

Parcel Number	Address	Legal Description
17361520010	5401 CREEK PARK DR	STONE BROOK 6 LOT: 172
17361520020	5419 CREEK PARK DR	STONE BROOK 6 LOT: 171
17361520030	5433 CREEK PARK DR	STONE BROOK 6 LOT: 170
17361520040	5449 CREEK PARK DR	STONE BROOK 6 LOT: 169
17361520050	5461 CREEK PARK DR	STONE BROOK 6 LOT: 168
17361220280	5471 CREEK PARK DR	STONE BROOK 8 LOT: 214
17361220220	5519 CREEK PARK DR	STONE BROOK 8 LOT: 208
17361220240	5511 CREEK PARK DR	STONE BROOK 8 LOT: 210
17361220250	5507 CREEK PARK DR	STONE BROOK 8 LOT: 211
17361220230	5515 CREEK PARK DR	STONE BROOK 8 LOT: 209
17361290390	5518 CREEK PARK DR	STONE BROOK 8 LOT: 207
17361220272	5481 CREEK PARK DR	STONE BROOK 8 LOT: PT 213
17361220260	5503 CREEK PARK DR	STONE BROOK 8 LOT: 212
17361290380	5514 CREEK PARK DR	STONE BROOK 8 LOT: 206
		Stone Brook 6, 8

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 DEDICATED EASEMENTS ARE NOT TO BE MAINTAINED OR REPAIRED BY THE VILLAGE OF SOUTH LEBANON. THE DEDICATED EASEMENTS 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 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 ADJACENT LOT OR LOTS. THE EASEMENTS AND ALL OTHER STRUCTURES OR UTILITIES SHOWN ON THIS PLAT SHALL 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: CINCERGY, SPRINT TELEPHONE CO, TIME WARNER CABLE, WARREN COUNTY COMMISSIONERS, AND THE VILLAGE OF SOUTH LEBANON.

THE UNDERSIGNED THE DREES CO HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR STONE BROOK SECTION 6, A SUBDIVISION OF LOTS 135-172 OF THE VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO. THE DREES COMPANY HAS NO PARTS OF THE ROADS, BOULEVARDS, CULVERTS, SACS, PARKS, PLANTING STRIPS, ETC. SHOWN HEREIN AND NOT HERETOFORE DEDICATED.

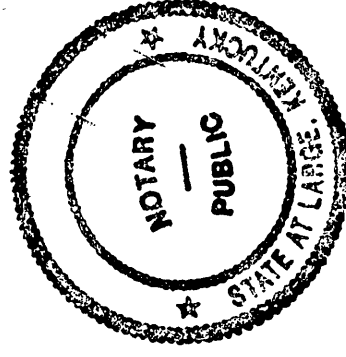
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATING, HEALTH, OR OTHER LAND USE REGULATIONS INCLUDING THE VILLAGE OF SOUTH LEBANON, OHIO. FOR THE BENEFIT OF HIMSELF AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING 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 LEINHOLDERS HAVE UNITED IN ITS EXECUTION.

IN WITNESS THEREOF THIS 30th DAY OF JULY, 2001

THE DREES COMPANY

BY: Dianne Walter
DIANNE WALTER
ASSISTANT SECRETARY

WITNESS
Reed Henry



STATE OF KENTUCKY, COUNTY OF KENTON SS:
BE IT REMEMBERED ON THIS 30th DAY OF JULY, 2001
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 SAID CORPORATION.

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

Ganda C. Ryan Notary Public MY COMMISSION EXPIRES 10/16/03

NOTES:
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 1921 PG. 292. THE DREES COMPANY HEREBY AGREES TO BE BOUND BY THE DECLARATIONS, COVENANTS AND INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO.

