

Parcel Number	Address	Legal Description
17361150100	525 FOREST EDGE DR	STONE BROOK 2 LOT: 37
17361150110	511 FOREST EDGE DR	STONE BROOK 2 LOT: 38
17361150120	503 FOREST EDGE DR	STONE BROOK 2 LOT: 39
17361150130	497 FOREST EDGE DR	STONE BROOK 2 LOT: 40
17361150140	487 FOREST EDGE DR	STONE BROOK 2 LOT: 41
17361150150	477 FOREST EDGE DR	STONE BROOK 2 LOT: 42
17361150160	467 FOREST EDGE DR	STONE BROOK 2 LOT: 43
17361290020	425 FOREST EDGE DR	STONE BROOK 2 LOT: 46
17361290030	419 FOREST EDGE DR	STONE BROOK 2 LOT: 47
17361290040	417 FOREST EDGE DR	STONE BROOK 2 LOT: 48
17361290050	415 FOREST EDGE DR	STONE BROOK 2 LOT: 49
17361290060	409 FOREST EDGE DR	STONE BROOK 2 LOT: 50
17361260110	426 FOREST EDGE DR	STONE BROOK 2 LOT: 51
17361260100	436 FOREST EDGE DR	STONE BROOK 2 LOT: 52
17361260090	446 FOREST EDGE DR	STONE BROOK 2 LOT: 53
17361260080	456 FOREST EDGE DR	STONE BROOK 2 LOT: 54
17361260070	466 FOREST EDGE DR	STONE BROOK 2 LOT: 55
17361260060	478 FOREST EDGE DR	STONE BROOK 2 LOT: 56
17361260050	488 FOREST EDGE DR	STONE BROOK 2 LOT: 57
17361260040	502 FOREST EDGE DR	STONE BROOK 2 LOT: 58
17361260030	516 FOREST EDGE DR	STONE BROOK 2 LOT: 59
17361260020	526 FOREST EDGE DR	STONE BROOK 2 LOT: 60
17361260010	536 FOREST EDGE DR	STONE BROOK 2 LOT: 61
17361260250	248 FOREST EDGE DR	STONE BROOK 6 LOT: 135
17361260240	256 FOREST EDGE DR	STONE BROOK 6 LOT: 136
17361260230	266 FOREST EDGE DR	STONE BROOK 6 LOT: 137

17361260220	276 FOREST EDGE DR	STONE BROOK 6 LOT: 138
17361260210	286 FOREST EDGE DR	STONE BROOK 6 LOT: 139
17361260200	298 FOREST EDGE DR	STONE BROOK 6 LOT: 140
17361260190	308 FOREST EDGE DR	STONE BROOK 6 LOT: 141
17361260180	324 FOREST EDGE DR	STONE BROOK 6 LOT: 142
17361260170	340 FOREST EDGE DR	STONE BROOK 6 LOT: 143
17361260160	348 FOREST EDGE DR	STONE BROOK 6 LOT: 144
17361260150	360 FOREST EDGE DR	STONE BROOK 6 LOT: 145
17361260140	370 FOREST EDGE DR	STONE BROOK 6 LOT: 146
17361260130	380 FOREST EDGE DR	STONE BROOK 6 LOT: 147
17361260120	392 FOREST EDGE DR	STONE BROOK 6 LOT: 148
17361290070	401 FOREST EDGE DR	STONE BROOK 6 LOT: 149
17361290080	383 FOREST EDGE DR	STONE BROOK 6 LOT: 150
17361290090	375 FOREST EDGE DR	STONE BROOK 6 LOT: 151
17361290100	363 FOREST EDGE DR	STONE BROOK 6 LOT: 152
17361290110	353 FOREST EDGE DR	STONE BROOK 6 LOT: 153
17361290120	343 FOREST EDGE DR	STONE BROOK 6 LOT: 154
17361290130	331 FOREST EDGE DR	STONE BROOK 6 LOT: 155
17361290140	325 FOREST EDGE DR	STONE BROOK 6 LOT: 156
17361290150	317 FOREST EDGE DR	STONE BROOK 6 LOT: 157
17361290160	311 FOREST EDGE DR	STONE BROOK 6 LOT: 158
17361290170	301 FOREST EDGE DR	STONE BROOK 6 LOT: 159
17361290180	291 FOREST EDGE DR	STONE BROOK 6 LOT: 160
17361290190	281 FOREST EDGE DR	STONE BROOK 6 LOT: 161
17361290200	271 FOREST EDGE DR	STONE BROOK 6 LOT: 162
17361290210	261 FOREST EDGE DR	STONE BROOK 6 LOT: 163
17361290220	251 FOREST EDGE DR	STONE BROOK 6 LOT: 164

