

Parcel Number	Address	Legal Description
17361220560	404 OLD WILLOW CT	STONE BROOK 11 LOT: 292
17361290550	409 OLD WILLOW CT	STONE BROOK 11 LOT: 275
17361220400	405 OLD WILLOW CT	STONE BROOK 11 LOT: 276
17361220410	401 OLD WILLOW CT	STONE BROOK 11 LOT: 277
17361290520	421 OLD WILLOW CT	STONE BROOK 11 LOT: 272
17361290540	413 OLD WILLOW CT	STONE BROOK 11 LOT: 274
17361290530	417 OLD WILLOW CT	STONE BROOK 11 LOT: 273
17361220420	397 OLD WILLOW CT	STONE BROOK 11 LOT: 278
17361220512	364 OLD WILLOW CT	STONE BROOK 11 LOT: PT 287
17361290440	418 OLD WILLOW CT	STONE BROOK 11 LOT: 264
17361220550	398 OLD WILLOW CT	STONE BROOK 11 LOT: 291
17361290500	431 OLD WILLOW CT	STONE BROOK 11 LOT: 270
17361220470	377 OLD WILLOW CT	STONE BROOK 11 LOT: 283
17361290510	427 OLD WILLOW CT	STONE BROOK 11 LOT: 271
17361290470	430 OLD WILLOW CT	STONE BROOK 11 LOT: 267
17361220592	369 OLD WILLOW CT	STONE BROOK 11 RPLT LOT: PT 285A
17361290430	414 OLD WILLOW CT	STONE BROOK 11 LOT: 263
17361220602	365 OLD WILLOW CT	STONE BROOK 11 RPLT LOT: PT 286A
17361220480	373 OLD WILLOW CT	STONE BROOK 11 LOT: 284
17361290450	422 OLD WILLOW CT	STONE BROOK 11 LOT: 265
17361220540	386 OLD WILLOW CT	STONE BROOK 11 LOT: 290
17361290420	410 OLD WILLOW CT	STONE BROOK 11 LOT: 262
17361220430	393 OLD WILLOW CT	STONE BROOK 11 LOT: 279
17361220440	389 OLD WILLOW CT	STONE BROOK 11 LOT: 280
17361220522	368 OLD WILLOW CT	STONE BROOK 11 LOT: PT 288
17361220530	372 OLD WILLOW CT	STONE BROOK 11 LOT: 289
17361290480	434 OLD WILLOW CT	STONE BROOK 11 LOT: 268
17361220460	381 OLD WILLOW CT	STONE BROOK 11 LOT: 282
17361220450	385 OLD WILLOW CT	STONE BROOK 11 LOT: 281
17361290490	435 OLD WILLOW CT	STONE BROOK 11 LOT: 269
17361290460	426 OLD WILLOW CT	STONE BROOK 11 LOT: 266
		Stone Brook 11

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 11

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: CINCERGY, 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 11, A SUBDIVISION OF LOTS 262-292, 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 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.

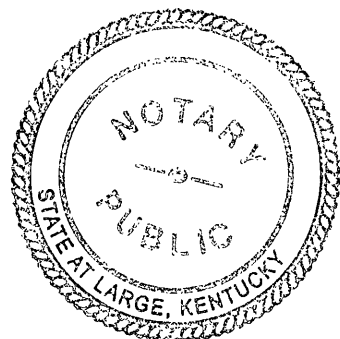
IN WITNESS THEREOF THIS 18th DAY OF July, 2005

THE DREES COMPANY

Quetta Phelps
NAME:
WITNESS
Wanda Henderson
NAME:
WITNESS

BY: Diannette
DIANNE WALTER
ASSISTANT SECRETARY

STATE OF KENTUCKY, COUNTY OF KENTON SS:
BE IT REMEMBERED ON THIS 18th DAY OF July, 2005
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.
Michael C. Jones May 15, 2008
NAME: MY COMMISSION EXPIRES
NOTARY PUBLIC

