

Parcel Number	Address	Legal Description
16062770130	120 BEDLE'S CT	STONE BROOK 3 LOT: 62
16062770140	112 BEDLE'S CT	STONE BROOK 3 LOT: 63
16062770150	104 BEDLE'S CT	STONE BROOK 3 LOT: 64
16062770160	98 BEDLE'S CT	STONE BROOK 3 LOT: 65
16062770170	90 BEDLE'S CT	STONE BROOK 3 LOT: 66
16062770180	80 BEDLE'S CT	STONE BROOK 3 LOT: 67
16062770280	119 BEDLE'S CT	STONE BROOK 3 LOT: 77
16062770270	111 BEDLE'S CT	STONE BROOK 3 LOT: 76
16062770260	105 BEDLE'S CT	STONE BROOK 3 LOT: 75
16062770190	63 BEDLE'S CT	STONE BROOK 3 LOT: 68
16062770250	97 BEDLE'S CT	STONE BROOK 3 LOT: 74
16062770240	89 BEDLE'S CT	STONE BROOK 3 LOT: 73
16062770200	67 BEDLE'S CT	STONE BROOK 3 LOT: 69
16062770230	81 BEDLE'S CT	STONE BROOK 3 LOT: 72
16062770220	77 BEDLE'S CT	STONE BROOK 3 LOT: 71
16062770210	71 BEDLE'S CT	STONE BROOK 3 LOT: 70
		Stone Brook 3

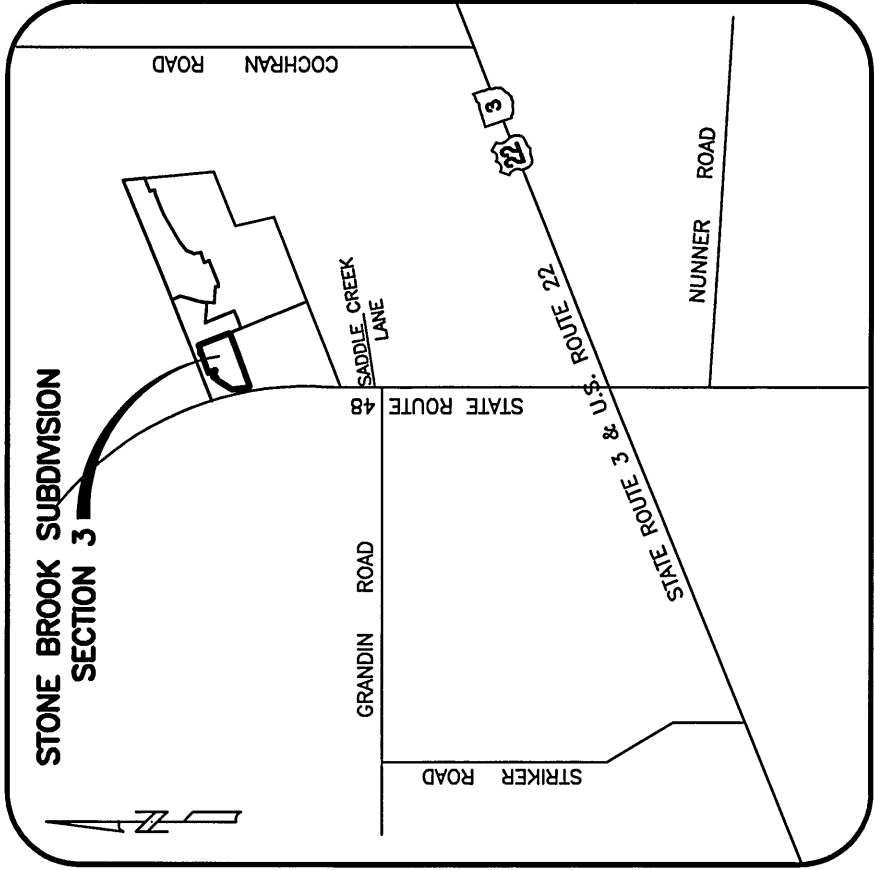
RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 3

