

Parcel Number	Address	Legal Description
17361150040	5254 COMMONS CT	STONE BROOK 1 LOT: 29
17361150030	5259 COMMONS CT	STONE BROOK 1 LOT: 30
17361150020	5269 COMMONS CT	STONE BROOK 1 LOT: 31
17361150070	5268 COMMONS CT	STONE BROOK 1 LOT: 26
17361150010	5279 COMMONS CT	STONE BROOK 1 LOT: 32
17361150050	5258 COMMONS CT	STONE BROOK 1 LOT: 28
17361150060	5262 COMMONS CT	STONE BROOK 1 LOT: 27
		Stone Brook 1

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 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 STORMWATER TO COLLECTION FACILITIES.

THE WITHIN SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR STONE BROOK COMMUNITY ASSOCIATION WHICH IS RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD VOLUME 141 PG. 482. THE ARTICLES OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND THE ASSOCIATION AND INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO.

LOTS 1-34 ARE SINGLE FAMILY LOTS. PARCELS A-F ARE COMMON AREA LOTS.

RECORD PLAT

STONE BROOK SUBDIVISION

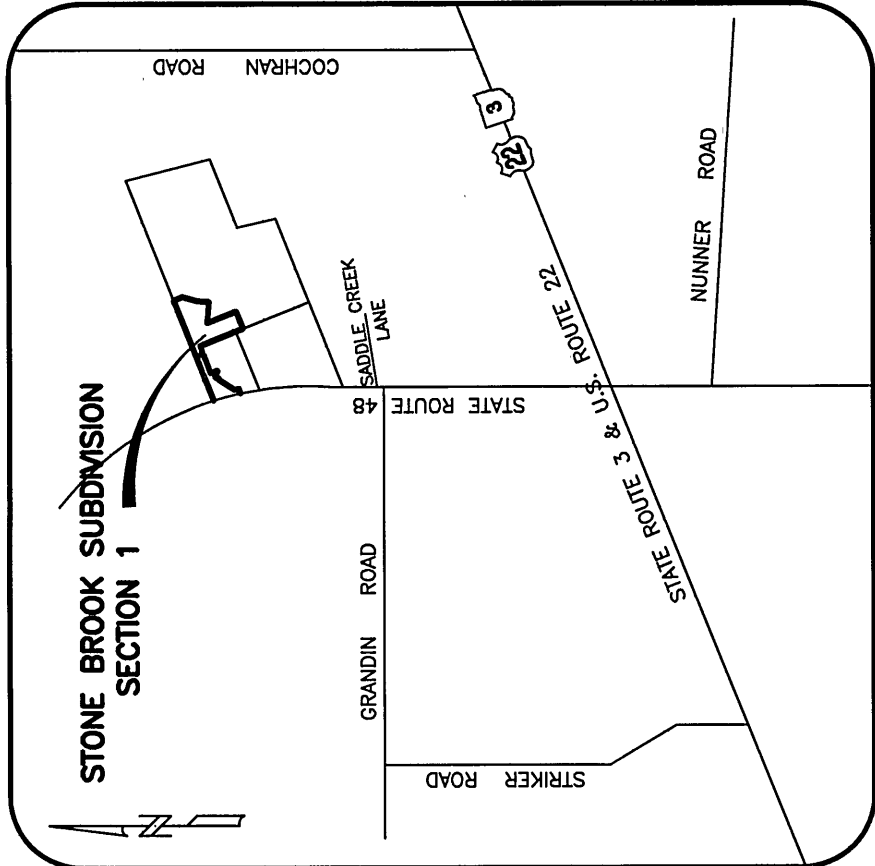
SECTION 1

CONTAINING 15.5355 ACRES

LOCATED IN

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

MARCH 2000



VICINITY MAP
NO SCALE

LOT #	SIDEWELL #	LOT #	SIDEWELL #
OLD 189-986	AC 17-36-100-006		
NEW 1	16-06-277-001	NEW 23	17-36-121-003
NEW 2	16-06-277-004	NEW 24	17-36-121-004
NEW 3	16-06-277-003	NEW 25	17-36-115-008
NEW 4	16-06-277-004	NEW 26	17-36-115-007
NEW 5	16-06-277-004	NEW 27	17-36-115-006
NEW 6	16-06-277-006	NEW 28	17-36-115-005
NEW 7	16-06-277-007	NEW 29	17-36-115-004
NEW 8	16-06-277-006	NEW 30	17-36-115-003
NEW 9	16-06-277-007	NEW 31	17-36-115-002
NEW 10	16-06-277-007	NEW 32	17-36-115-001
NEW 11	16-06-277-007	NEW 33	16-06-250-002
NEW 12	16-06-277-007	NEW 34	16-06-250-001
NEW 13	16-06-277-007		
NEW 14	16-06-277-007	NEW PARCEL A	16-06-244-001
NEW 15	16-06-277-007	NEW PARCEL B	16-06-277-001
NEW 16	16-06-277-007	NEW PARCEL C	16-06-277-002
NEW 17	16-06-277-007	NEW PARCEL D	16-06-244-002
NEW 18	16-06-277-007	NEW PARCEL E	16-06-244-003
NEW 19	16-06-277-007	NEW PARCEL F	16-06-244-004
NEW 20	16-06-277-007		
NEW 21	16-06-277-007		
NEW 22	16-06-277-007	REM 74-4508 AC	17-36-100-007

29 MAR 00

CERTIFICATE OF SURVEYOR:
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 3-1-99 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



STEVEN R. PENNINGTON, SURVEYOR NO. S-7215

DEED REFERENCE