		Stone Brook 2,6
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RECORD PLAT

STONE BROOK SUBDIVISION

SECTION 2

CONTAINING 16.9198 ACRES

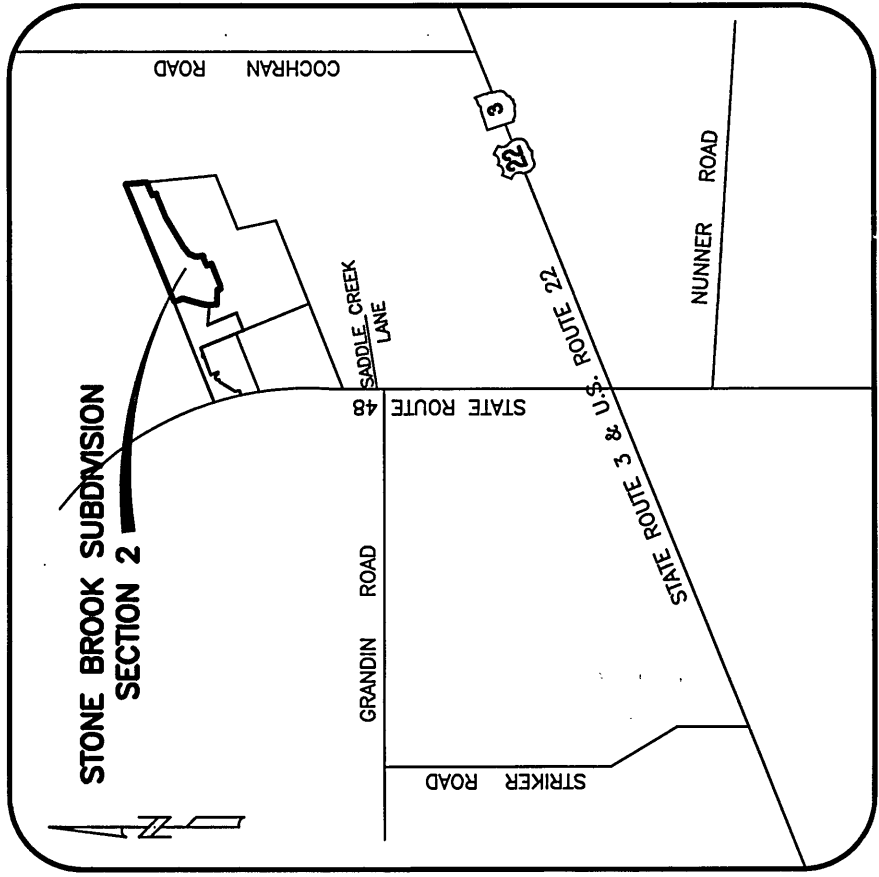
LOCATED IN

MILITARY SURVEY NO. 1547

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

JUNE 2000



VICINITY MAP
NO SCALE

LOT #	SIDWELL #	LOT #	SIDWELL #
71-0017-16	17-36-100-003		
NEW 35	17-36-121-005	NEW 50	17-36-129-006
NEW 36	17-36-121-006	NEW 51	17-36-126-011
NEW 37	17-36-115-010	NEW 52	17-36-126-010
NEW 38	17-36-115-011	NEW 53	17-36-126-009
NEW 39	17-36-115-012	NEW 54	17-36-126-008
NEW 40	17-36-115-013	NEW 55	17-36-126-007
NEW 41	17-36-115-014	NEW 56	17-36-126-006
NEW 42	17-36-115-015	NEW 57	17-36-126-005
NEW 43	17-36-119-016	NEW 58	17-36-126-004
NEW 44	17-36-119-017	NEW 59	17-36-126-003
NEW 45	17-36-119-018	NEW 60	17-36-126-002
NEW 46	17-36-129-002	NEW 61	17-36-126-001
NEW 47	17-36-129-003	NEW PARCEL G	17-36-126-000
NEW 48	17-36-129-004	NEW PARCEL H	17-36-126-000
NEW 49	17-36-129-005	NEW 57-0038-02	17-36-126-000
		NEW 57-0038-01	17-36-126-000

26.08.00

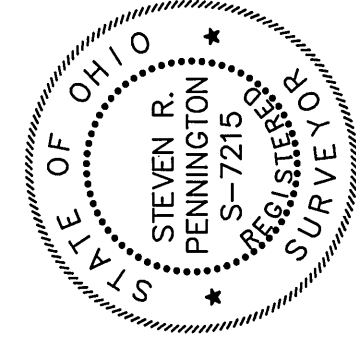
2000

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 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 NUMBER 57-0038-01 PG. 292. THE ASSOCIATION'S DECLARATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS DEED AND EASEMENTS THERE TO.