CONTAINING 10.3927 ACRES

LOCATED IN

MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

AUGUST, 2000



28 SEP 00

LOT #	SIDWELL #	LOT #	SIDWELL #
OLD 57-03-19 A, R	17-36-100-009		
NEW 52	16-06-277-013	NEW 89	16-06-277-040
NEW 53	-	NEW 90	-
NEW 54	-011	NEW 91	-041
NEW 55	-012	NEW 92	-042
NEW 56	-013	NEW 93	-043
NEW 57	-014	NEW 94	-044
NEW 58	-015	NEW 95	-045
NEW 59	-016	NEW 96	-046
NEW 60	-017	NEW 97	-047
NEW 61	-018	NEW 98	-048
NEW 62	-019	NEW 99	-049
NEW 63	-020	NEW 100	-050
NEW 64	-021	NEW 101	-051
NEW 65	-022	NEW 102	-052
NEW 66	-023	NEW 103	-053
NEW 67	-024	NEW 104	-054
NEW 68	-025	NEW 105	-055
NEW 69	-026	NEW 106	-056
NEW 70	-027	NEW 107	-057
NEW 71	-028	NEW 108	-058
NEW 72	-029	NEW 109	-059
NEW 73	-030	NEW 110	-060
NEW 74	-031	NEW 111	-061
NEW 75	-032	NEW 112	-062
NEW 76	-033	NEW 113	-063
NEW 77	-034	NEW 114	-064
NEW 78	-035	NEW 115	-065
NEW 79	-036		
NEW 80	-037		
NEW 81	-038		
NEW 82	-039		
NEW 83	-040		
NEW 84	-041		
NEW 85	-042		
NEW 86	-043		
NEW 87	-044		
NEW 88	16-06-277-039	NEW 115	16-06-277-066
		REV 46	68921A-17-36-100-010

NOTE:
UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON AND REAR LOT LINES, THE COMMON LOT LINE BEING THE CENTER LINE OF SAID EASEMENT. THE EASEMENT SHALL BE FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES.
THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR STONE BROOK SUBDIVISION, AS SET FORTH IN THE RECORD PLAT FOR STONE BROOK SUBDIVISION, WARREN COUNTY, OHIO, RECORDED IN OFFICIAL RECORD BOOK 1921, PG. 292, AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION AND INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO.
LOTS 82-115 ARE PATIO HOME LOTS.

COUNTY RECORDER
FILE NO. 200534
RECEIVED ON THIS 28th DAY OF September, 2000 AT 10:21 AM.
RECORDED IN PLAY BOOK NO. 50, PAGES 75, 76 & 77.
FEE: \$9.00
BY: Linda Lufk Warren County Recorder
COUNTY AUDITOR
TRANSFERRED ON THIS 28th DAY OF September, 2000
BY: Nancy Ashbell Nick Nelson
DEPUTY WARREN COUNTY AUDITOR

DEDICATION AND EASEMENT STATEMENT

THE VILLAGE OF SOUTH LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE CHANNELS DESIGNATED AS "PRIVATE DRAINAGE EASEMENTS" ON THIS PLAT. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS THEREIN SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE EASEMENT. NO STRUCTURE, PLANTING, FENCES, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

ANY "PUBLIC UTILITY EASEMENTS" AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, ARE HEREBY DESIGNATED FOR THE PURPOSES OF 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 THEIR 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, OR MAY THE EASEMENT AREAS BE OTHERWISE USED FOR ANY PURPOSES OTHER THAN THOSE SPECIFICALLY SET FORTH HEREIN.

FACILITIES: (1) MAINTAIN THE LAND SUPPORT OF SAID FACILITIES; (2) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

THE ABOVE UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO: CINCERGY, SPRINT TELEPHONE CO, TIME WARNER CABLE, WARREN COUNTY COMMISSIONERS, AND THE VILLAGE OF SOUTH LEBANON.