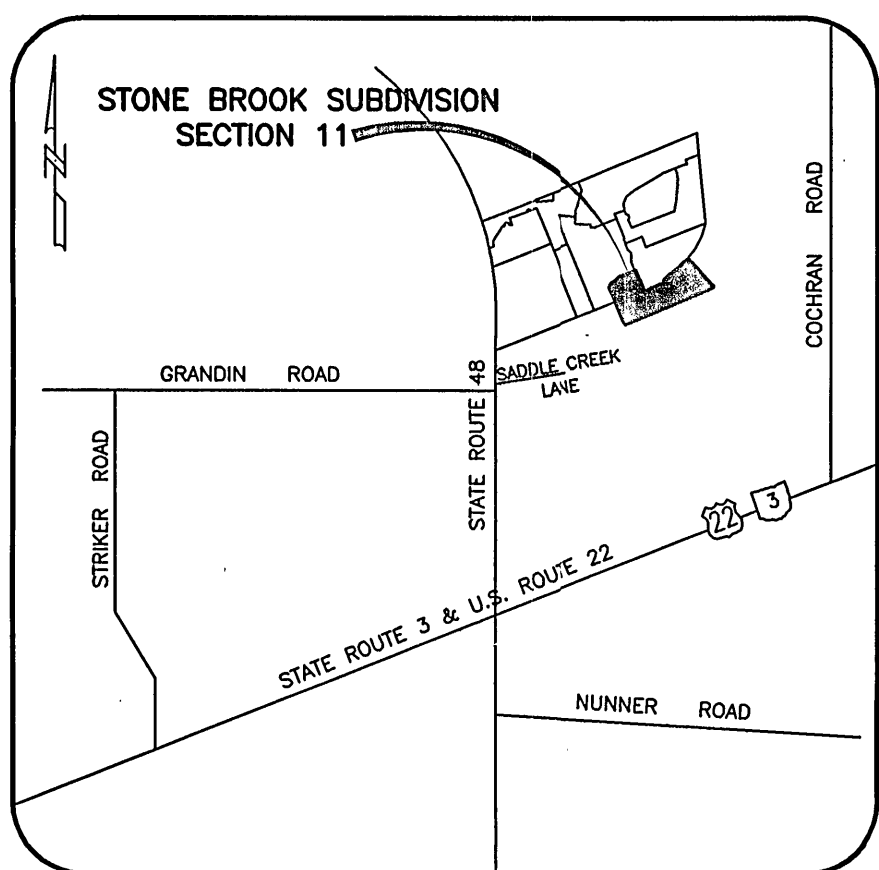


CONTAINING 14.1417 ACRES

LOCATED IN

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

JUNE 2005



VICINITY MAP
NO SCALE.

- 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 262-292 ARE SINGLE FAMILY LOTS
 - COMMON DRIVEWAY LOTS - LOTS 265, 266, 267, 268, 269, AND 270 HEREON IDENTIFIED AS COMMON DRIVEWAY LOTS ARE SUBJECT TO ARTICLE IX, SECTION 9.3 OF THE DECLARATION FOR STONE BROOK COMMUNITY ASSOCIATION GOVERNING THE USE AND MAINTENANCE OF COMMON DRIVEWAYS.
 - PRIVATE DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE LOCATIONS, THE ACTUAL EASEMENT IS CENTERED ON THE EXISTING DRAINAGE CHANNEL.

LOT #	SIDWELL #
OLD 13.6167 AC.	17-36-100-020
OLD 0.5429 AC.	17-36-100-022
NEW 262	17-36-129-042
NEW 263	17-36-129-043
NEW 264	17-36-129-044
NEW 265	17-36-129-045
NEW 266	17-36-129-046
NEW 267	17-36-129-047
NEW 268	17-36-129-048
NEW 269	17-36-129-049
NEW 270	17-36-129-050
NEW 271	17-36-129-051
NEW 272	17-36-129-052
NEW 273	17-36-129-053
NEW 274	17-36-129-054
NEW 275	17-36-129-055
NEW 276	17-36-129-040
NEW 277	17-36-129-041
NEW 278	17-36-129-042
NEW 279	17-36-129-043
NEW 280	17-36-129-044
NEW 281	17-36-129-045
NEW 282	17-36-129-046
NEW 283	17-36-129-047
NEW 284	17-36-129-048
NEW 285	17-36-129-049
NEW 286	17-36-129-050
NEW 287	17-36-129-051
NEW 288	17-36-129-052
NEW 289	17-36-129-053
NEW 290	17-36-129-054
NEW 291	17-36-129-055
NEW 292	17-36-129-056
REM 0.0000 AC.	16 Rem
REM 0.0000 AC.	

V2805

COUNTY RECORDER

FILE NO: 950159
RECEIVED ON THIS 3 DAY OF AUGUST, 2005 AT 3:52 P.M.
RECORDED ON THIS 3 DAY OF AUGUST, 2005 AT 3:52 P.M.
RECORDED IN PLAT BOOK NO. 70, PAGES 91, 92, 93
FEE: 259.20

BY: Wanda Phelps Beth Decker
DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR

TRANSFERRED ON THIS 3rd DAY OF August, 2005
BY: David A. Osborn Richard Wilson
DEPUTY WARREN COUNTY AUDITOR

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF June, 2005
James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 14th DAY OF June, 2005
James D. Smith
CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF June, 2005
Sharon Louallen
SHARON LOUALLEN, 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
STEVEN R. PENNINGTON, SURVEYOR NO. S-7215

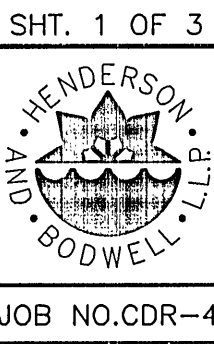
DEED REFERENCE

SITUATED IN MILITARY SURVEY NO. 1547, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 14.1417 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 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- 41017
TEL. (859) 578-4200