LOTS 135-172 ARE SINGLE FAMILY LOTS

RECORD PLAT

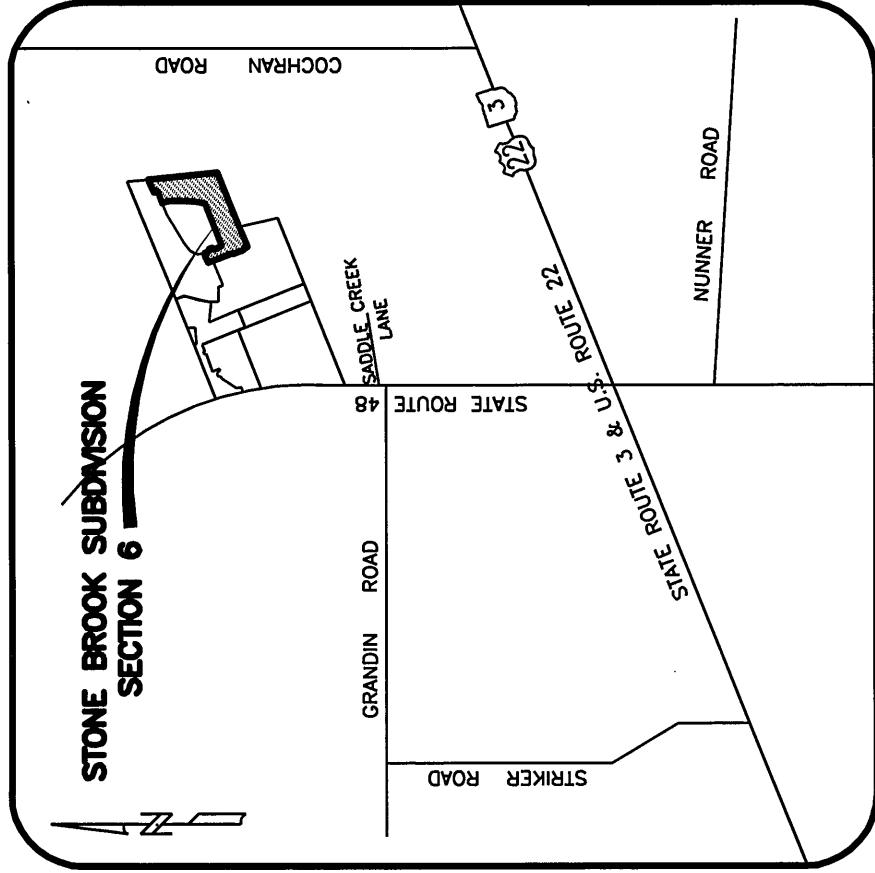
STONE BROOK SUBDIVISION

SECTION 6

CONTAINING 16.4015 ACRES

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

JULY 2001



VICINITY MAP
NO SCALE

LOT #	SIDWELL #
OLD 41.1131 AC.	17-36-100-012
NEW 135	17-36-122-075
NEW 136	17-36-122-074
NEW 137	17-36-122-073
NEW 138	17-36-122-072
NEW 139	17-36-122-071
NEW 140	17-36-122-070
NEW 141	17-36-122-069
NEW 142	17-36-122-068
NEW 143	17-36-122-067
NEW 144	17-36-122-066
NEW 145	17-36-122-065
NEW 146	17-36-122-064
NEW 147	17-36-122-063
NEW 148	17-36-122-062
NEW 149	17-36-122-061
NEW 150	17-36-122-060
NEW 151	17-36-122-059
NEW 152	17-36-122-058
NEW 153	17-36-122-057

LOT #	SIDWELL #
NEW 154	17-36-122-056
NEW 155	17-36-122-055
NEW 156	17-36-122-054
NEW 157	17-36-122-053
NEW 158	17-36-122-052
NEW 159	17-36-122-051
NEW 160	17-36-122-050
NEW 161	17-36-122-049
NEW 162	17-36-122-048
NEW 163	17-36-122-047
NEW 164	17-36-122-046
NEW 165	17-36-122-045
NEW 166	17-36-122-044
NEW 167	17-36-122-043
NEW 168	17-36-122-042
NEW 169	17-36-122-041
NEW 170	17-36-122-040
NEW 171	17-36-122-039
NEW 172	17-36-122-038
REM. 24.3119 AC.	17-36-100-013

AREA SUMMARY
2.5180 AC. IN R/W
13.8835 AC. IN LOTS
16.4015 AC. TOTAL

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

41017

COUNTY RECORDER
FILE NO. 25469
RECEIVED ON THIS 30th DAY OF August, 2001 AT 9:42:19 A.M.
RECORDED ON THIS 30th DAY OF August, 2001 AT 9:43:19 A.M.
FEE: \$189.60
BY: Shelley M. Kelley Beth Beckard
DEPUTY WARREN COUNTY RECORDER
COUNTY AUDITOR
TRANSFERRED ON THIS 30th DAY OF August, 2001
BY: Nancy Deibel Nick Nelson
DEPUTY WARREN COUNTY AUDITOR
MAYOR
I HEREBY APPROVE THIS PLAT ON THIS 25th DAY OF JULY, 2001
James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION
I HEREBY APPROVE THIS PLAT ON THIS 9th DAY OF JULY, 2001
James D. Smith
CHAIRMAN

VILLAGE CLERK
I HEREBY APPROVE THIS PLAT ON THIS 30th DAY OF JULY, 2001
Sharon Gross
SHARON GROSS, CLERK

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 3-11-01 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



