

Parcel Number	Address	Legal Description
17361230140	5340 RED FLOWER LN	STONE BROOK 10 LOT: 261
17361240100	5333 RED FLOWER LN	STONE BROOK 10 LOT: 241
17361240110	5327 RED FLOWER LN	STONE BROOK 10 LOT: 242
17361230130	5330 RED FLOWER LN	STONE BROOK 10 LOT: 260
17361240120	5319 RED FLOWER LN	STONE BROOK 10 LOT: 243
17361230120	5324 RED FLOWER LN	STONE BROOK 10 LOT: 259
17361240130	5313 RED FLOWER LN	STONE BROOK 10 LOT: 244
17361230110	5316 RED FLOWER LN	STONE BROOK 10 LOT: 258
17361240140	5307 RED FLOWER LN	STONE BROOK 10 LOT: 245
17361230100	5310 RED FLOWER LN	STONE BROOK 10 LOT: 257
17361240150	5299 RED FLOWER LN	STONE BROOK 10 LOT: 246
17361230080	5246 RED FLOWER LN	STONE BROOK 10 LOT: 255
17361230090	5252 RED FLOWER LN	STONE BROOK 10 LOT: 256
17361240160	5293 RED FLOWER LN	STONE BROOK 10 LOT: 247
17361240170	5287 RED FLOWER LN	STONE BROOK 10 LOT: 248
17361240180	5279 RED FLOWER LN	STONE BROOK 10 LOT: 249
17361210190	5273 RED FLOWER LN	STONE BROOK 10 LOT: 250
17361240090	5337 RED FLOWER LN	STONE BROOK 10 LOT: 240
17361210210	5261 RED FLOWER LN	STONE BROOK 10 LOT: 252
17361210200	5267 RED FLOWER LN	STONE BROOK 10 LOT: 251
17361210230	5249 RED FLOWER LN	STONE BROOK 10 LOT: 254
17361210220	5255 RED FLOWER LN	STONE BROOK 10 LOT: 253
		Stone Brook 10

RECORD PLAT

STONE BROOK SUBDIVISION

SECTION 10

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 10, A SUBDIVISION OF LOTS 240-261, 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 5th DAY OF January, 2004

THE DREES COMPANY

Edna C. Chlman

NAME:
WITNESS

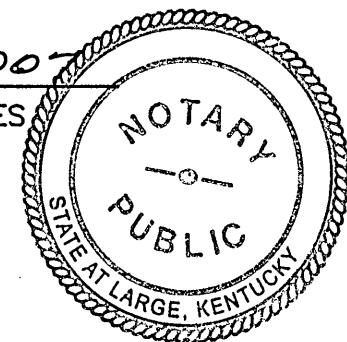
NAME:
WITNESS

STATE OF KENTUCKY, COUNTY OF KENTON SS: January, 2004
BE IT REMEMBERED ON THIS 5th DAY OF January, 2004
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.

