STATE OF \_\_\_\_\_ ) SS:

BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREG WILLIAMS, THE AREA PRESIDENT OF M/J HOMES OF CINCINNATI, 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 THE 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 \_\_\_\_\_

THERE ARE NO LIEN HOLDERS



CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 09/01/2016 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

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



LANDS OF THE DEDICATORS



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.

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.

RESTRICTIONS ON SEWER EASEMENTS:

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

RESTRICTIONS ON HOMEOWNERS ASSOCIATION (H.O.A.) DRAINAGE EASEMENTS

THE CITY OF MASON, OHIO DOES NOT ACCEPT ANY HOME OWNERS ASSOCIATION DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND THE CITY OF MASON, OHIO IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREAS ON THE ACCOMPANYING PLAT SHALL BE MAINTAINED CONTINUOUSLY BY THE AMBLESIDE MEADOWS HOMEOWNERS ASSOCIATION. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE FLOW THROUGH THE WATER COURSE. EASEMENTS ARE ALSO TO PROVIDE INGRESS & EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

NOTES:

BEARINGS BASED ON U.S. STATE PLANE COORDINATES, OHIO SOUTH ZONE 3402.  
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.

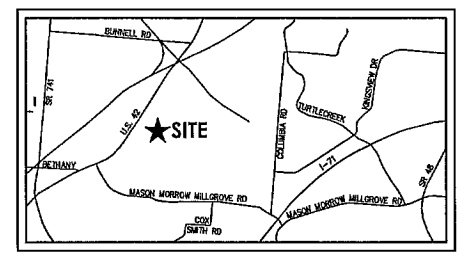
SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS:

THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE AMBLESIDE MEADOWS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIENS, AS SET FORTH IN DOCUMENT NO. 2016-006141, OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO, (INCLUDING ANY AMENDMENTS THERETO)

AREA IN LOTS \_\_\_\_\_ 6.6440 ACRES  
AREA IN OPEN SPACE \_\_\_\_\_ 0.1843 ACRES  
AREA IN R/W \_\_\_\_\_ 1.0456 ACRES  
TOTAL AREA \_\_\_\_\_ 7.8739 ACRES

OWNER/DEVELOPER:

M/J HOMES OF CINCINNATI, LLC  
9349 WATERSTONE BOULEVARD, SUITE 100  
CINCINNATI, OHIO 45249  
PH: (513) 248-5400



VICINITY MAP

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 COUNCIL:

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

CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_

EXHIBIT **B**  
PAGE **1** OF **2**

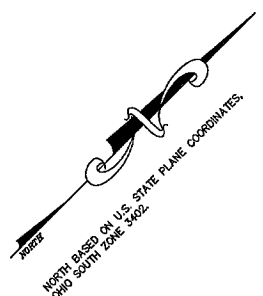
**AMBLESIDE MEADOWS  
PHASE 1B**  
SECTIONS 14 & 20, TOWN 4, RANGE 3  
CITY OF MASON  
WARREN COUNTY, OHIO  
SUBMITTAL DATE AUGUST 2016

**msp** McGill Smith Punshon, Inc.  
3700 Park 42 Drive • Suite 1908  
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Tel 513.759.0004 • Fax 513.563.7099  
www.mcgillsmithpunshon.com  
Engineers • Architects • Surveyors • Landscape Architects • Planners  
Drawn By: JLK | Date: JULY 22, 2016 | Project No.: 13373.00 | Sheet No.: 1/2  
Project Mgr.: JHW | Scale: AS-SHOWN | Points D.B.: TBC-13373  
CAD: 13373003-BEC-PH-1B | X-Ref.: N/A | File No.: 13373

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**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.  
 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.



