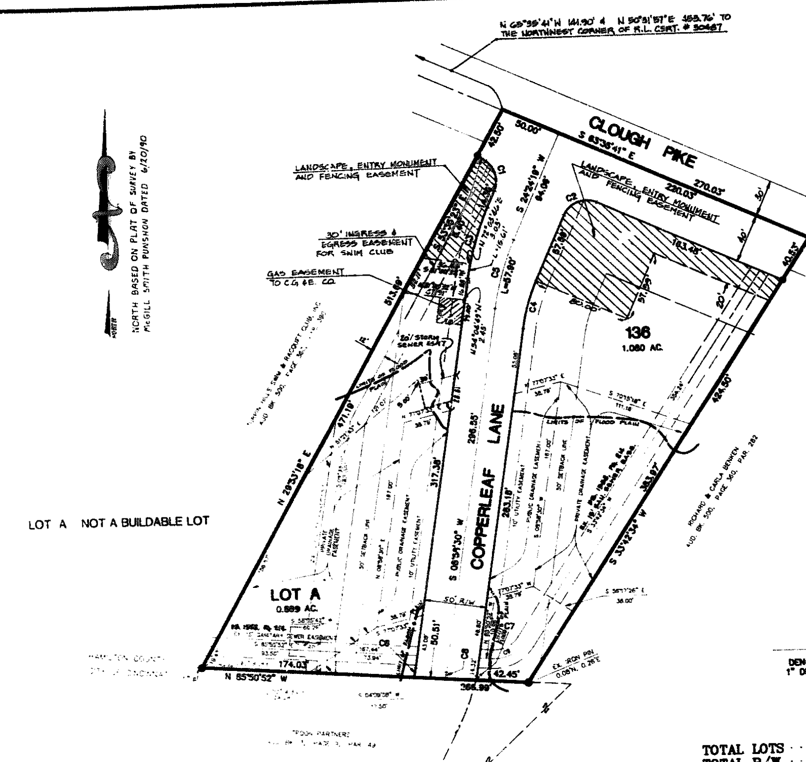

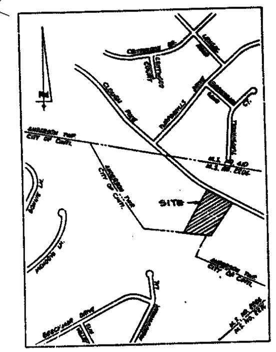

VICINITY MAP

DENOTES IRON PIN 1" DIA. x 30" LONG

4/328 M

4: 328 N
145 - 102

$100

WE, THE UNDERSIGNED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE CLOUGH PIKE AND COPPERLEAF LANE TO PUBLIC USE FOREVER, AND GRANT UNTO THE COUNTY OF HAMILTON, OHIO, ITS SUCCESSORS AND ASSIGNS EASEMENTS FOR SEWERS AS SHOWN HEREON AND SUBJECT TO RESTRICTIONS ON SEWER EASEMENTS AS DESCRIBED HEREON. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON SAID PROPERTY ON THE DATE OF ACCEPTANCE.

TROON PARTNERS,
AN OHIO GENERAL PARTNERSHIP

BY: HENRY FISCHER BUILDER, INC.,
A KENTUCKY CORPORATION
ITS GENERAL PARTNER

WITNESS:

[signature] AS TO ALL — BY: [signature: Henry Fischer] President

[signature] AS TO ALL

STATE OF OHIO S.S.

BE IT REMEMBERED THAT ON THIS 3rd DAY OF Sept., 1993, A.D. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Henry Fischer, Pres. OF HENRY FISCHER BUILDER, INC., A KENTUCKY CORPORATION, A GENERAL PARTNER OF TROON PARTNERS, AN OHIO GENERAL PARTNERSHIP, WHO ON BEHALF OF SAID CORPORATION AND ON BEHALF OF SAID PARTNERSHIP ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/ITS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

[signature] NOTARY PUBLIC

MARVIN LARRY SPRAGUE, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
Date. Section 147.03 O.R.C.

MY COMMISSION EXPIRES

WE, THE UNDERSIGNED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE CLOUGH PIKE AND COPPERLEAF LANE TO PUBLIC USE FOREVER, AND GRANT UNTO THE COUNTY OF HAMILTON, OHIO ITS SUCCESSORS AND ASSIGNS EASEMENTS FOR SEWERS AS SHOWN HEREON AND SUBJECT TO RESTRICTIONS ON SEWER EASEMENTS AS DESCRIBED HEREON. WE ALSO GUARANTEE THE PAYMENT OF ALL TAXES AND ASSESSMENTS THAT ARE A LIEN ON SAID PROPERTY ON THE DATE OF ACCEPTANCE.