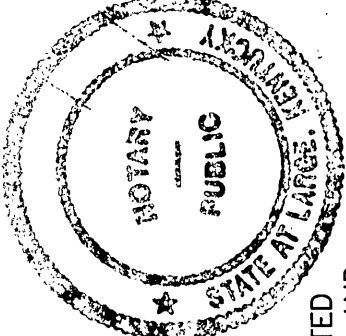
THE UNDERSIGNED DREES COMPANY HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR STONE BROOK SECTION 3, A SUBDIVISION OF LOTS 62 TO 115 AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE VILLAGE OF SOUTH LEBANON, OHIO. FOR THE REMOVAL OF TREES AND ALL OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, THE UNDERSIGNED FURTHER AGREES TO TAKE THE FROM UNDER OR THROUGH THE UNDERSIGNED THE UNDERSIGNED FURTHER STATES THAT TO THE BEST OF HER KNOWLEDGE ALL PERSONS AND CORPORATIONS INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR LEINHOLDERS HAVE UNITED IN ITS EXECUTION.

IN WITNESS THEREOF THIS 20th DAY OF SEPTEMBER, 2000.

THE DREES COMPANY
BY: Diane Walter
DIANE WALTER
ASSISTANT SECRETARY

WITNESS
Karl Henry



STATE OF KENTUCKY, COUNTY OF KENTON, SS:
BE IT REMEMBERED ON THIS 20th DAY OF SEPTEMBER, 2000
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME THE DREES COMPANY AS REPRESENTED BY DIANE WALTER, ASSISTANT SECRETARY WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED ON BEHALF OF SAID CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR LAST AFORESAID.

Notary Public
James D. Smith
8/24/03
MY COMMISSION EXPIRES

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 18th DAY OF September, 2000
James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 17th DAY OF September, 2000
J. Croddix
J. CRODDIX, CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 9/13/00 DAY OF September, 2000
Sharon Gross
SHARON GROSS, CLERK

PREPARED BY
HENDERSON & BOWELL, LLP
3530 IRWIN-SIMPSON RD.
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-8870

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 3
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

41017

OWNER/DEVELOPER
THE DREES COMPANY
211 GRANDVIEW DRIVE
FT. MITCHELL, KENTUCKY
TEL. (859) 578-4261

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
90°45'00"	100.00	71.13	37.15	N 81°54'44"W	69.64
90°00'00"	25.00	39.27	25.00	S 32°42'35"W	35.36
87°23'18"	28.50	43.49	27.23	N 55°34'45"W	39.39
228°39'58"	47.50	187.91	187.91	S 51°47'55"W	87.23
40°43'20"	120.00	65.36	44.57	S 81°54'44"E	63.57
90°00'00"	25.00	39.27	25.00	S 57°17'24"E	35.36
90°00'00"	30.00	47.12	30.00	S 32°42'36"W	42.43
73°57'34"	28.50	36.79	21.48	N 65°18'37"W	34.29
25°57'34"	20.54	210.54	5.37	S 24°41'23"W	75.89
30°48'03"	19.50	10.48	5.37	S 86°53'23"E	10.36
151°36'05"	60.00	158.76	237.13	N 32°42'36"E	116.33
30°48'03"	19.50	10.48	5.37	N 27°41'26"W	10.36
37°13'41"	47.50	30.68	16.00	S 28°37'09"E	30.32
14°18'04"	47.50	11.88	5.96	S 54°23'02"E	11.83
13°22'20"	120.00	28.01	14.07	S 88°13'14"E	27.94
15°48'51"	120.00	33.12	16.67	S 82°48'49"E	33.02
11°34'09"	120.00	24.23	12.16	N 83°29'40"E	24.19
40°37'29"	28.50	20.21	10.55	N 81°58'40"W	19.79
33°20'05"	28.50	16.56	8.53	N 44°59'53"W	16.35
63°33'30"	47.50	52.69	29.43	N 80°06'35"W	50.03
38°12'35"	47.50	31.68	16.45	S 89°00'23"W	31.09
49°10'19"	40.77	21.73	21.73	S 25°18'56"W	39.53
52°34'54"	47.50	43.59	23.47	S 25°33'41"E	42.08
24°41'41"	47.50	20.47	10.40	S 64°11'58"E	20.31
25°44'35"	47.50	21.34	10.85	S 89°25'07"E	21.16
1°23'54"	60.00	1.46	0.73	S 72°11'19"E	1.46
44°22'29"	60.00	46.47	24.47	N 84°55'30"E	45.32
40°17'28"	60.00	42.19	22.01	N 42°35'31"E	41.33
31°07'04"	60.00	32.59	16.71	N 06°53'15"E	32.19
34°25'10"	60.00	36.04	18.58	N 25°52'52"W	35.50