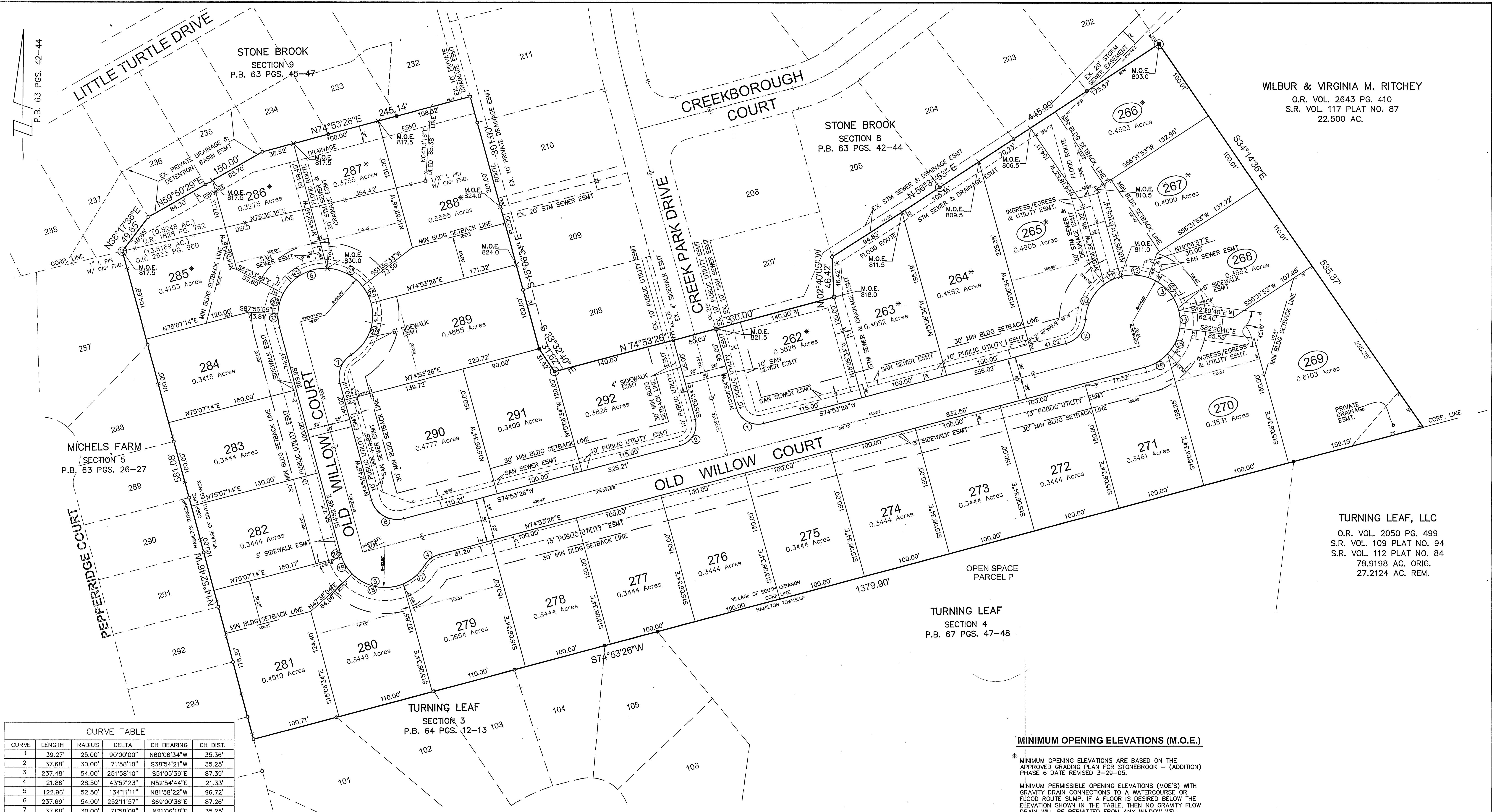
PREPARED BY
HENDERSON & BODWELL, LLP
CONSULTING ENGINEERS
3530 IRWIN-SIMPSON RD.
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-8870

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 11
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO



SHT. 1 OF 3

JOB NO.CDR-4



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH DIST.
1	39.27'	25.00'	90°00'00"	N60°06'34"W	35.36'
2	37.68'	30.00'	71°58'10"	S38°54'21"W	35.25'
3	237.48'	54.00'	251°58'10"	S51°05'39"E	87.39'
4	21.86'	28.50'	43°57'23"	N52°54'44"E	21.33'
5	122.96'	52.50'	134°11'11"	N81°58'22"W	96.72'
6	237.69'	54.00'	252°11'57"	S69°00'36"E	87.26'
7	37.68'	30.00'	71°58'09"	N21°06'18"E	35.25'
8	47.24'	30.00'	90°13'48"	N59°59'40"W	42.51'
9	39.27'	25.00'	90°00'00"	S29°53'26"W	35.36'
10	47.34'	54.00'	50°13'52"	S28°02'11"W	45.84'
11	20.49'	54.00'	21°44'19"	S64°01'16"W	20.37'
12	32.26'	54.00'	34°13'32"	N87°59'49"W	31.78'
13	53.53'	54.00'	56°48'04"	N42°29'01"W	51.37'
14	20.49'	54.00'	21°44'19"	N03°12'49"W	20.37'
15	33.13'	54.00'	35°09'14"	N25°13'57"E	32.61'
16	30.24'	54.00'	32°04'52"	N58°51'00"E	29.84'
17	32.77'	52.50'	35°45'36"	N48°48'51"E	32.24'
18	62.69'	52.50'	68°25'16"	S79°05'43"E	59.04'
19	23.26'	52.50'	25°23'00"	S32°11'35"E	23.07'
20	4.23'	52.50'	4°37'18"	S17°11'26"E	4.23'
21	16.17'	54.00'	17°09'40"	S06°31'42"E	16.11'
22	23.93'	54.00'	25°23'06"	S14°44'38"W	23.73'
23	61.19'	54.00'	64°55'10"	S59°53'46"W	57.96'
24	46.42'	54.00'	49°15'11"	N63°01'03"W	45.00'
25	21.94'	54.00'	23°16'53"	N26°45'01"W	21.79'
26	68.05'	54.00'	72°11'57"	N20°59'24"E	63.63'

AREA SUMMARY			
	17-36-100-020 OLD 13.6169 AC.	17-36-100-022 OLD 0.5428 AC.	SECTION 11 TOTAL
LOTS R/W	11.7402 AC. 1.8767 AC.	0.5428 AC. 0.0000 AC.	12.2830 AC. 1.8767 AC.
TOTAL	13.6169 AC.	0.5428 AC.	14.1417 AC.
NEW LOT 285	0.3183 AC.	0.0970 AC.	0.4153 AC.
NEW LOT 286	0.1677 AC.	0.1598 AC.	0.3275 AC.
NEW LOT 287	0.1964 AC.	0.1791 AC.	0.3755 AC.
NEW LOT 288	0.4666 AC.	0.0889 AC.	0.5555 AC.

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 SET PER P.B. 63 PGS. 42-44 UNLESS OTHERWISE NOTED.
6. (P) - DENOTES 1/2" IRON PIN W/ CAP SET PER P.B. 63 PGS. 26-27, P.B. 63 PGS. 42-44, P.B. 63 PGS. 45-47, P.B. 64 PGS. 12-13 OR P.B. 67 PGS. 47-48 UNLESS OTHERWISE NOTED.
7. (X) - DENOTES WIRE FENCE GENERALLY ALONG LINE UNLESS OTHERWISE NOTED.
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. (265) DENOTES COMMON DRIVEWAY LOT (LOTS 265-270).
10. EASEMENTS SHOWN AS EXISTING ARE PER P.B. 63 PGS. 42-44 OR P.B. 63 PGS. 45-47 UNLESS OTHERWISE NOTED.

MINIMUM OPENING ELEVATIONS (M.O.E.)

* MINIMUM OPENING ELEVATIONS ARE BASED ON THE APPROVED GRADING PLAN FOR STONEBROOK - (ADDITION) PHASE 6 DATE REVISED 3-29-05.

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 ADJACENT ELEVATIONS ALONG THE WATERCOURSE SHOWN ON THIS PLAT.

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 OR ADJACENT TO THE OPENING.

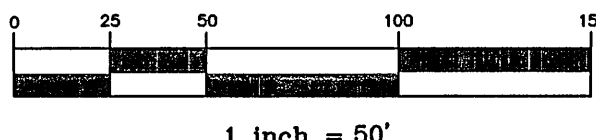
WILBUR & VIRGINIA M. RITCHEY
O.R. VOL. 2643 PG. 410
S.R. VOL. 117 PLAT NO. 87
22.500 AC.

TURNING LEAF, LLC
O.R. VOL. 2050 PG. 499
S.R. VOL. 109 PLAT NO. 94
S.R. VOL. 112 PLAT NO. 84
78.9198 AC. ORIG.
27.2124 AC. REM.