TROON PARTNERS,
AN OHIO GENERAL PARTNERSHIP

BY: FISCHER DEVELOPMENT COMPANY,
A KENTUCKY CORPORATION
ITS GENERAL PARTNER

WITNESS:

[signature] AS TO ALL — BY: [signature: Henry Fischer] President

[signature] AS TO ALL

STATE OF OHIO S.S.

BE IT REMEMBERED THAT ON THIS 3rd DAY OF Sept., 1993, A.D. BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Henry Fischer, Pres. OF FISCHER DEVELOPMENT COMPANY, A KENTUCKY CORPORATION, A GENERAL PARTNER OF TROON PARTNERS, AN OHIO GENERAL PARTNERSHIP, WHO ON BEHALF OF SAID CORPORATION AND ON BEHALF OF SAID PARTNERSHIP ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS/ITS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY NOTARIAL SEAL ON THE DAY AND DATE AFORESAID.

[signature] NOTARY PUBLIC

MARVIN LARRY SPRAGUE, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
Date. Section 147.03 O.R.C.

MY COMMISSION EXPIRES

STREETS DEDICATED BY THIS PLAT ARE NOT ACCEPTED FOR PUBLIC USE AND WILL NOT BE SO ACCEPTED UNTIL ALL PHYSICAL IMPROVEMENTS ARE COMPLETED ACCORDING TO THE AUTHORIZED SUBDIVISION IMPROVEMENT PLAN AND/OR REVISIONS THERETO ON FILE IN THE OFFICE OF THE HAMILTON COUNTY ENGINEER AND ACCEPTANCE IS ENTERED IN THE RECORDS OF SAID OFFICE. THERE WILL BE NO ASSESSMENTS FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON SAID SUBDIVISION IMPROVEMENT PLAN. A BOND IS ON FILE IN THE OFFICE OF THE HAMILTON COUNTY ENGINEER IN SUFFICIENT AMOUNT TO COMPLETE ALL UNFINISHED PHYSICAL IMPROVEMENTS.

SEWER EASEMENTS AND THE RIGHT-OF-WAY FOR CLOUGH PIKE AND COPPERLEAF LANE (FOR SEWER EASEMENT PURPOSES ONLY) AS SHOWN HEREON, ACCEPTED THIS 16 DAY OF Nov., 1993, A.D., BY, FOR, ON BEHALF OF AND IN THE NAME OF THE COUNTY OF HAMILTON AND UNDER THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS BY VIRTUE OF R.C. SECTION 305.30 AND THE RESOLUTION ADOPTED DECEMBER 26, 1991, AND ENTERED IN THE JOURNAL OF SAID BOARD.

[signature: David J. Krings] dL
COUNTY ADMINISTRATOR

CLOUGH PIKE AND COPPERLEAF LANE AS SHOWN HEREON, ACCEPTED THIS ____ DAY OF ________, 199__, A.D., BY, FOR, ON BEHALF OF AND IN THE NAME OF THE COUNTY OF HAMILTON AND UNDER THE AUTHORITY OF ITS BOARD OF COUNTY COMMISSIONERS BY VIRTUE OF R.C. SECTION 305.30 AND THE RESOLUTION ADOPTED DECEMBER 26, 1991, AND ENTERED IN THE JOURNAL OF SAID BOARD.

COUNTY ADMINISTRATOR

THE OWNERS OF ALL PROPERTIES SHOWN ON THIS RECORD PLAT SHALL BE SUBJECT TO ALL APPLICABLE SEWER SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES OR FEES WHICH HAVE BEEN OR MAY BE ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS.

PROPERTY ACQUIRED BY TROON PARTNERS BY DEED RECORDED IN DEED BOOK 5196 PAGE 929 OF THE RECORDERS OFFICE OF HAMILTON COUNTY, OHIO.

PLAT APPROVED BY THE REGIONAL PLANNING COMMISSION OF HAMILTON COUNTY, OHIO ON THE 12 DAY OF ~~Oct~~ Nov. A.D., 1993

[signature: Miller]
EXECUTIVE DIRECTOR

NO PART OF ANY DRIVEWAY APPROACH WITHIN THE ROAD RIGHT-OF-WAY SHALL BE INSTALLED CLOSER THAN TWO (2) FEET FROM ANY INLET, UTILITY OR GUY WIRE ANCHOR, OR CLOSER THAN FIVE (5) FEET FROM ANY FIRE HYDRANT.