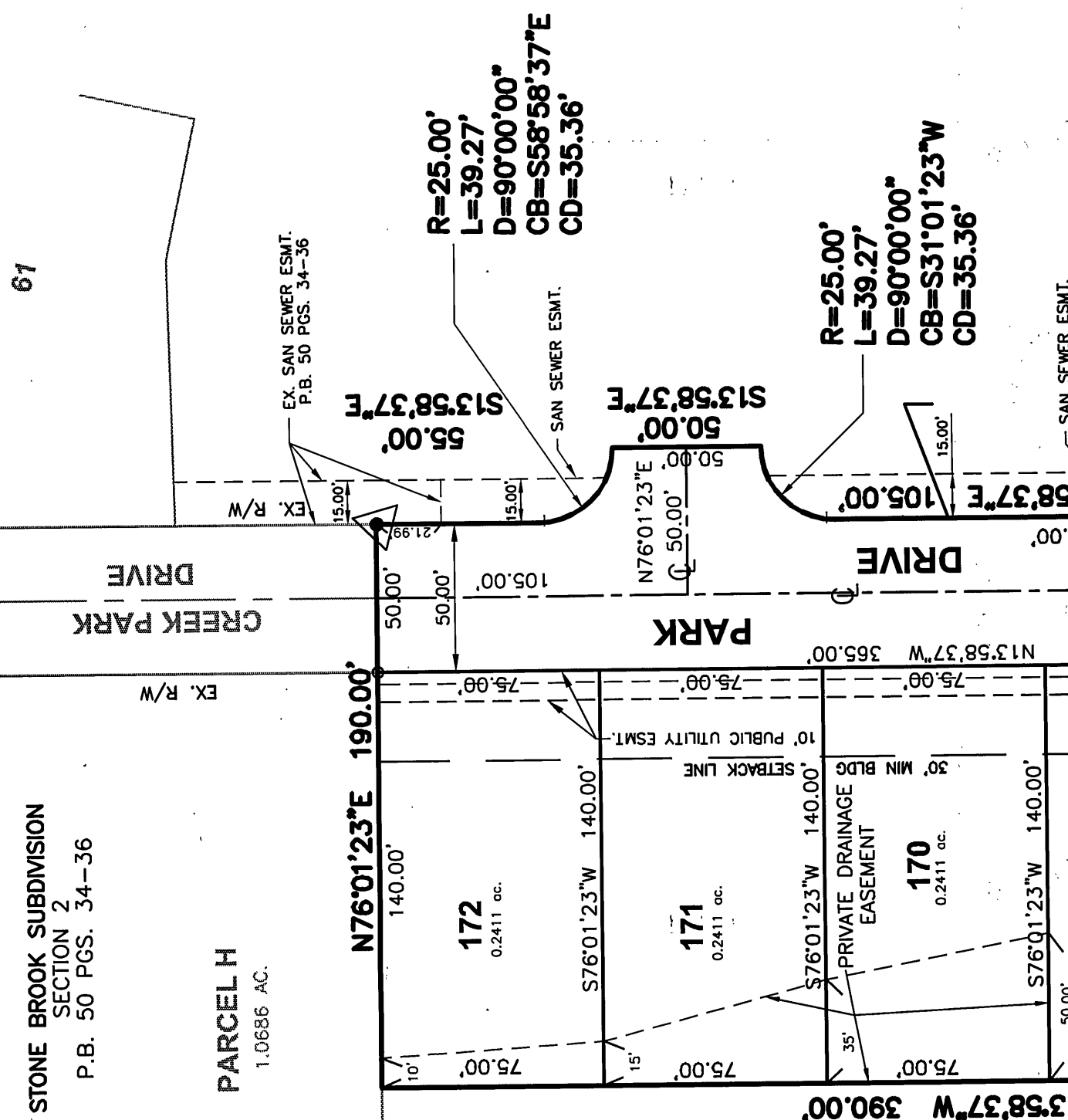
Steven R. Pennington
STEVEN R. PENNINGTON, SURVEYOR NO. S-7215

DEED REFERENCE
SITUATED IN MILITARY SURVEY NO. 1547, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 16.4015 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

- NOTES:
1. DOCUMENTS USED : AS SHOWN.
 2. ALL DIMENSIONS AND LOCATIONS WERE 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. 1" IRON PIN W/CAP TO BE SET.
 6. 1" IRON PIN W/CAP TO BE SET PER P.B. 50 PGS.34-36
 7. 1" IRON PIN W/CAP TO BE SET PER P.B. 50 PGS.34-36
 8. 1/2" IRON PIN W/CAP TO BE SET PER P.B. 50 PGS.34-36 UNLESS OTHERWISE NOTED.
 9. M.O.E. = MINIMUM OPENING ELEVATION.