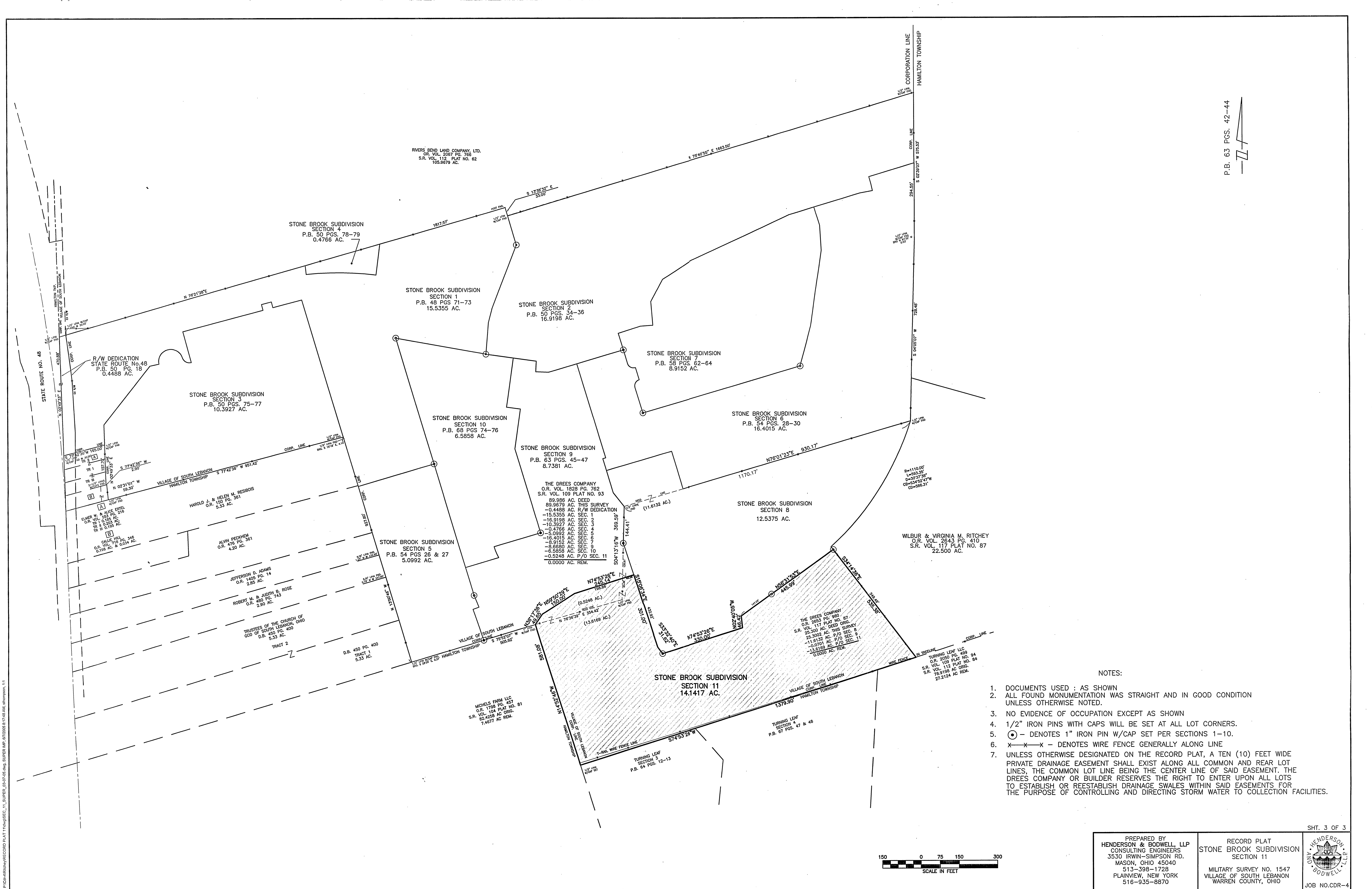
MINIMUM BUILDING SETBACK REQUIREMENTS LOTS 262-292
FRONT 30'
REAR 25'
SIDE 5' MIN. / 15' TOTAL
CORNER LOT SIDE YARD STREET SIDE 20'

OWNER/DEVELOPER
THE DREES COMPANY
211 GRANDVIEW DRIVE
FT. MITCHELL, KENTUCKY 41017
TEL. (859) 578-4200

PREPARED BY HENDERSON AND BODWELL, L.L.P. CONSULTING ENGINEERS 3530 IRWIN-SIMPSON RD. MASON, OHIO 45040 513-398-1728 PLAINVIEW, NEW YORK 516-335-8870	RECORD PLAT STONE BROOK SECTION 11 SITUATED IN MILITARY SURVEY No. 1547 VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO	HENDERSON & BODWELL JN: CDR-4
OWN BY AD OKD BY	SCALE: 1" = 50' DATE: JUNE 7, 2005	SHT 2 OF 3



P:\02-MRSH\RECORD PLAT 11\dwg\SEC_11_SUPER_03-07-05.dwg, SUPER IMP. 07/20/05 8:17:48 AM, shpmon, 1:1



DEED REFERENCES:

THE PROPERTY SHOWN HEREON WAS CONVEYED TO JOHN T. & PATTI A. DANNER BY DEED RECORDED IN OFFICIAL RECORD BOOK 4392, PAGE 778 & OFFICIAL RECORD BOOK 4705, PAGE 168 WARREN COUNTY, OHIO RECORDERS OFFICE. REFERRED TO AS AUDITORS PARCEL 17-36-122-049 (LOT 285) AND AUDITORS PARCEL 17-36-122-057 (PT. LOT 286)

THE PROPERTY SHOWN HEREON WAS CONVEYED TO THE DREES COMPANY, A KENTUCKY CORPORATION, BY DEED RECORDED IN OFFICIAL RECORD BOOK 2863, PAGE 868 WARREN COUNTY, OHIO RECORDERS OFFICE. REFERRED TO AS AUDITORS PARCEL 17-36-122-059 & 58 (PT. LOT 286)

OWNERS' CONSENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT.