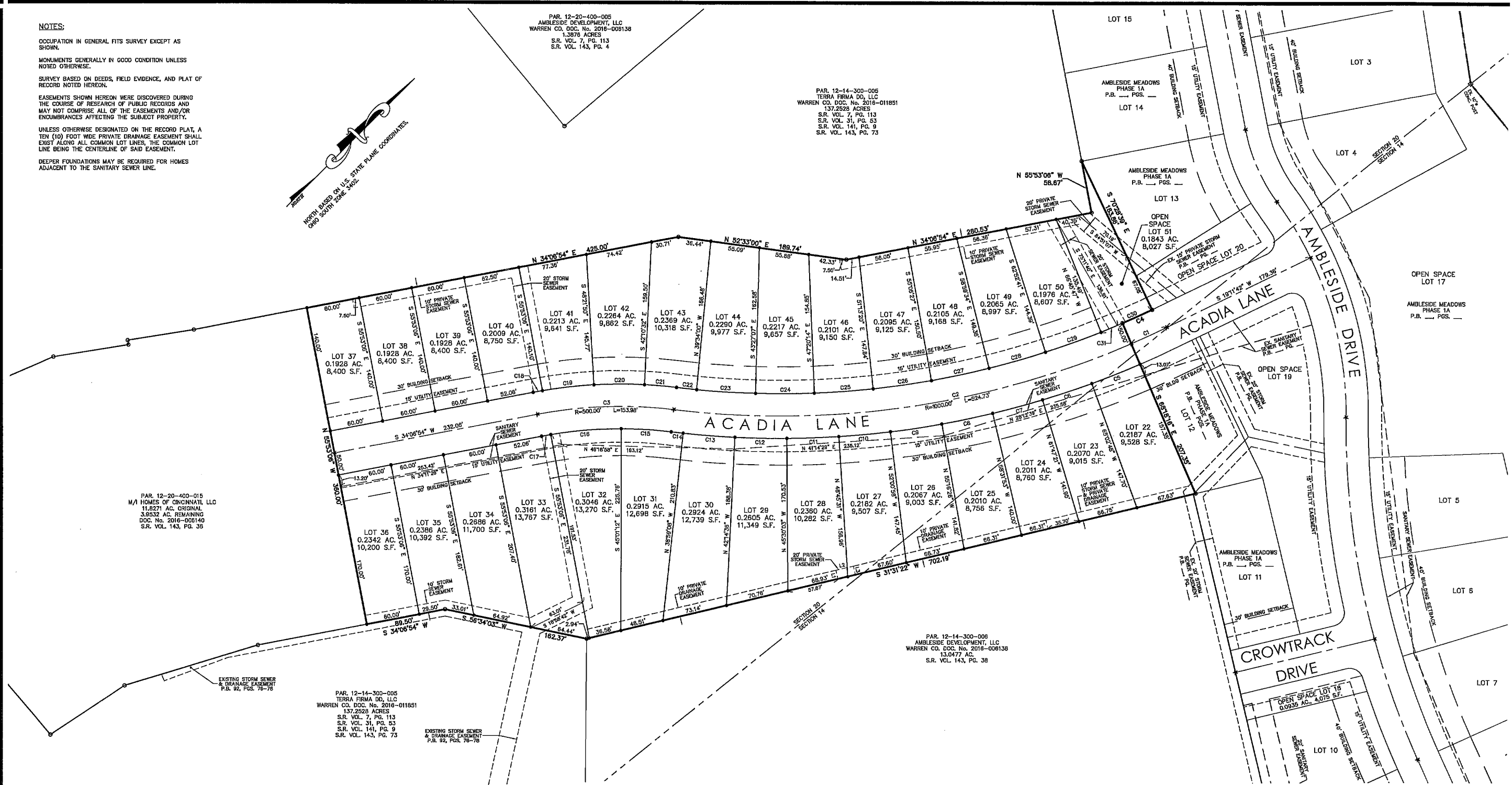
PAR. 12-20-400-005  
 AMBLESIDE DEVELOPMENT, LLC  
 WARREN CO. DOC. No. 2016-008138  
 1.3876 ACRES  
 S.R. VOL. 7, PG. 113  
 S.R. VOL. 143, PG. 4

PAR. 12-14-300-006  
 TERRA FIRMA DD, LLC  
 WARREN CO. DOC. No. 2016-011851  
 137,2528 ACRES  
 S.R. VOL. 7, PG. 113  
 S.R. VOL. 31, PG. 53  
 S.R. VOL. 141, PG. 9  
 S.R. VOL. 143, PG. 73