LOTS 35-61 ARE SINGLE FAMILY LOTS. PARCELS G & H ARE COMMON AREA LOTS.

CERTIFICATE OF SURVEY:
HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JULY 26, 2000, 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 16.9198 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 782 WARREN COUNTY, OHIO

OWNER/DEVELOPER
THE DREES COMPANY
211 GRANDVIEW DRIVE
FT. MITCHELL, KENTUCKY
TEL. (859) 578-4281

COUNTY RECORDER

FILE NO: 203438
RECEIVED ON THIS 11th DAY OF AUGUST, 2000 AT 5:22 PM.
RECORDED IN PLAT BOOK NO. 50, PAGES 34-36
FEE: \$129.60

BY: Shelli M. Seely Bert Beckard
DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR

TRANSFERRED ON THIS 11th DAY OF August, 2000
BY: Nancy Isbell Dick 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 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 THERE TO THE EASEMENT. THE EASEMENT IS 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, HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE STONE BROOK SUBDIVISION, A SUBDIVISION OF LAND, LOCATED IN THE VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO, AND THAT THE PLAT IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JULY 26, 2000, AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMANCE WITH ALL EXISTING ZONING, PLATTING, EASEMENT, OR OTHER 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 LEIHHOLDERS HAVE UNITED IN ITS EXECUTION.

IN WITNESS THEREOF THIS 26th DAY OF JULY, 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 26th DAY OF JULY, 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 SAID CORPORATION.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR LAST AFORESAID.

James D. Smith
JAMES D. SMITH, MAYOR
NOTARY PUBLIC
MY COMMISSION EXPIRES

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 26th DAY OF JULY, 2000
James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 25th DAY OF JULY, 2000
J. HADIX
J. HADIX, CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 31st DAY OF JULY, 2000
Sharon J. Hays
SHARON HAYS, CLERK
STATION GRASS

SHT. 1 OF 3

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 2
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