ANY "PUBLIC UTILITY EASEMENT" AS SHOWN ON THIS PLAT ARE FOR THE REPLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT 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, STORM WATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING OR REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENTS, OR IMMEDIATELY ADJACENT THERETO, THE FREE USE OF SAID EASEMENTS ON 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 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 A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO:

DUKE ENERGY OHIO, INC.
CINCINNATI BELL TELEPHONE
UNITED TELEPHONE
AT&T
WARNER CABLE
COAXIAL COMMUNICATIONS
WARREN COUNTY WATER & SEWER.

SIGNED: JOHN T. & PATTI A. DANNER
OWNER LOT 285 (PARCEL 17-36-122-049) &
PT. LOT 286 (PARCEL 17-36-122-057)

JOHN T. DANNER
Patti A. Danner
JOHN T. DANNER
PATTI A. DANNER
WITNESS
Courtney M. Brooks
WITNESS

CERTIFICATE OF NOTARY PUBLIC:

STATE OF Ohio
COUNTY OF Hamilton

BE IT REMEMBERED THAT ON THIS 18th DAY OF April 2008 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN T. & PATTI A. DANNER, WHO REPRESENTED THAT THEY ARE DULY AUTHORIZED IN THE PREMISES AND WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED.

IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTORIAL SEAL ON THIS DAY AND DATE AFORESAID.

ATTEST:
TIMOTHY DONNELLY
Notary Public, State of Ohio
My Commission Expires 12/31/2010
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES:

LIEN HOLDER
LOT 285 (PARCEL 17-36-122-049)

WE, THE UNDERSIGNED, AS MORTGAGEES OF JOHN T. & PATTI A. DANNER DO HEREBY ADOPT AND CONFIRM THIS PLAT.

SIGNED:

Mortgage Electronic Registration Systems, Inc.

NAME: Karna L. Slaughter
TITLE: Vice President
WITNESS
Linda R. Smith
WITNESS

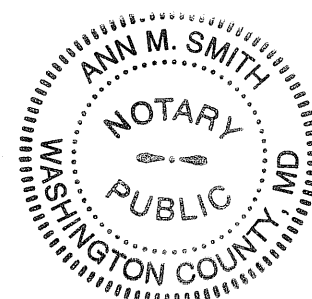
STATE OF Maryland
COUNTY OF Washington

CERTIFICATE OF NOTARY PUBLIC:

BE IT REMEMBERED THAT ON THIS 2nd DAY OF December 2008 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Lorna L. Slaughter, Vice President of Mortgage Electronic Registration Systems, Inc., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED.

IN TESTIMONY WHEREOF, I HAVE HERETO SUBSCRIBED MY NAME AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC STATE OF Maryland
MY COMMISSION EXPIRES 8/29/2009



SIGNED: THE DREES COMPANY, A KENTUCKY CORPORATION
OWNER LOT 286 (PARCEL 17-36-122-050)

DAWNE WALTER
ASSISTANT CORPORATE SECRETARY
WITNESS

CERTIFICATE OF NOTARY PUBLIC:

STATE OF KENTUCKY S.S.

BE IT REMEMBERED THAT ON THIS 5th DAY OF December 2008 BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF KENTUCKY PERSONALLY APPEARED DAWNE WALTER, ASSISTANT CORPORATE SECRETARY OF THE DREES COMPANY, A KENTUCKY CORPORATION WHO REPRESENTED THAT SHE IS DULY AUTHORIZED TO SIGN ON BEHALF OF SAID CORPORATION AND WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED ON BEHALF OF SAID CORPORATION. IN TESTIMONY WHEREOF, I HERETO SET MY HAND AND AFFIX MY NOTORIAL SEAL ON THIS DAY AND DATE AFORESAID.

NOTARY PUBLIC, STATE OF KENTUCKY
MY COMMISSION EXPIRES 12/11/12

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 CENTERLINE OF SAID EASEMENT. THE DREES COMPANY OR BUILDER RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORM WATER 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, PAGE 292 AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION AND INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO.
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- PERMANENT DOCUMENTS USED IN BOUNDARY RESOLUTION ARE SHOWN ON THE FACE OF THIS PLAT.
- 5/8" DIA. X 30" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE TO BE PLACED AT ALL LOT CORNERS, AS NOTED.
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