SITUATED IN MILITARY SURVEY NO. 1547, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 15.5355 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO THE DREES COMPANY AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1828 PG 762 WARREN COUNTY, OHIO

OWNER/DEVELOPER
THE DREES COMPANY
211 GRANDVIEW DRIVE
FT. MITCHELL, KENTUCKY
TEL. (606) 578-4261

COUNTY RECORDER

FILE NO. 193991
RECEIVED ON THIS 29 DAY OF March 2000 AT 11:16 A.M.
RECORDED IN PLAT BOOK NO. 48, PAGE 11, 72-73
FEE: 129.00

BY: Linda Lufks
DEPUTY
COUNTY AUDITOR

TRANSFERRED ON THIS 29 DAY OF March 2000

BY: Barbara Liden
DEPUTY
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 WITHIN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE LOT OWNER. 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.

ANY "PUBLIC UTILITY EASEMENTS" 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 PLANTS OR SHRUBS FROM THE EASEMENT OR ADJACENT THEREOF. THE FORE USE OF SAID EASEMENTS OR ADJACENT STREETS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR (4) CREATE A HAZARD.

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

THE UNDERSIGNED HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR STONE BROOK SECTION 1 SUBDIVISION OF LOTS 1 TO 34 AND PARCELS A-F INCLUSIVE. 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 ACCORDANCE WITH EXISTING 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 BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE 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 LEIHOLDERS HAVE UNITED IN ITS EXECUTION.

IN WITNESS THEREOF THIS 22ND DAY OF March, 2000.

THE DREES COMPANY

BY: Dianne Walter
Dianne Walter
ASSISTANT SECRETARY

WITNESS
Keith Henry

STATE OF KENTUCKY, COUNTY OF KENTON SS:
BE IT REMEMBERED ON THIS 22ND DAY OF March, 2000
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY CAME THE DREES COMPANY AS REPRESENTED BY DIANNE WALTER, ASSISTANT SECRETARY WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED ON BEHALF OF SND CORPORATION.

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

NOTARY PUBLIC
My Commission Expires

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 15th DAY OF March, 2000

JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 15th DAY OF March, 2000

J. NADDIX, CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 15th DAY OF March, 2000

JOSEPH OWEN, CLERK

SHT. 1 OF 3