THE UTILITY EASEMENTS SHOWN OUTSIDE THE SECTION 6 SUBDIVISION BOUNDARY SHALL AUTOMATICALLY TERMINATE AT THE TIME A PLAT OF SUBDIVISION, INCLUDING THE SAME AREA WITHIN THESE UTILITY EASEMENTS, IS RECORDED.

UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FEET 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.



CURVE TABLE				
NO.	RADIUS	LENGTH	DELTA	CH BEARING
1	25.00	39.27	90.0000°	N31°01'23"E
2	25.00	39.27	90.0000°	S85°45'37"E
3	25.00	39.27	90.0000°	N35°14'05"E
4	25.00	39.27	90.0000°	S11°56'29"W
5	25.00	39.27	90.0000°	N13°02'38"E
6	25.00	39.27	90.0000°	S11°56'29"W
7	25.00	39.27	90.0000°	N13°02'38"E
8	25.00	39.27	90.0000°	S11°56'29"W
9	25.00	39.27	90.0000°	N13°02'38"E
10	25.00	39.27	90.0000°	S11°56'29"W
11	25.00	39.27	90.0000°	N13°02'38"E
12	25.00	39.27	90.0000°	S11°56'29"W
13	25.00	39.27	90.0000°	N13°02'38"E
14	25.00	39.27	90.0000°	S11°56'29"W
15	25.00	39.27	90.0000°	N13°02'38"E
16	25.00	39.27	90.0000°	S11°56'29"W
17	25.00	39.27	90.0000°	N13°02'38"E
18	25.00	39.27	90.0000°	S11°56'29"W
19	25.00	39.27	90.0000°	N13°02'38"E
20	25.00	39.27	90.0000°	S11°56'29"W
21	25.00	39.27	90.0000°	N13°02'38"E
22	25.00	39.27	90.0000°	S11°56'29"W
23	25.00	39.27	90.0000°	N13°02'38"E
24	25.00	39.27	90.0000°	S11°56'29"W
25	25.00	39.27	90.0000°	N13°02'38"E
26	25.00	39.27	90.0000°	S11°56'29"W
27	25.00	39.27	90.0000°	N13°02'38"E
28	25.00	39.27	90.0000°	S11°56'29"W
29	25.00	39.27	90.0000°	N13°02'38"E
30	25.00	39.27	90.0000°	S11°56'29"W
31	25.00	39.27	90.0000°	N13°02'38"E
32	25.00	39.27	90.0000°	S11°56'29"W
33	25.00	39.27	90.0000°	N13°02'38"E
34	25.00	39.27	90.0000°	S11°56'29"W
35	25.00	39.27	90.0000°	N13°02'38"E
36	25.00	39.27	90.0000°	S11°56'29"W
37	25.00	39.27	90.0000°	N13°02'38"E
38	25.00	39.27	90.0000°	S11°56'29"W
39	25.00	39.27	90.0000°	N13°02'38"E
40	25.00	39.27	90.0000°	S11°56'29"W
41	25.00	39.27	90.0000°	N13°02'38"E
42	25.00	39.27	90.0000°	S11°56'29"W
43	25.00	39.27	90.0000°	N13°02'38"E
44	25.00	39.27	90.0000°	S11°56'29"W
45	25.00	39.27	90.0000°	N13°02'38"E
46	25.00	39.27	90.0000°	S11°56'29"W
47	25.00	39.27	90.0000°	N13°02'38"E
48	25.00	39.27	90.0000°	S11°56'29"W
49	25.00	39.27	90.0000°	N13°02'38"E
50	25.00	39.27	90.0000°	S11°56'29"W
51	25.00	39.27	90.0000°	N13°02'38"E
52	25.00	39.27	90.0000°	S11°56'29"W
53	25.00	39.27	90.0000°	N13°02'38"E
54	25.00	39.27	90.0000°	S11°56'29"W
55	25.00	39.27	90.0000°	N13°02'38"E

THE DREES COMPANY
O.R. VOL. 1828 PG. 762
S.R. VOL. 109 PG. 93
89,968 AC. DEED
89,968 AC. THIS SURVEY
-0.4488 AC. R/W DEDICATION
-15.5355 AC. SEC. 1
-16.9199 AC. SEC. 2
-10.3927 AC. SEC. 3
-0.4766 AC. SEC. 4
-5.0992 AC. SEC. 5
-16.4015 AC. SEC. 6
24.6938 AC. REM.
(8.9152 AC)