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

JOB NO. CDR-4

50-34

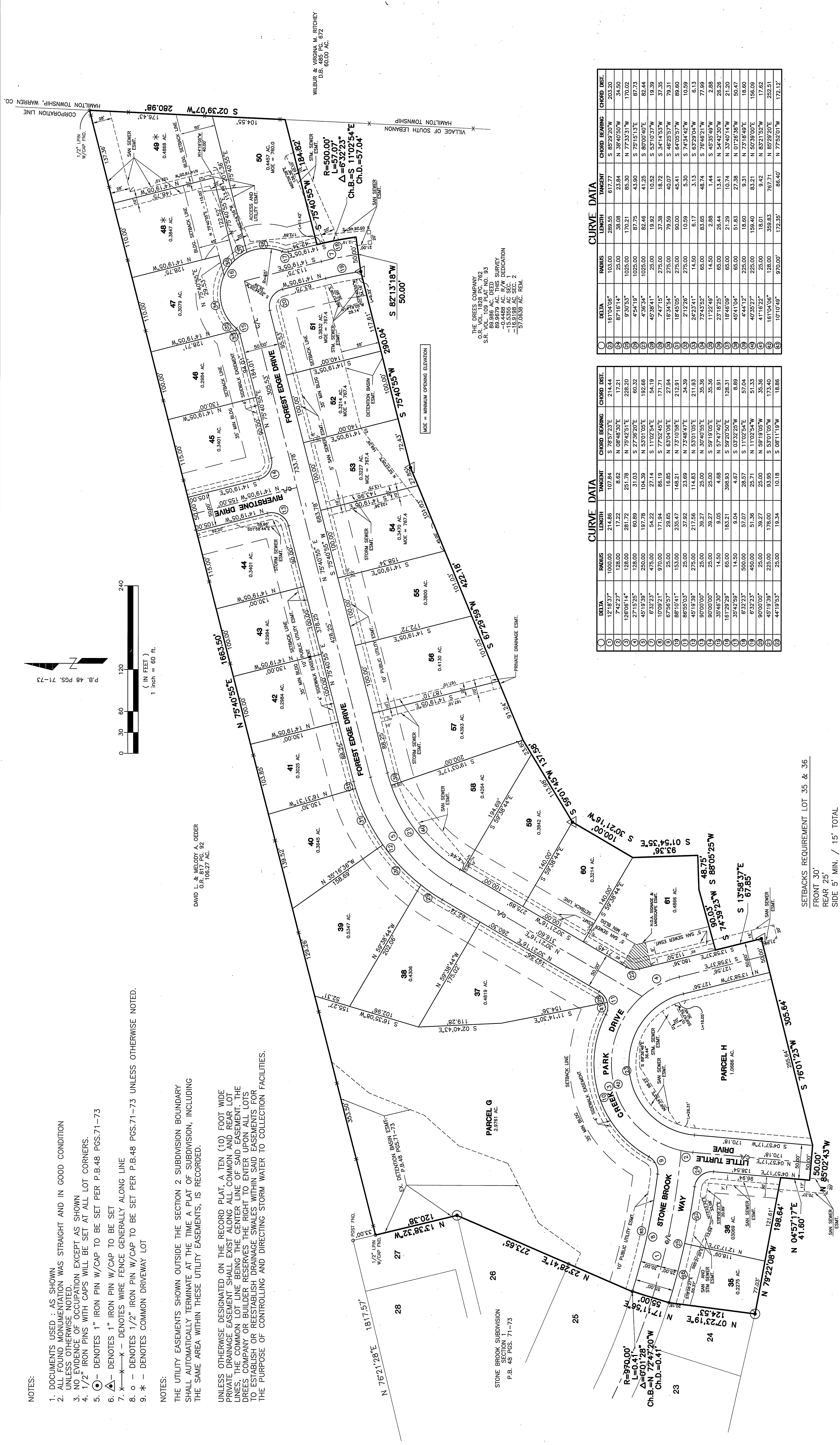
NOTES:

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 TO BE SET PER P.B.48 PGS.71-73
6.  - DENOTES WIRE FENCE GENERALLY ALONG LINE
7.  - DENOTES COMMON DRIVEWAY LOT
8.  - 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

NOTES:

THE UTILITY EASEMENTS SHOWN OUTSIDE THE SECTION 2 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) 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.



CURVE DATA					CURVE DATA				
CHORD DIST.	CHORD BEARING	TANGENT	LENGTH	RADIUS	CHORD DIST.	CHORD BEARING	TANGENT	LENGTH	RADIUS
214.44	S 78°57'23"E	107.84	214.86	1000.00	214.44	S 78°57'23"E	107.84	214.86	1000.00
17.21	N 08°48'30"E	8.62	17.22	128.00	17.21	N 08°48'30"E	8.62	17.22	128.00
228.20	N 75°42'51"E	251.78	281.72	128.00	228.20	N 75°42'51"E	251.78	281.72	128.00
60.32	S 27°38'20"E	31.03	60.89	128.00	60.32	S 27°38'20"E	31.03	60.89	128.00
192.66	N 53°01'05"E	104.39	197.78	250.00	192.66	N 53°01'05"E	104.39	197.78	250.00
54.19	S 11°02'54"E	27.14	54.22	475.00	54.19	S 11°02'54"E	27.14	54.22	475.00
171.71	S 77°52'45"E	86.19	171.94	970.00	171.71	S 77°52'45"E	86.19	171.94	970.00
21.91	N 63°04'06"E	10.85	21.94	25.00	21.91	N 63°04'06"E	10.85	21.94	25.00
212.91	N 73°10'58"E	148.21	235.47	153.00	212.91	N 73°10'58"E	148.21	235.47	153.00
34.39	N 73°48'47"E	23.69	34.39	25.00	34.39	N 73°48'47"E	23.69	34.39	25.00
211.93	N 53°01'05"E	114.83	217.56	275.00	211.93	N 53°01'05"E	114.83	217.56	275.00
35.36	N 39°40'55"E	25.00	39.27	25.00	35.36	N 39°40'55"E	25.00	39.27	25.00
8.91	S 59°18'05"E	39.27	25.00	25.00	8.91	S 59°18'05"E	39.27	25.00	25.00
128.31	N 57°47'40"E	4.68	9.05	14.50	128.31	N 57°47'40"E	4.68	9.05	14.50
8.89	S 59°20'50"E	183.21	398.93	65.00	8.89	S 59°20'50"E	183.21	398.93	65.00
57.04	S 03°32'25"E	4.67	9.04	14.50	57.04	S 03°32'25"E	4.67	9.04	14.50
57.04	S 11°02'54"E	28.57	57.07	500.00	57.04	S 11°02'54"E	28.57	57.07	500.00
51.33	N 11°02'54"E	25.71	51.36	450.00	51.33	N 11°02'54"E	25.71	51.36	450.00
35.36	N 59°18'05"E	25.00	39.27	25.00	35.36	N 59°18'05"E	25.00	39.27	25.00
173.40	S 53°01'05"E	93.95	178.00	225.00	173.40	S 53°01'05"E	93.95	178.00	225.00
18.86	S 08°11'19"W	10.18	19.34	23.00	18.86	S 08°11'19"W	10.18	19.34	23.00