PRIVATE DRAINAGE EASEMENTS

THE BOARD OF COUNTY COMMISSIONERS OF HAMILTON COUNTY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND THE COUNTY OF HAMILTON, OHIO IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. WITHIN THESE EASEMENTS NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR CHANGE THE DIRECTION OF THE FLOW OF WATER THROUGH THE DRAINAGE CHANNEL IN THE EASEMENT. LOCATION OF EASEMENT AS SHOWN ON PLAT IS NOT FINAL, AND WILL BE DETERMINED AS CONSTRUCTION PROGRESSES.

TOTAL LOTS ·········· 1.969 ACRES
TOTAL R/W ·········· 0.747 ACRES
TOTAL AREA ·········· 2.716 ACRES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	27.23'	16.19'	25.17'	S 14°33'32" E	77°58'42"
C2	20.00'	31.42'	20.00'	28.28'	N 69°24'19" E	90°00'00"
C3	225.00'	60.58'	30.48'	60.41'	S 16°41'25" W	15°25'48"
C4	150.00'	40.40'	20.32'	40.27'	N 16°41'25" E	15°25'48"
C5	215.00'	57.90'	29.13'	57.73'	S 16°41'25" W	15°25'48"
C6	75.00'	7.50'	3.75'	7.50'	S 11°50'25" W	05°43'50"
C7	125.00'	3.24'	1.62'	3.24'	N 09°43'05" E	01°29'10"
C8	100.00'	5.36'	2.68'	5.36'	S 10°30'41" W	03°04'21"
C9	30.00'	31.65'	17.48'	30.20'	N 63°55'51" E	60°28'34"

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

WE, THE UNDERSIGNED, DO HEREBY ADOPT AND CONFIRM THIS PLAT OF SUBDIVISION AND DEDICATE CLOUGH PIKE AND COPPERLEAF LANE TO PUBLIC USE FOREVER.

TURPIN HILL SWIM & RACQUET CLUB, INC.
BY: TROON PARTNERS ATTORNEY-IN-FACT

FISCHER DEVELOPMENT COMPANY,
A KENTUCKY CORPORATION, PARTNER

[signature] WITNESS (AS TO BOTH)

BY: [signature] HENRY FISCHER, PRESIDENT

[signature] WITNESS (AS TO BOTH)

HENRY FISCHER BUILDER, INC.,
A KENTUCKY CORPORATION, PARTNER

BY: [signature] HENRY FISCHER, PRESIDENT

STATE OF OHIO: S.S.

BE IT REMEMBERED THAT ON THIS 3rd DAY OF September, 1993, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAIL STATE, APPEARED TURPIN HILLS SWIM & RACQUET CLUB, INC., BY AND THROUGH ITS ATTORNEY-IN-FACT, TROON PARTNERS, AN OHIO GENERAL PARTNERSHIP, SUCH PARTNERSHIP EXECUTING THIS DOCUMENT BY AND THROUGH FISCHER DEVELOPMENT COMPANY, INC. AND HENRY FISCHER BUILDER, INC., SOLE PARTNERS, EACH THROUGH THEIR PRESIDENT, HENRY FISCHER (SEE AMENDED FICTITIOUS NAME CERTIFICATE, RECORDED IN OFFICIAL RECORD VOLUME ______, PAGE ____). THE POWER OF ATTORNEY SUPPORTING THE WITHIN SIGNATURE IS SET FORTH IN PARAGRAPH 4 OF THE ESCROW AGREEMENT RECORDED PREVIOUSLY WITH THE HAMILTON COUNTY RECORDER. THE SIGNATURE OF HENRY FISCHER AS PRESIDENT ON BEHALF OF THE ENTITIES NAMED ABOVE HAS BEEN AUTHORIZED BY CORPORATE RESOLUTION.

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

MY COMMISSION EXPIRES:

MARVIN LARRY SPRAGUE, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
Date. Section 147.03 O.R.C.

[signature] NOTARY PUBLIC

NOTARIAL SEAL — STATE OF OHIO

RESTRICTIONS ON SEWER EASEMENTS

NO STRUCTURE OF ANY KIND WHICH CAN INTERFERE WITH ACCESS TO SAID PUBLIC SEWER SHALL BE PLACED IN OR UPON A PERMANENT SEWER EASEMENT, EXCEPTING ITEMS SUCH AS RECREATIONAL SURFACES, PAVED AREAS FOR PARKING LOTS, DRIVEWAYS, OR OTHER SURFACES USED FOR INGRESS AND EGRESS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS, BEING NATURAL OR ARTIFICAL.