THE DREES COMPANY
O.R. VOL. 1828 PG. 762
S.R. VOL. 109 PG. 93
89,968 AC. DEED
89,968 AC. THIS SURVEY
-15.5355 AC. SEC. 1
-16.9199 AC. SEC. 2
-10.3927 AC. SEC. 3
-0.4766 AC. SEC. 4
-5.0992 AC. SEC. 5
-16.4015 AC. SEC. 6
24.6938 AC. REM.
(15.7786 AC)

OWNER/DEVELOPER
THE DREES COMPANY
11111 N. WILBUR
FELT, KENTUCKY 41017
TEL. (859) 578-4261

PREPARED BY
HENDERSON & BODWELL LLP
CONSULTING ENGINEERS
3530 IRWIN-SIMPSON RD.
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-8670

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 6
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

SHT. 2 OF 3
JOB NO. CDR-4

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 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, 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: CINGERY, SPRINT TELEPHONE CO, TIME WARNER CABLE, WARREN COUNTY COMMISSIONERS, AND THE VILLAGE OF SOUTH LEBANON.

THE UNDERSIGNED THE DREES COMPANY HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR STONE BROOK SECTION 8, A SUBDIVISION OF LOTS 194-214 AND PARCELS J AND K 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 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 2nd DAY OF October, 2003

THE DREES COMPANY

20pm Wood
WITNESS

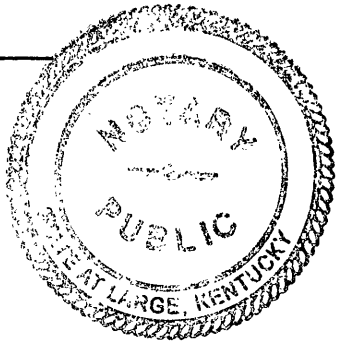
BY: Dianne Walter
DIANNE WALTER
ASSISTANT SECRETARY

Seneca Wood
WITNESS

STATE OF KENTUCKY, COUNTY OF KENTON SS:
BE IT REMEMBERED ON THIS 3RD DAY OF OCT, 2003
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 SAID CORPORATION.

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

Andrea Lynn Wood 8/24/07
NOTARY PUBLIC MY COMMISSION EXPIRES



NOTES:
UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FEET 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 1921 PG. 292 AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION AND INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO.

LOTS 194-214 ARE SINGLE FAMILY LOTS

PARCELS J & K ARE COMMON AREA LOTS TO BE MAINTAINED BY THE STONE BROOK COMMUNITY ASSOCIATION.

	LOT #	SIDWELL #
OLD	25.300 AC.	17-36-100-017
OLD	165	17-36-129-023
OLD	166	17-36-129-024
OLD	167	17-36-129-025
NEW	194	17-36-129-026
NEW	195	17-36-129-027
NEW	196	17-36-129-028
NEW	197	17-36-129-029
NEW	198	17-36-129-030
NEW	199	17-36-129-031
NEW	200	17-36-129-032
NEW	201	17-36-129-033
NEW	202	17-36-129-034
NEW	203	17-36-129-035
NEW	204	17-36-129-036
NEW	205	17-36-129-037
NEW	206	17-36-129-038
NEW	207	17-36-129-039
NEW	208	17-36-122-022
NEW	209	17-36-122-023
NEW	210	17-36-122-024
NEW	211	17-36-122-025
NEW	212	17-36-122-026
NEW	213	17-36-122-027
NEW	214	17-36-122-028
NEW	PARCEL J	17-36-129-040
NEW	PARCEL K	17-36-129-041
REM	13.686 AC.	17-36-100-019
	13.686	