PAR. 12-20-400-015  
 M/A HOMES OF CINCINNATI, LLC  
 11,8271 AC. ORIGINAL  
 3,9532 AC. REMAINING  
 DOC. No. 2016-006140  
 S.R. VOL. 143, PG. 35

PAR. 12-14-300-006  
 TERRA FIRMA DD, LLC  
 WARREN CO. DOC. No. 2016-011851  
 137,2528 ACRES  
 S.R. VOL. 7, PG. 113  
 S.R. VOL. 31, PG. 53  
 S.R. VOL. 141, PG. 9  
 S.R. VOL. 143, PG. 73

PAR. 12-14-300-006  
 AMBLESIDE DEVELOPMENT, LLC  
 WARREN CO. DOC. No. 2016-006138  
 13.0477 AC  
 S.R. VOL. 143, PG. 38



Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	1000.00'	43.64'	43.64'	S20°26'43"W	002°30'02"
C2	1000.00'	524.73'	518.73'	S36°43'41"W	030°03'53"
C3	500.00'	153.98'	153.98'	S42°56'16"W	017°38'43"
C4	975.00'	38.42'	38.42'	S20°37'32"W	002°08'25"
C5	1025.00'	58.28'	58.27'	N23°19'28"E	003°15'28"
C6	1025.00'	58.28'	58.27'	N26°34'59"E	003°15'28"
C7	1025.00'	58.28'	58.27'	N29°50'23"E	003°15'28"
C8	1025.00'	58.28'	58.27'	N33°05'50"E	003°15'28"
C9	1025.00'	58.28'	58.27'	N36°21'18"E	003°15'28"
C10	1025.00'	58.28'	58.27'	N39°36'46"E	003°15'28"
C11	1025.00'	58.28'	58.27'	N42°52'13"E	003°15'28"
C12	1025.00'	58.28'	58.27'	N46°07'41"E	003°15'28"
C13	1025.00'	58.28'	58.27'	N49°23'08"E	003°15'28"
C14	1025.00'	13.34'	13.34'	N51°23'14"E	000°44'45"
C15	475.00'	58.21'	58.18'	N48°22'12"E	006°46'49"
C16	475.00'	78.64'	78.54'	N40°10'37"E	009°35'21"

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C17	475.00'	10.44'	10.44'	N34°44'40"E	001°15'32"
C18	525.00'	10.44'	10.44'	S34°41'04"W	001°08'21"
C19	525.00'	58.48'	58.45'	S38°28'43"W	006°22'56"
C20	525.00'	56.70'	56.67'	S44°43'49"W	008°11'17"
C21	525.00'	36.06'	36.06'	S49°47'32"W	003°56'09"
C22	975.00'	22.58'	22.58'	S51°05'46"W	001°19'37"
C23	975.00'	66.11'	66.10'	S48°29'27"W	003°53'07"
C24	975.00'	66.11'	66.10'	S44°36'20"W	003°53'07"
C25	975.00'	66.11'	66.10'	S40°43'13"W	003°53'07"
C26	975.00'	66.11'	66.10'	S36°50'05"W	003°53'07"
C27	975.00'	66.11'	66.10'	S32°57'00"W	003°53'07"
C28	975.00'	66.11'	66.10'	S29°03'53"W	003°53'07"
C29	975.00'	66.11'	66.10'	S25°10'46"W	003°53'07"
C30	975.00'	62.85'	62.64'	S21°23'46"W	003°40'54"
C31	975.00'	26.23'	26.23'	N22°27'58"E	001°32'29"

Line #	BEARING	LENGTH
L1	S86°26'38"E	10.00'
L2	N31°31'22"E	20.00'
L3	N68°28'38"W	10.00'