CURVE DATA					CURVE DATA				
CHORD DIST.	CHORD BEARING	TANGENT	LENGTH	RADIUS	CHORD DIST.	CHORD BEARING	TANGENT	LENGTH	RADIUS
203.20	S 85°29'20"W	617.77	289.55	103.00	203.20	S 85°29'20"W	617.77	289.55	103.00
34.50	N 38°40'50"W	23.84	38.08	25.00	34.50	N 38°40'50"W	23.84	38.08	25.00
170.02	N 77°33'31"W	85.30	170.21	1025.00	170.02	N 77°33'31"W	85.30	170.21	1025.00
87.73	S 75°15'13"E	43.90	87.75	1025.00	87.73	S 75°15'13"E	43.90	87.75	1025.00
82.44	S 80°00'40"E	41.25	82.46	1025.00	82.44	S 80°00'40"E	41.25	82.46	1025.00
19.39	S 53°10'37"W	10.52	19.32	25.00	19.39	S 53°10'37"W	10.52	19.32	25.00
37.35	S 34°14'53"W	18.72	37.38	275.00	37.35	S 34°14'53"W	18.72	37.38	275.00
79.31	S 48°22'57"W	40.07	79.59	275.00	79.31	S 48°22'57"W	40.07	79.59	275.00
89.60	S 64°02'57"W	45.41	90.00	275.00	89.60	S 64°02'57"W	45.41	90.00	275.00
10.59	S 74°34'42"W	5.30	10.59	275.00	10.59	S 74°34'42"W	5.30	10.59	275.00
6.13	S 63°29'04"W	3.13	6.17	275.00	6.13	S 63°29'04"W	3.13	6.17	275.00
77.99	S 76°48'21"W	48.74	83.65	65.00	77.99	S 76°48'21"W	48.74	83.65	65.00
2.88	N 54°42'30"W	1.44	2.88	14.50	2.88	N 54°42'30"W	1.44	2.88	14.50
26.26	N 33°40'14"W	13.41	26.44	65.00	26.26	N 33°40'14"W	13.41	26.44	65.00
21.20	N 01°28'19"W	10.74	21.29	10.74	21.20	N 01°28'19"W	10.74	21.29	10.74
50.47	N 01°28'19"W	27.38	51.83	65.00	50.47	N 01°28'19"W	27.38	51.83	65.00
18.60	N 73°18'40"E	9.31	18.60	225.00	18.60	N 73°18'40"E	9.31	18.60	225.00
156.08	N 50°39'00"E	83.21	158.40	225.00	156.08	N 50°39'00"E	83.21	158.40	225.00
17.82	N 83°21'52"W	9.42	18.01	25.00	17.82	N 83°21'52"W	9.42	18.01	25.00
252.51	N 83°29'20"E	767.71	359.83	128.00	252.51	N 83°29'20"E	767.71	359.83	128.00
172.12	N 77°52'01"W	86.40	172.35	970.00	172.12	N 77°52'01"W	86.40	172.35	970.00

AREA SUMMARY
2.8006 AC. R/W
10.0745 AC. LOTS
16.9198 AC. TOTAL SEC. 2

SETBACKS REQUIREMENT LOT 35 & 36
FRONT 30'
REAR 25'
SIDE 5' MIN. / 15' TOTAL

SETBACKS REQUIREMENT LOT 37 - 61
FRONT 35'
REAR 25'
SIDE 8' MIN. / 18' TOTAL

THE DREES COMPANY
O.R. VOL. 1828 PG. 782
S.R. 89,969 AC. DEED
-0.4485 AC. R/W DEDICATION
-15.5355 AC. SEC. 2
-16.9198 AC. SEC. 2
57.0638 AC. REM.