10/31/03
SE

RECORD PLAT

STONE BROOK SUBDIVISION

SECTION 8

INCLUDING A REPLAT OF LOTS 165, 166, AND 167

OF STONE BROOK SUBDIVISION SECTION 6

P.B. 54 PGS. 28-30

CONTAINING 12.5375 ACRES

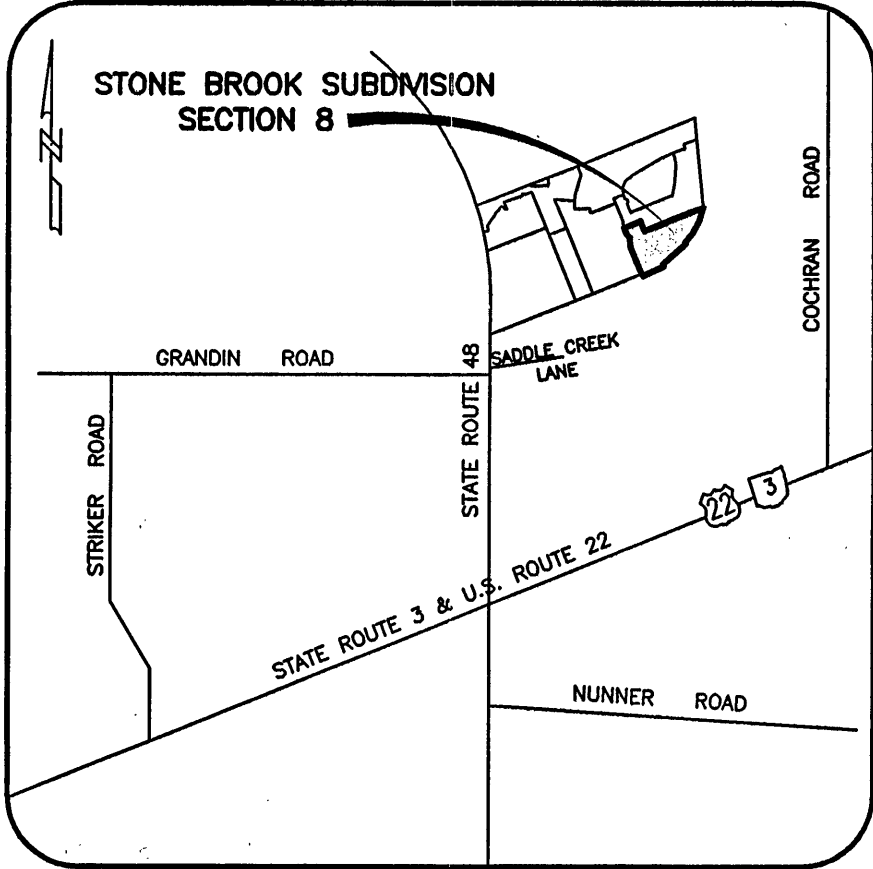
LOCATED IN

MILITARY SURVEY NO. 1547

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

JUNE 2003



VICINITY MAP
NO SCALE

COUNTY RECORDER

FILE NO: 440860 DAY OF Nov, 2003 AT 11:07:12AM.
RECORDED ON THIS 4th DAY OF Nov, 2003 AT 11:07:12AM.
RECORDED IN PLAT BOOK NO. 63 PAGES 42, 43, 44.
FEE: \$459.20

BY: Shelia M. Sealey Beth Deckard
DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR

TRANSFERRED ON THIS 4 DAY OF November, 2003

BY: Diana Elan Nick Nelson
DEPUTY WARREN COUNTY AUDITOR

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF Oct, 2003

James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 7th DAY OF Oct, 2003

Richard Doughman
CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF October, 2003

Sharon A. Wallen
SHARON GROSS, CLERK
Wallen, Fiscal Officer

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 4-04-03 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



Steven R. Pennington 9/30/03
STEVEN R. PENNINGTON, SURVEYOR NO. S-7215

DEED REFERENCE

SITUATED IN MILITARY SURVEY NO. 1547, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 12.5375 ACRES AND BEING PART OF THE SAME TRACT AS CONVEYED TO THE DREES COMPANY AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 2653 PG 960 AND BEING ALL OF LOTS 165, 166 AND 167 OF STONEBROOK SUBDIVISION SECTION 6 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 41017
TEL. (859) 578-4200