LOT	LOT AREA BREAKDOWN BY SECTION		
	SEC 20	SEC 14	TOTAL
LOT 22	0.0008	0.2179	0.2187
LOT 23	0.0213	0.1858	0.2070
LOT 24	0.0545	0.1466	0.2011
LOT 25	0.0954	0.1056	0.2010
LOT 26	0.1453	0.0514	0.2067
LOT 27	0.2042	0.0140	0.2182
LOTS 28-50	5.3913	5.3913	10.7826
O.S. LOT 51	0.1843	0.1843	0.3686
R/W	0.0096	1.0390	1.0486
TOTAL	6.1036	1.7703	7.8739

- LEGEND**  
 MONUMENTS (UNLESS NOTED OTHERWISE)  
 ○ EX. 5/8" IRON PIN  
 ⊕ EX. SPIKE  
 ⊕ EX. NOTCH  
 ☆ EX. NAIL  
 △ EX. NAIL  
 □ EX. CONC. MON.  
 X EX. FENCE LINE  
 ● 3/8" IRON PIN SET  
 ⊙ 1" IRON PIN SET  
 ⊕ SPIKE SET  
 ⊕ NOTCH SET  
 ☆ NAIL SET  
 ■ CONC. MON. SET

EXHIBIT **B**  
 PAGE **2** OF **2**



**AMBLESIDE MEADOWS PHASE 1B**  
 SECTIONS 14 & 20, TOWN 4, RANGE 3  
 CITY OF MASON  
 WARREN COUNTY, OHIO  
 SUBMITTAL DATE AUGUST 2016

**mSP** McGill Smith Punshon, Inc.  
 3700 Park 42 Drive • Sulle 190B  
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 Tel 513.759.0004 • Fax 513.563.7099  
 www.mcgillsmithpunshon.com  
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Drawn By: JLK | Date: JULY 22, 2016 | Project No.: 13373.00 | Sheet No.: 2/2  
 Project Mgr.: JHK | Scale: 1" = 50' | Plots D.B.: TBC-13373  
 CAD: 13373003-REC-PH-1B X-Rel. | File No.: 13373

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DEDICATION:

WE, THE UNDERSIGNED, BEING THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE STREETS, PARKS OR PUBLIC GROUNDS AS SHOWN HEREON TO 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 INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

GRANT OF EASEMENT

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 UTILITIES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES").

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, 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 DISTURBANCES 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.

OWNER: AMBLESIDE DEVELOPMENT, LLC AN OHIO LIMITED LIABILITY COMPANY

BY: HPA DEVELOPMENT GROUP, INC. AN OHIO CORPORATION ITS: MANAGING MEMBER

BY: EDWARD D. HERALD, JR., PRESIDENT

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 EDWARD D. HERALD, JR., THE PRESIDENT OF HPA DEVELOPMENT GROUP, INC., AN OHIO CORPORATION, THE MANAGING MEMBER OF AMBLESIDE DEVELOPMENT, 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 CORPORATION AND 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 \_\_\_\_\_

PAR. 1220400010 MINERVA SCHAPPACHER, TRUSTEE ZONED: F-1 CURRENT USE: FARM

PAR. 1220400020 OUT OPEN SPACE ZONED: B-3 CURRENT USE: VACANT

PAR. 1220400090 OFFICE BLDG ZONED: B-3 CURRENT USE: OFFICE BLDG

PAR. 1220400030 DEBBY L. CARTER CURRENT USE: VACANT

PAR. 1219200010 THE DREES COMPANY CURRENT USE: VACANT

FUTURE DEVELOPMENT PAR. 12-22-400-014 TERRA FIRMA DD, LLC WARREN CO. DOC. NO. 2016-004497 12.7602 AC. S.R. VOL. 7, PG. 113 S.R. VOL. 31, PG. 83 S.R. VOL. 141, PG. 9 S.R. VOL. 143, PG. 32

PAR. 1219200010 THE DREES COMPANY CURRENT USE: ATHLETIC FIELDS & TREATMENT PLANT

LIEN HOLDER: AMBLESIDE INVESTMENTS, LLC AN OHIO LIMITED LIABILITY COMPANY

BY: HPA DEVELOPMENT GROUP, INC. AN OHIO CORPORATION ITS: MANAGING MEMBER

BY: EDWARD D. HERALD, JR., PRESIDENT

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 EDWARD D. HERALD, JR., PRESIDENT OF HPA DEVELOPMENT GROUP, INC., AN OHIO CORPORATION, THE MANAGING MEMBER OF AMBLESIDE INVESTMENTS, 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 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 \_\_\_\_\_