PREPARED BY
HENDERSON & BOOMWELL, LLP
CONSULTING ENGINEERS
3550 MASON RD.
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-8870

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 2

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

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 DREES COMPANY, THE DREES COMPANY, INC., AND ALL OTHERS WHOSE INTERESTS ARE 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 LOTS. NO 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: 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, INC. AND ALL OTHERS WHOSE INTERESTS ARE 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.

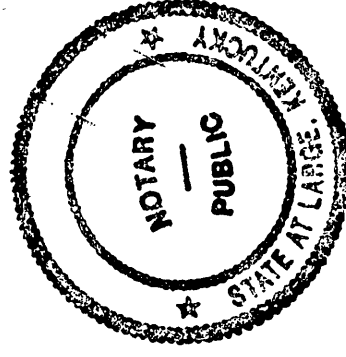
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATING, HEALTH, OR OTHER LAND USE RESTRICTIONS INCLUDING THE VILLAGE OF SOUTH LEBANON, OHIO. THE DREES COMPANY, INC. AND ALL OTHERS WHOSE INTERESTS ARE MAINTAINED CONTINUOUSLY 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.

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 Ogun 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, INC. AND ALL OTHERS WHOSE INTERESTS ARE 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.

LOTS 135-172 ARE SINGLE FAMILY LOTS

RECORD PLAT

STONE BROOK SUBDIVISION

SECTION 6

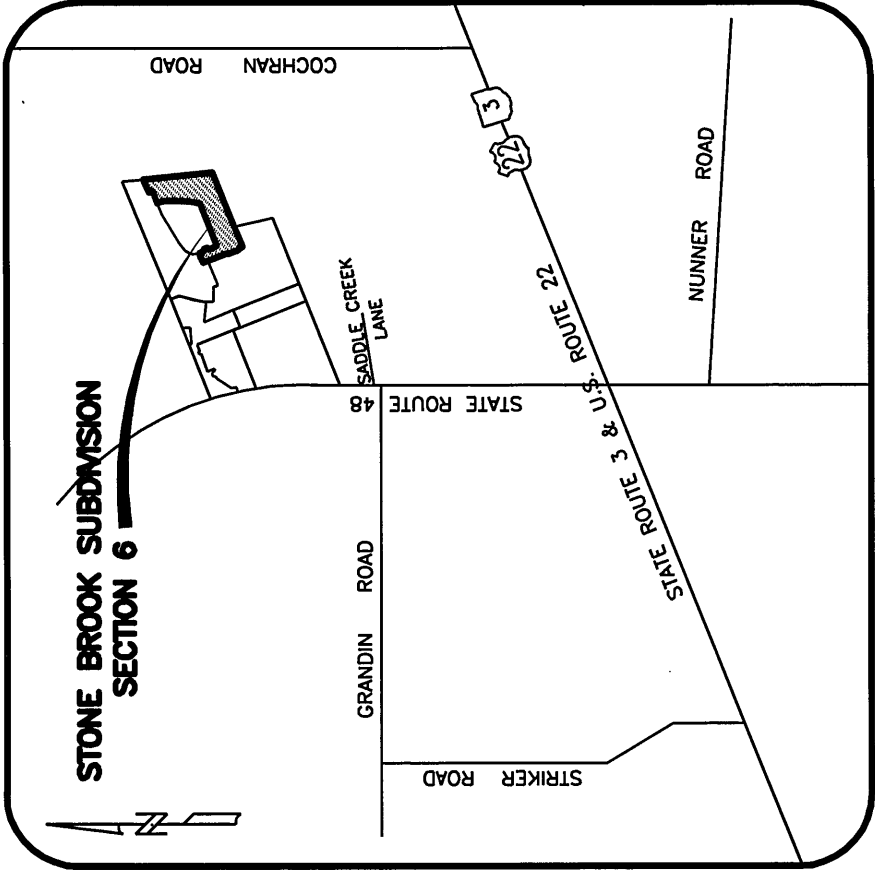
CONTAINING 16.4015 ACRES

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: Shelvin M. Bailey 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
JAMES D. SMITH, MAYOR

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, 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