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

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 8

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



SHT. 1 OF 3

JOB NO. CD-4

P.B. 54 PGS. 28-30

THE DREES COMPANY
O.R. VOL. 1828 PG. 762
S.R. VOL. 109 PLAT NO. 93
89.986 AC. ORIG
15.7786 AC. REM

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH DIST.
1	57.04'	150.00'	21°47'12"	S24°52'13"E	56.69'
2	136.95'	200.00'	39°13'58"	S16°08'51"E	134.29'
3	243.19'	750.00'	18°34'43"	S05°49'13"E	242.13'
4	68.31'	175.00'	22°21'58"	N63°42'27"E	67.88'
5	123.04'	300.00'	23°29'55"	N64°16'25"E	122.18'
8	251.30'	775.00'	18°34'43"	S05°49'13"E	250.20'
9	119.83'	175.00'	39°13'58"	N16°08'51"W	117.50'
10	66.54'	175.00'	21°47'12"	S24°52'13"E	66.14'
11	39.27'	25.00'	90°00'00"	N58°58'37"W	35.36'
12	39.27'	25.00'	90°00'00"	S31°01'23"W	35.36'
13	47.53'	125.00'	21°47'12"	S24°52'13"E	47.25'
14	154.07'	225.00'	39°13'58"	N16°08'51"W	151.07'
15	235.09'	725.00'	18°34'43"	S05°49'13"E	234.06'
16	39.27'	25.00'	90°00'00"	S60°06'34"E	35.36'
17	58.55'	150.00'	22°21'58"	N63°42'27"E	58.18'
18	133.29'	325.00'	23°29'55"	S64°16'25"W	132.36'
19	233.13'	54.00'	247°21'40"	N19°42'13"E	89.87'
20	42.11'	30.00'	80°25'02"	N76°49'28"W	38.73'
21	50.12'	275.00'	10°26'33"	S57°44'45"W	50.05'
22	78.07'	200.00'	22°21'58"	N63°42'27"E	77.58'
23	39.27'	25.00'	90°00'00"	S29°53'26"W	35.36'
24	2.93'	775.00'	0°13'00"	S15°00'04"E	2.93'
25	120.52'	775.00'	8°54'37"	S10°26'16"E	120.40'
26	125.09'	775.00'	9°14'53"	S01°21'32"E	124.96'
27	2.76'	775.00'	0°12'13"	S03°22'02"W	2.76'
28	98.70'	175.00'	32°18'50"	N12°41'17"W	97.39'
29	21.13'	175.00'	6°55'08"	N32°18'16"W	21.12'
30	116.38'	725.00'	9°11'49"	S01°07'47"E	116.25'
31	118.71'	725.00'	9°22'53"	S10°25'08"E	118.58'
32	25.44'	150.00'	9°43'05"	N70°01'53"E	25.41'
33	33.11'	150.00'	12°38'53"	N58°50'54"E	33.05'
34	7.24'	325.00'	1°16'33"	S53°09'44"W	7.24'
35	102.05'	325.00'	17°59'25"	S62°47'44"W	101.63'
36	24.01'	325.00'	4°13'57"	S73°54'25"W	24.00'
37	28.73'	54.00'	30°29'13"	N88°44'01"W	28.40'
38	20.49'	54.00'	21°44'18"	N62°37'15"W	20.37'
39	24.56'	54.00'	26°03'22"	N38°43'25"W	24.35'
40	129.86'	54.00'	137°47'27"	N43°12'00"E	100.76'
41	29.49'	54.00'	31°17'20"	S52°15'37"E	29.12'
42	3.18'	200.00'	0°54'40"	N52°58'48"E	3.18'
43	74.89'	200.00'	21°27'18"	N64°09'47"E	74.46'
44	232.97'	1110.00'	12°01'32"	S25°34'44"W	232.55'
45	360.37'	1110.00'	18°36'06"	S40°53'34"W	358.79'

AREA SUMMARY

	17-36-100-017 OLD LOT 165	17-36-129-023 OLD LOT 166	17-36-129-024 OLD LOT 167	17-36-129-025 OLD LOT 167	SECTION 8 TOTAL
LOTS	9.1428 AC.	0.0426 AC.	0.2646 AC.	0.2482 AC.	9.6982 AC.
R/W	1.5867 AC.	0.1854 AC.	0.0023 AC.	0.0000 AC.	1.7744 AC.
PARCELS J & K	0.8837 AC.	0.1812 AC.	0.0000 AC.	0.0000 AC.	1.0649 AC.
TOTAL	11.6132 AC.	0.4092 AC.	0.2669 AC.	0.2482 AC.	12.5375 AC.
NEW LOT 213	0.1992 AC.	0.0256 AC.	0.0775 AC.	0.0606 AC.	0.3629 AC.
NEW LOT 214	0.0000 AC.	0.0171 AC.	0.1870 AC.	0.1876 AC.	0.3917 AC.
NEW PARCEL J	0.2174 AC.	0.1812 AC.	0.0000 AC.	0.0000 AC.	0.3986 AC.

THE DREES COMPANY
O.R. VOL. 2653 PG. 960
S.R. VOL. 117 PLAT NO. 87
25.300 AC. DEED
25.3002 AC. THIS SURVEY
- 11.6132 AC. P/D SEC. 8
13.6870 AC. REM.

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 OR X-NOTCHES WILL BE SET AT ALL LOT CORNERS AT THE TIME OF THE DEVELOPER'S REQUEST.
5. (C) - DENOTES 1" IRON PIN W/CAP TO BE SET.
6. (P) - DENOTES 1/2" IRON PIN W/ CAP SET PER P.B. 54 PGS. 28-30 UNLESS OTHERWISE NOTED.
7. (F) - DENOTES WIRE FENCE GENERALLY ALONG LINE.
8. UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT, A TEN (10) FEET 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.
9. (D) DENOTES COMMON DRIVEWAY LOT
10. EASEMENTS SHOWN AS EXISTING ARE PER P.B. 54 PGS. 28-30 UNLESS OTHERWISE NOTED.
11. THE UTILITY EASEMENTS SHOWN OUTSIDE THE SECTION 8 SUBDIVISION BOUNDARY SHALL AUTOMATICALLY TERMINATE AT THE TIME A PLAT OF SUBDIVISION, INCLUDING THE SAME AREA WITHIN THESE UTILITY EASEMENTS, IS RECORDED.