DEED REFERENCE:

SITUATED IN SECTIONS 14 & 20, TOWN 4, RANGE 3, THE CITY OF MASON, WARREN COUNTY, OHIO, AND BEING A SUBDIVISION CONTAINING 8.6602 ACRES AND BEING 8.6602 ACRES OUT OF A 13.0477 ACRE TRACT AS CONVEYED TO AMBLESIDE DEVELOPMENT, LLC, BY DEED RECORDED IN DOCUMENT NO. 2016-006138, WARREN COUNTY, OHIO RECORDER'S OFFICE.

LIEN HOLDER: THE DREES COMPANY A KENTUCKY CORPORATION

BY: \_\_\_\_\_
PRINTED NAME: \_\_\_\_\_
TITLE: \_\_\_\_\_

COUNTY OF \_\_\_\_\_ )
STATE OF \_\_\_\_\_ ) SS:

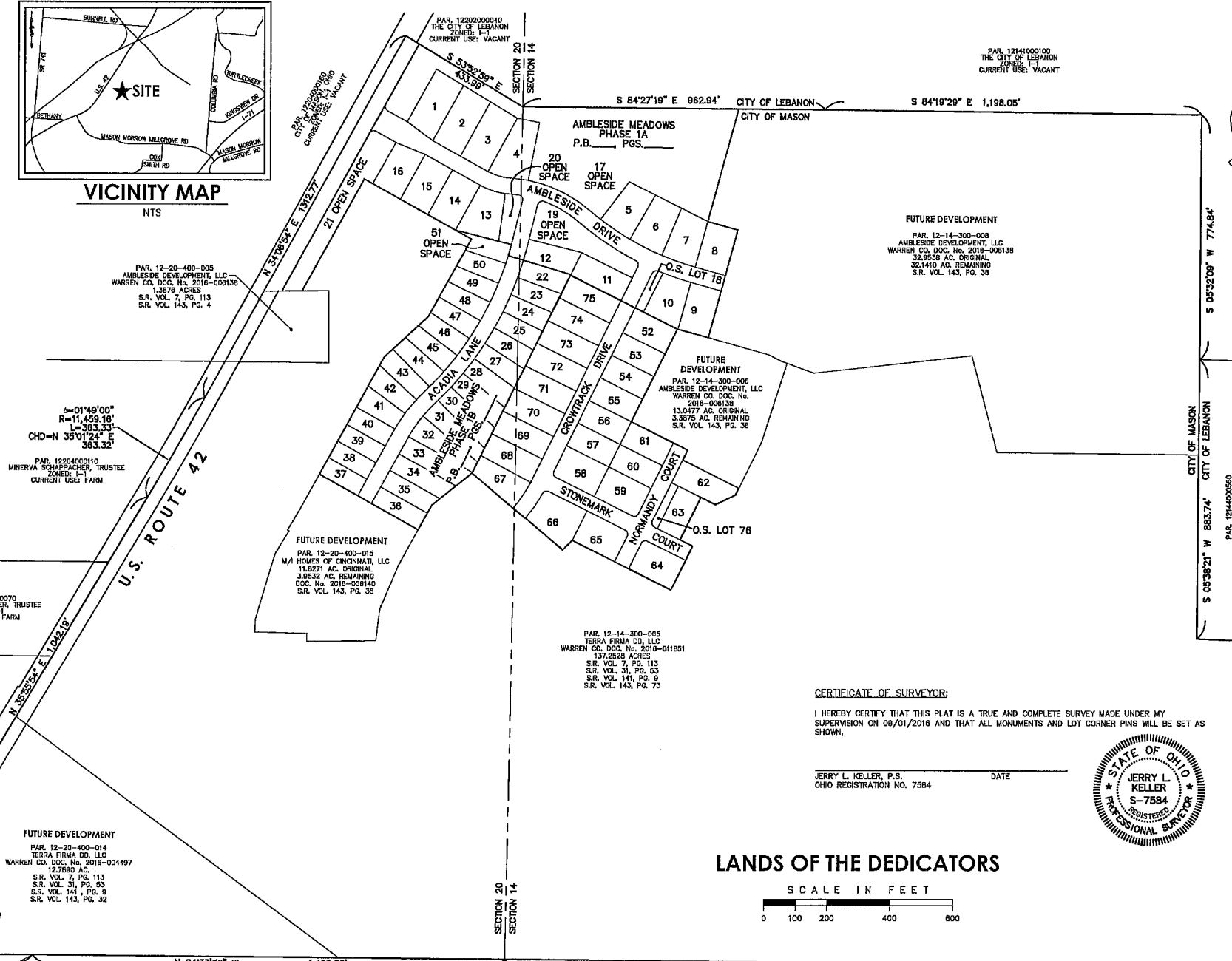
BE IT REMEMBERED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME \_\_\_\_\_ (NAME) \_\_\_\_\_ (TITLE)