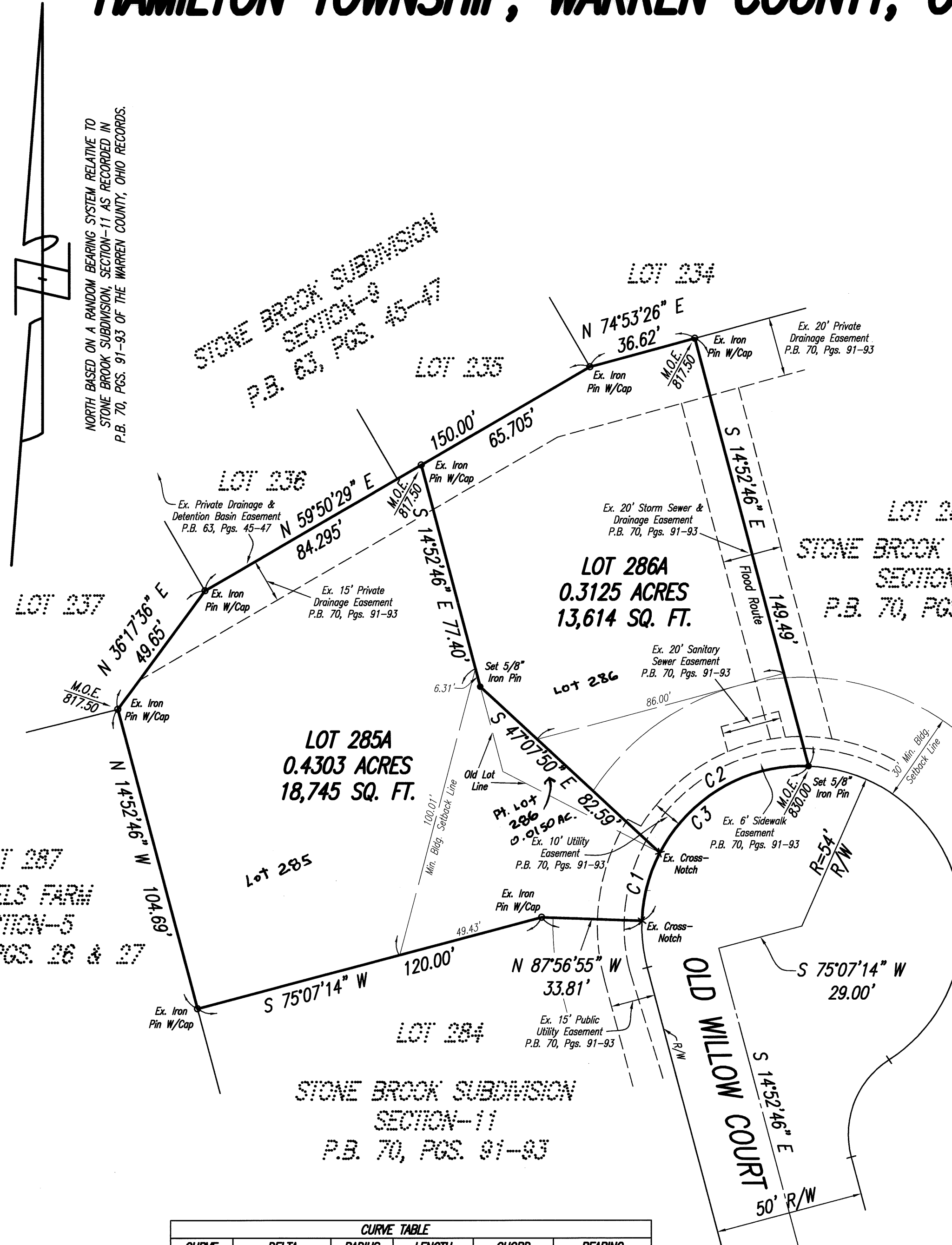
Old Lot 285 17-36-122-049
Old 0.0150ac 17-36-122-057
Old Lot 286 17-36-122-058
New Lot 285A 17-36-122-059
New Lot 286A 17-36-122-060
No Rem. 1-9-09 DWB

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN OCTOBER, 2007 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

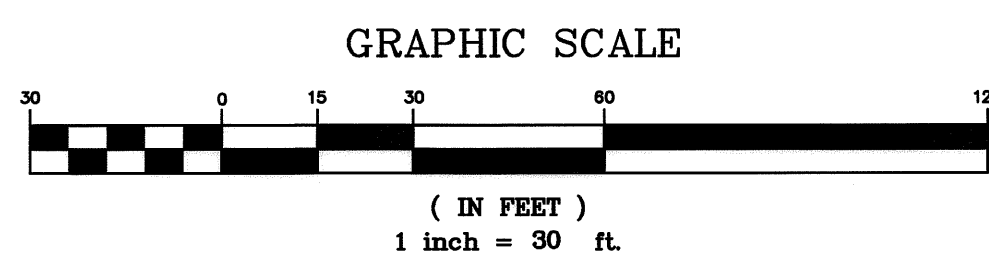
STEPHEN L. CAHILL
OHIO REGISTERED SURVEYOR #7862

REPLAT OF LOT 285 & 286 STONE BROOK SUBDIVISION, SECTION-11, REPLAT of LOTS 285 & 286 P.B. 70, PAGES 91-93 MILITARY SURVEY NUMBER 1547 VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP, WARREN COUNTY, OHIO