* MINIMUM PERMISSIBLE OPENING ELEVATIONS (MOE'S) WITH GRAVITY DRAIN CONNECTIONS TO A WATERCOURSE OR FLOOD ROUTE SUMP. IF A FLOOR IS DESIRED BELOW THE ELEVATION SHOWN IN THE TABLE, THEN NO GRAVITY FLOW DRAIN WILL BE PERMITTED FROM ANY WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT OR OTHER SOURCE TO BE DIRECTLY CONNECTED TO THE EXISTING OR PROPOSED WATER COURSE. FOR BASEMENT FLOORS BELOW THE ELEVATION SHOWN, SUMP PUMP WELLS AND SUMP PUMPS SHALL BE INSTALLED. THE MINIMUM BUILDING OPENING ELEVATION MUST BE AT OR ABOVE THE LISTED ELEVATIONS.

** MINIMUM PERMISSIBLE BUILDING OPENING ELEVATIONS WITH GRAVITY DRAINAGE TO A WATERCOURSE SHALL BE A MINIMUM OF 1.5 FEET ABOVE THE NEAREST FLOOD ROUTE INVERT OR ANY HIGHER POINT WITHIN THE WATERCOURSE DOWN STREAM OF THE OPENING.

LOT NO.	MINIMUM OPENING ELEVATION
202	795.0
208	821.0
211	809.9
212	809.9

MINIMUM BUILDING SETBACK REQUIREMENTS LOTS 194-214
FRONT 30'
REAR 25'
SIDE 5' MIN. / 15' TOTAL
CORNER LOT SIDE YARD STREET SIDE 20'

OWNER/DEVELOPER
THE DREES COMPANY
211 GRANDVIEW DRIVE
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PREPARED BY HENDERSON AND BODWELL, L.L.P. CONSULTING ENGINEERS 3530 IRWIN-SIMPSON RD. MASON, OHIO 45040 513-398-1728 PLAINVIEW, NEW YORK 516-935-8870	RECORD PLAT STONE BROOK SECTION 8 SITUATED IN MILITARY SURVEY NO. 1547 VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO	JUN 6 2003 SHT 2 OF 3
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STONE BROOK SUBDIVISION
SECTION 7
P.B. 58 PGS. 62-64
8.9152 AC.

STONE BROOK SUBDIVISION
SECTION 6
P.B. 54 PGS. 28-30
16.4015 AC.

THE DREES COMPANY
O.R. VOL. 1828 PG. 762
S.R. VOL. 109 PLAT NO. 93
89.9679 AC.
-0.4488 AC. R/W DEDICATION
-15.5355 AC. SEC. 1
-16.9198 AC. SEC. 2
-10.3927 AC. SEC. 3
-0.4766 AC. SEC. 4
-5.0992 AC. SEC. 5
-16.4015 AC. SEC. 6
-8.9152 AC. SEC. 7
15.7786 AC. REM.

STONE BROOK SUBDIVISION
SECTION 8
12.5375 AC.

WILBUR & VIRGINIA M. RITCHEY
O.R. VOL. 2643 PG. 410
S.R. VOL. 117 PLAT NO. 87
22.500 AC.

THE DREES COMPANY
O.R. 2853 PG. 960
S.R. VOL. 117 PLAT NO. 87
25.300 AC. DEED ORIG.
25.3002 AC. THIS SURVEY
-11.6132 AC. P/O SEC. 8
13.6870 AC. REM.

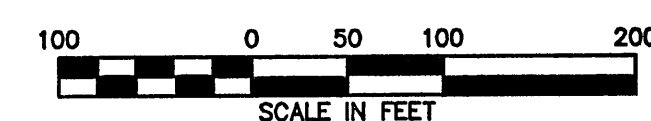
TURNING LEAF LLC
O.R. 2050 PG. 499
S.R. VOL. 109 PLAT NO. 94
S.R. VOL. 112 PLAT NO. 84
78.9198 AC. ORIG.
49.6396 AC. REM.

MICHEL'S FARM LLC
O.R. 1798 PG. 457
S.R. VOL. 104 PLAT NO. 81
82.4258 AC. ORIG.
7.4677 AC. REM.

P.B. 54 PGS. 28-30

NOTES:

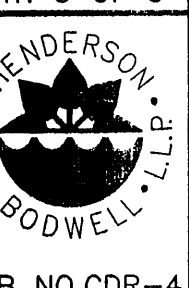
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RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 8
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VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

SHT. 3 OF 3



JOB NO. CDR-4