OF THE DREES COMPANY, A KENTUCKY CORPORATION, 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 \_\_\_\_\_

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_



LANDS OF THE DEDICATORS



CERTIFICATE OF SURVEYOR: I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 08/01/2016 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

JERRY L. KELLER, P.S. DATE \_\_\_\_\_ OHIO REGISTRATION NO. 7584



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.

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.

RESTRICTIONS ON SEWER EASEMENTS: NO IMPROVEMENTS OF ANY KIND, EXCEPT STREET TREES, AS REQUIRED BY THE CITY OF MASON 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 IMPROVEMENTS EITHER NATURAL OR ARTIFICIAL BY REASON OF ENTERING FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, OR REPLACING SAID IMPROVEMENTS.

RESTRICTIONS ON HOMEOWNERS ASSOCIATION (H.O.A.) DRAINAGE EASEMENTS: THE CITY OF MASON, OHIO DOES NOT ACCEPT ANY HOME OWNERS ASSOCIATION DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND THE CITY OF MASON, OHIO IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREAS ON THE ACCOMPANYING PLAT SHALL BE MAINTAINED CONTINUOUSLY BY THE AMBLESIDE MEADOWS HOMEOWNERS ASSOCIATION. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIALS SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE FLOW THROUGH THE WATER COURSE. EASEMENTS ARE ALSO TO PROVIDE INGRESS & EGRESS FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SUBJECT TO HOME OWNERS ASSOCIATION RESTRICTIONS: THE ENTIRE PROPERTY SHOWN HEREIN AND ALL IMPROVEMENTS THEREON ARE SUBJECT TO THE AMBLESIDE MEADOWS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIENS, AS SET FORTH IN DOCUMENT NO. 2016-006141, OF THE RECORDS OF THE RECORDER OF WARREN COUNTY, OHIO, (INCLUDING ANY AMENDMENTS THERETO ALSO RECORDED IN THE WARREN COUNTY, OHIO RECORDER'S OFFICE.)

AREA IN LOTS — 7.7122 ACRES
AREA IN OPEN SPACE — 0.0850 ACRES
AREA IN R/W — 1.8630 ACRES
TOTAL AREA — 9.6602 ACRES

OWNER/DEVELOPER:

AMBLESIDE DEVELOPMENT LLC
7800 COOPER ROAD, SUITE 204
CINCINNATI, OHIO 45242
PH: (513) 793-2400

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. \_\_\_\_\_

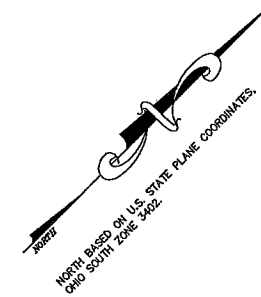
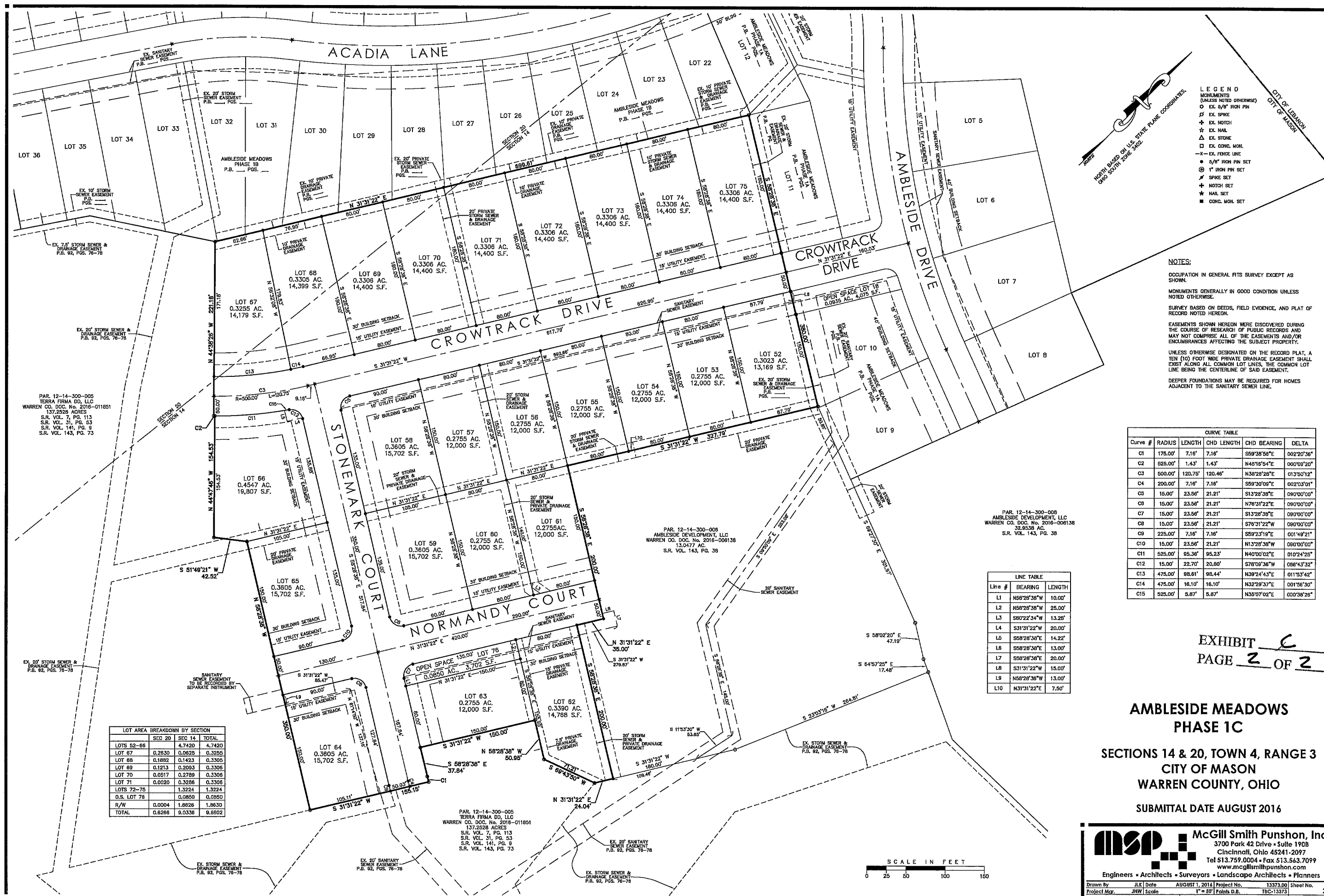
CLERK MAYOR

EXHIBIT C PAGE 1 OF 2

AMBLESIDE MEADOWS PHASE 1C
SECTIONS 14 & 20, TOWN 4, RANGE 3
CITY OF MASON
WARREN COUNTY, OHIO
SUBMITTAL DATE AUGUST 2016