SHT. 1 OF 3



PREPARED BY
HENDERSON & BODWELL, LLP
3550 IRVING SIMPSON RD.
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-8870

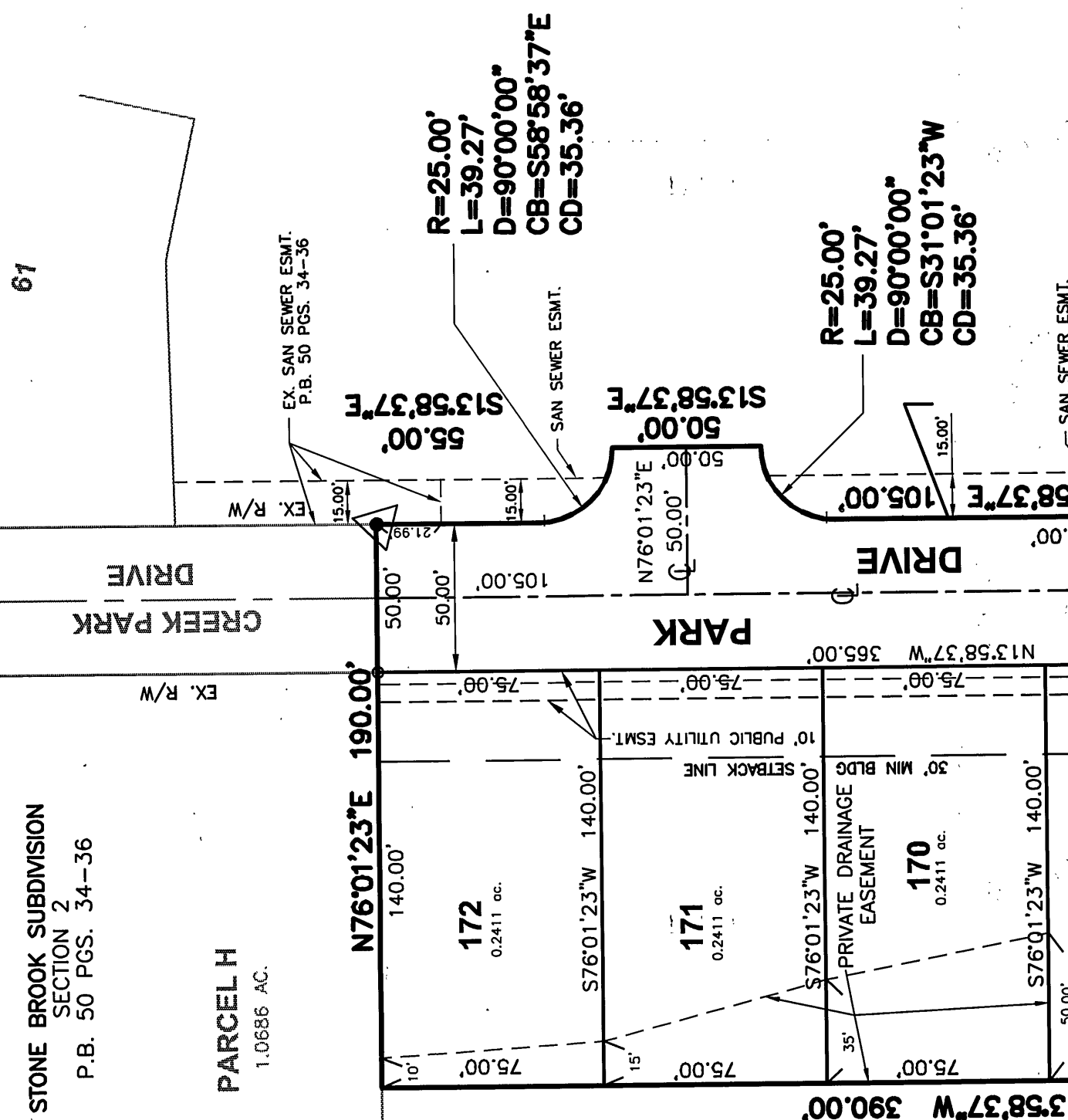
RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 6
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

54-28

- 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 PLAT NO. 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 PLAT NO. 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 DRIVE
FELLSVILLE, KENTUCKY 41017
TEL. (859) 578-4261

PREPARED BY
HENDERSON & BODWELL LLP
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3530 IRWIN-SIMPSON RD.
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RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 6
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WARREN COUNTY, OHIO