PARCEL A
0.9631 AC.

STATE ROUTE NO. 48

PARCEL C
1.9035 AC.

PARCEL B
1.9035 AC.

PARCEL D
1.9035 AC.

PARCEL E
1.9035 AC.

PARCEL F
1.9035 AC.

PARCEL G
1.9035 AC.

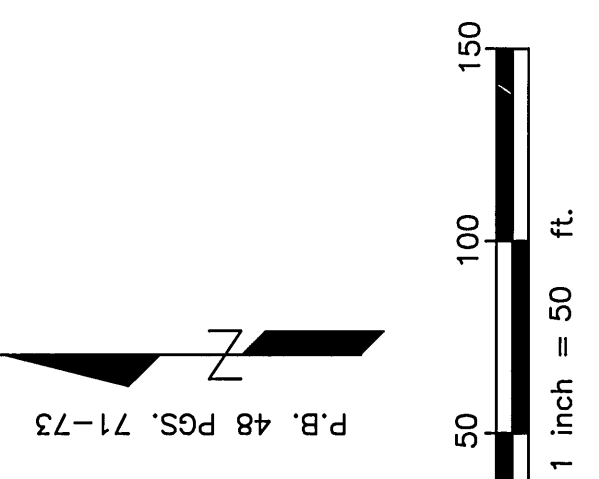
ALVIN PECKHEM
O.R. 476 PG. 361
4.20 AC.

HAROLD J. & HELEN M. RESIBOIS
O.R. 450 PG. 367
5.33 AC.

AREA SUMMARY
16507 AC. R/W
87420 AC. LOTS
103927 AC. TOTAL SEC. 3

SETBACK REQUIREMENTS LOT 62-115
FRONT 25'
REAR 20'
SIDE 5' MIN. / 10' TOTAL

- NOTES:
1. DOCUMENTS USED : AS SHOWN
 2. ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 3. NO EVIDENCE OF OCCUPATION EXCEPT AS SHOWN
 4. 1/2" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS.
 5. DENOTES 1" IRON PIN W/CAP SET PER P.B.48 PGS.71-73 OR P.B. 50 PGS. 34-36
 6. DENOTES 1" IRON PIN W/CAP TO BE SET
 7. X—X—X DENOTES WIRE FENCE GENERALLY ALONG LINE
 8. O DENOTES 1/2" IRON PIN W/CAP TO BE SET PER P.B.48 PGS.71-73 UNLESS OTHERWISE NOTED
 9. * DENOTES COMMON DRIVEWAY LOT
 10. UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG ALL COMMON AND REAR LOT LINES, THE COMMON LOT LINE BEING THE CENTER LINE OF SAID EASEMENT. THE DREES COMPANY OR BUILDER RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR REESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER TO COLLECTION FACILITIES.



PREPARED BY
HENDERSON & BOEWELL, LLP
CONSULTING ENGINEERS
3530 IRWIN-SIMPSON RD.
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
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RECORD PLAT
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WARREN COUNTY, OHIO
JOB NO.CDR-4