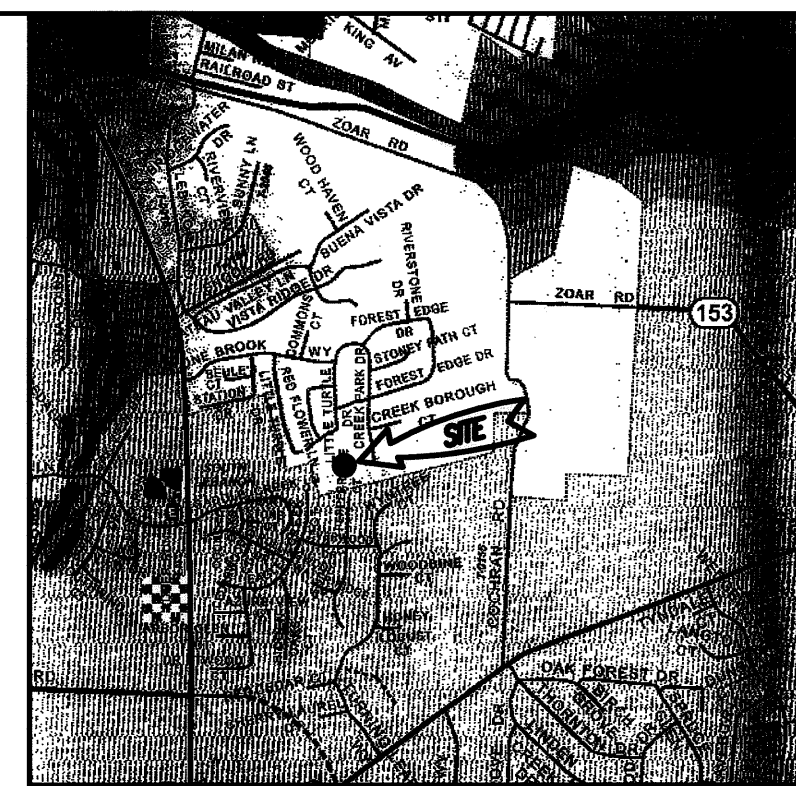


CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	25°23'06"	54.00'	23.92'	23.73'	S 14°44'38" W
C2	64°55'22"	54.00'	61.19'	57.97'	S 59°53'52" W
C3	90°18'28"	54.00'	85.11'	76.57'	S 47°12'19" W

AREA SUMMARY
AREA IN LOTS = 0.7428 ACRES
LOT 285A = 0.4390 ACRES
LOT 286A = 0.3038 ACRES



NEW LOT NUMBERS	SIDWELL REFERENCE NUMBERS
285A	
286A	



VICINITY MAP

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS 6 DAY OF Jan., 2008

MAYOR:

I HERBY APPROVE THIS PLAT ON THIS 22nd DAY OF December 2008

FISCAL OFFICER:

I HERBY APPROVE THIS PLAT ON THIS 22nd DAY OF December 2008

COUNTY AUDITOR:

TRANSFERRED ON THIS 9th DAY OF January 2009

DEPUTY: Jackie Kromming
WARREN COUNTY AUDITOR: Dick Polson

WARREN COUNTY RECORDER:

FILE NO. 718217

RECEIVED ON THIS 9 DAY OF January 2009 AT 12:10:33 P.M.

RECORDED ON THIS 9 DAY OF January 2009 AT 12:10:33 P.M.

RECORDED IN PLAT BOOK NUMBER 82 PAGE 59

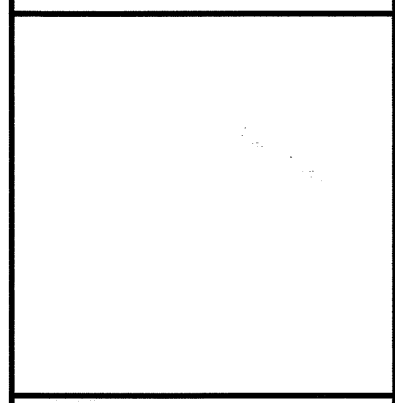
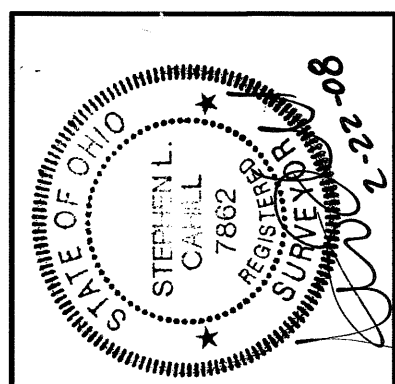
FEE 86.40

BY: Linda Lufb
DEPUTY: Beth Deckard
WARREN COUNTY RECORDER

OWNERS:

THE DREES COMPANY
211 GRANDVIEW DRIVE
FT. MITCHELL, KY. 41017

JOHN & PATTI DANNER
369 OLD WILLOW COURT
SOUTH LEBANON, OHIO 45065



REPLAT OF LOTS 285 & 286
STONE BROOK SUBDIVISION
SECTION-11
P.B. 70, PGS. 91-93

Date 10-30-07
Drawn By C.R.
Checked By DP
Scale 1" = 30'

REPLAT OF LOTS 285 & 286
STONE BROOK SUBDIVISION, SECTION-11
MILITARY SURVEY #1547
VILLAGE OF SOUTH LEBANON, HAMILTON TOWNSHIP
WARREN COUNTY, OHIO

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