McGill Smith Punshon, Inc.
3700 Park 42 Drive • Suite 190B
Cincinnati, Ohio 45241-2097
Tel 513.759.0004 • Fax 513.563.7099
www.mcglsmithpunshon.com
Engineers • Architects • Surveyors • Landscape Architects • Planners
Drawn By: JLK Date: AUGUST 1, 2016 Project No.: 13373.00 Sheet No.: 1/2
Project Mgr.: JHW Scale: AS-NOTED Points D.B. TBC-13373
CAD: 13373003-REC-PH-1C | X-Ref. N/A File No. 13373

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- 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  
 ✕ SPIKE SET  
 ✕ NOTCH SET  
 ✕ NAIL SET  
 ■ CONC. MON. SET

**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.  
 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.

Curve #	RADIUS	LENGTH	CHD LENGTH	CHD BEARING	DELTA
C1	175.00'	7.16'	7.16'	S59°38'56"E	002°20'36"
C2	525.00'	1.43'	1.43'	N45°16'54"E	000°09'20"
C3	500.00'	120.75'	120.46'	N38°28'28"E	013°50'12"
C4	200.00'	7.16'	7.16'	S59°30'09"E	002°03'01"
C5	15.00'	23.56'	21.21'	S13°28'38"E	090°00'00"
C6	15.00'	23.56'	21.21'	N76°31'22"E	090°00'00"
C7	15.00'	23.56'	21.21'	S13°28'38"E	090°00'00"
C8	15.00'	23.56'	21.21'	S76°31'22"W	090°00'00"
C9	225.00'	7.16'	7.16'	S59°23'19"E	001°49'21"
C10	15.00'	23.56'	21.21'	N13°28'38"W	090°00'00"
C11	525.00'	95.36'	95.23'	N40°00'02"E	010°24'29"
C12	15.00'	22.70'	20.60'	S78°00'36"W	086°43'32"
C13	475.00'	98.61'	98.44'	N39°24'43"E	011°53'42"
C14	475.00'	16.10'	16.10'	N32°29'37"E	001°56'30"
C15	525.00'	5.67'	5.67'	N35°07'02"E	000°38'29"

Line #	BEARING	LENGTH
L1	N58°28'38"W	10.00'
L2	N58°28'38"W	25.00'
L3	S80°22'34"W	13.28'
L4	S31°31'22"W	20.00'
L5	S58°28'38"E	14.22'
L6	S58°28'38"E	13.00'
L7	S58°28'38"E	20.00'
L8	S31°31'22"W	15.00'
L9	N58°28'38"W	13.00'
L10	N31°31'22"E	7.50'

LOT AREA BREAKDOWN BY SECTION			
	SEC 20	SEC 14	TOTAL
LOTS 52-66	4.7420	4.7420	
LOT 67	0.2630	0.0625	0.3255
LOT 68	0.1892	0.1423	0.3305
LOT 69	0.1213	0.2093	0.3306
LOT 70	0.0517	0.2789	0.3306
LOT 71	0.0020	0.3286	0.3306
LOTS 72-75	1.3224	1.3224	
O.S. LOT 76	0.0850	0.0850	
R/W	0.0004	1.8826	1.8830
TOTAL	0.6266	9.0336	9.6602

EXHIBIT C  
 PAGE 2 OF 2

**AMBLESIDE MEADOWS  
 PHASE 1C**  
 SECTIONS 14 & 20, TOWN 4, RANGE 3  
 CITY OF MASON  
 WARREN COUNTY, OHIO  
 SUBMITTAL DATE AUGUST 2016

**MSP** McGill Smith Punshon, Inc.  
 3700 Park 42 Drive - Suite 190B  
 Cincinnati, Ohio 45241-2097  
 Tel 513.759.0004 • Fax 513.563.7099  
 www.mcgillsmithpunshon.com  
 Engineers • Architects • Surveyors • Landscape Architects • Planners

Drawn By: JJK | Date: AUGUST 1, 2016 | Project No.: 13373.00 | Sheet No.: 2/2  
 Project Mgr.: JHW | Scale: 1" = 50' | Points D.B.: TBC-13373  
 CAD: 13373003-REC-PH-1C1-X-Ref. | File No.: 13373



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