ANY OF THE AFORESAID SURFACES, PAVED AREAS, PLANTS, TREES, SHRUBBERY, FENCES, LANDSCAPING OR OTHER SIMILAR ITEMS WHICH MAY BE PLACED UPON SAID PERMANENT EASEMENT SHALL BE SO PLACED AT THE SOLE EXPENSE OF THE PROPERTY OWNER, AND THE GRANTEES OR ASSIGNS OF ANY PERMANENT EASEMENT HENCEFORTH SHALL NOT BE RESPONSIBLE TO ANY PRESENT OWNERS OF THE PROPERTY NOR TO THEIR HEIRS, EXECUTORS, ADMINISTRATORS OR ASSIGNS, FOR THE CONDITION, DAMAGE TO OR REPLACEMENT OF ANY SUCH AFORESAID ITEMS, OR ANY OTHER ITEMS PLACED UPON THE EASEMENT, RESULTING FROM THE EXISTENCE OR USE OF THE SAID PERMANENT SEWER BY THE GRANTEES OR ASSIGNS.

ANY STRUCTURE CONSTRUCTED ON SAID PROPERTY IN WHICH SAID PERMANENT SEWER EASEMENT EXISTS SHALL BE KEPT NOT LESS THAN THREE (3) FEET OUTSIDE THE PERMANENT SEWER EASEMENT LINE NEAREST THE SITE OF THE PROPOSED STRUCTURE, EXCEPT THAT THIS RESTRICTION IS NOT APPLICABLE TO ALL STORM SEWER EASEMENTS.

ANY DEVIATION FROM THE AFORESAID RESTRICTIONS SHALL BE PETITIONED BY WRITTEN REQUEST TO THE GRANTEES OR THEIR ASSIGNS. EACH SUCH REQUEST SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS WITH APPROVAL NOT TO BE UNREASONABLY WITHHELD.

MAILBOX INSTALLATIONS:

ALL SUPPORTS FOR MAILBOXES SHALL BE OF THE BREAKAWAY TYPE. SATISFACTORY SUPPORTS SHALL BE AS FOLLOWS:

A) MAXIMUM 4" x 4" TIMBER
B) MAXIMUM 2 1/2" DIAMETER STANDARD WALL PIPE.
C) ANY MATERIAL WITH EQUAL BREAKAWAY CHARACTERISTICS OF ABOVE.

GRANT OF EASEMENT

FOR VALUABLE CONSIDERATION, WE, THE ABOVESIGNED DO HEREBY GRANT TO THE CINCINNATI GAS & ELECTRIC COMPANY, CINCINNATI BELL, INC., THEIR SUCCESSORS AND ASSIGNS, FOREVER, NONEXCLUSIVE EASEMENTS, AS SHOWN ON THE 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 OR TELECOMMUNICATIONS, OR OTHER UTILITIES. SAID UTILITY COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREAS 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 HAZARD. TO HAVE AND TO HOLD THE SAID EASEMENTS FOREVER. WE ACKNOWLEDGE HAVING FULL POWER TO CONVEY THIS EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

OWNER AND DEVELOPER

TROON PARTNERS
2670 CHANCELLOR DRIVE
CRESTVIEW HILLS, KENTUCKY 41017

P.B. 309
Pg. 23

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION HEREON AND VERIFIED ALL DIMENSIONS. I HAVE FOUND OR SET 4 MONUMENTS, AS SHOWN.

STATE OF OHIO — STEPHEN C. ROAT 7018 REGISTERED — PROFESSIONAL SURVEYOR

[signature: Stephen C. Roat]
STEPHEN C. ROAT
PROFESSIONAL SURVEYOR No. 7018

ZONING RESIDENCE "A"
ANDERSON TOWNSHIP

THIS DOCUMENT HAS BEEN ... NOV 23 1993 ... November 26, 1993 ...

BLOCK A

THE RESERVE OF TURPIN

WILSON & FOWLER MILITARY SURVEY No. 2204
ANDERSON TOWNSHIP, HAMILTON COUNTY, OHIO

APPROVED: [signature: Gary R. Van Hart]
GARY VAN HART, DIRECTOR OF PUBLIC WORKS

APPROVED: [signature], acting
SEWERS CHIEF ENGINEER (MSD)

McGILL SMITH PUNSHON, INC				SHEET No. 1/1
11475 NORTHLAKE DRIVE		CINCINNATI, OHIO 45249		PROJECT No. 88616
DRAWN BY: J.L.K.	DATE:	SCALE: 1" = 50'		FILE No. 89-618

500-C360-0394-00.