NAME:
NOTARY PUBLIC

MY COMMISSION EXPIRES

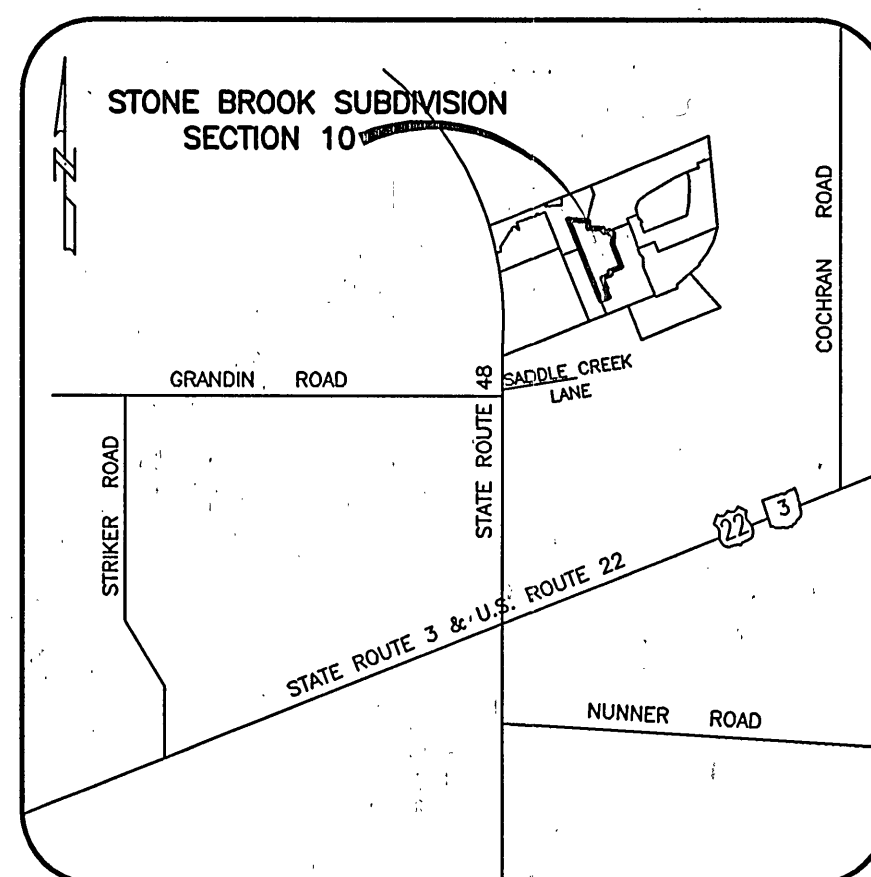


CONTAINING 6.5858 ACRES

LOCATED IN

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

OCTOBER 2004



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 240-261 ARE SINGLE FAMILY LOTS
- COMMON DRIVEWAY LOTS - LOTS 249 THRU 252 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.
- YARD MAINTENANCE EASEMENTS A & B ARE MORE PARTICULARLY DEFINED IN ARTICLE IX, SECTION 9.12 OF THE DECLARATION FOR STONE BROOK COMMUNITY ASSOCIATION.
- PRIVATE DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE LOCATIONS, THE ACTUAL EASEMENT IS CENTERED ON THE EXISTING DRAINAGE CHANNEL.

	LOT #	SIDWELL #
OLD	7.1287 AC.	17-36-100-021
NEW	240	17-36-124-009
NEW	241	17-36-124-010
NEW	242	17-36-124-011
NEW	243	17-36-124-012
NEW	244	17-36-124-013
NEW	245	17-36-124-014
NEW	246	17-36-124-015
NEW	247	17-36-124-016
NEW	248	17-36-124-017
NEW	249	17-36-124-018
NEW	250	17-36-124-019
NEW	251	17-36-124-020
NEW	252	17-36-124-021
NEW	253	17-36-124-022
NEW	254	17-36-124-023
NEW	255	17-36-124-024
NEW	256	17-36-124-025
NEW	257	17-36-124-026
NEW	258	17-36-124-027
NEW	259	17-36-124-028
NEW	260	17-36-124-029
NEW	261	17-36-124-030
REM	0.5429 AC.	17-36-100-022

COUNTY RECORDER

FILE NO: 519131
RECEIVED ON THIS 26 DAY OF January, 2004 AT 1:03 P.M.
RECORDED ON THIS 26 DAY OF January, 2004 AT 1:03 P.M.
RECORDED IN PLAT BOOK NO. 608, PAGES 74, 75, 76
FEE: 259.20

BY: Linda Lyle Beth DeCard
DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR

TRANSFERRED ON THIS 26th DAY OF January, 2004

BY: Flanny J. Doherty Dick Hoban
DEPUTY WARREN COUNTY AUDITOR

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 2nd DAY OF December, 2004

James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 29th DAY OF NOVEMBER, 2004

James D. Smith
CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 2nd DAY OF December, 2004

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 3-17-99 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 6.5858 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 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 10
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO



JOB NO. CDR-4

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH DIST
1	86.55'	175.00'	28°20'09"	N00°11'27"E	85.67'
2	98.91'	200.00'	28°20'09"	S00°11'27"W	97.91'
3	18.02'	20.00'	51°38'01"	S11°27'28"E	17.42'
4	173.67'	52.50'	189°32'21"	S57°29'42"W	104.64'
5	18.02'	20.00'	51°38'01"	N53°33'08"W	17.42'
6	37.64'	25.00'	86°16'20"	N57°29'42"E	34.19'
7	74.18'	150.00'	28°20'09"	N00°11'27"E	73.43'
8	46.62'	225.00'	11°52'22"	S19°54'48"E	46.54'
9	68.71'	200.00'	19°41'04"	S04°08'05"E	68.37'
10	30.20'	200.00'	08°39'05"	S10°01'59"W	30.17'
11	0.43'	20.00'	01°14'05"	S13°44'29"W	0.43'
12	20.30'	52.50'	22°09'13"	S26°11'52"E	20.17'
13	24.96'	52.50'	27°14'23"	S01°30'05"E	24.73'
14	20.52'	52.50'	22°23'34"	S23°18'54"W	20.39'
15	20.52'	52.50'	22°23'34"	S45°42'27"W	20.39'
16	20.83'	52.50'	22°43'38"	S68°16'03"W	20.69'
17	66.55'	52.50'	72°38'00"	N64°03'08"W	62.19'
18	17.37'	20.00'	49°44'51"	N52°36'34"W	16.82'
19	0.66'	20.00'	01°53'09"	N78°25'34"W	0.66'
20	17.59'	20.00'	50°23'56"	S12°04'31"E	17.03'

SECTION 10 AREA SUMMARY

LOTS	5.6584 AC.
R/W	0.9274 AC.
TOTAL	6.5858 AC.

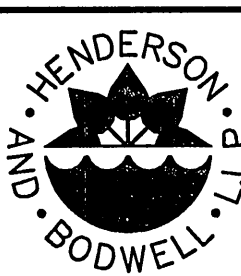
* MINIMUM PERMISSIBLE OPENING ELEVATIONS (MOE'S) WITH GRAVITY DRAIN CONNECTIONS TO A WATERCOURSE OR FLOOD ROUTE SHOWN. IF A FLOOR IS DESIRED BELOW THE ELEVATION SHOWN IN THE TABLE, THEN NO GRAVITY FLOW DRAIN WILL BE PERMITTED FROM ANY WINDOW WELL, STAIRWELL, FOUNDATION, BASEMENT OR OTHER SOURCE TO BE 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.

LOT NO.	MINIMUM OPENING ELEVATION
246	804.5
247	803.2
248	803.2
252	802.2
253	802.2
254	805.0

NOTES:

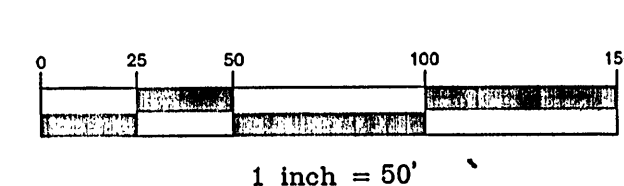
1. DOCUMENTS USED : AS SHOWN
2. ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION UNLESS OTHERWISE NOTED.
3. NO EVIDENCE OF OCCUPATION EXCEPT AS SHOWN
4. 1/2" IRON PINS WITH CAPS OR X-MARKS WILL BE SET AT ALL LOT CORNERS AT THE TIME OF THE DEVELOPERS REQUEST.
5. • - DENOTES 1/2" IRON PIN W/ CAP SET PER SECTIONS 1, 2, 5 OR 9. UNLESS OTHERWISE NOTED.
6. (•) - DENOTES 1" IRON PIN W/ CAP SET PER SECTIONS 1, 5 OR 9 UNLESS OTHERWISE NOTED.
7. 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.
8. (249) - DENOTES COMMON DRIVEWAY LOT.
9. (Hatched Area) - DENOTES YARD MAINTENANCE EASEMENT AREA.

EASEMENT AREA	LOT BENEFITTED
A	LOT 248
B	LOT 252

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	STONE BROOK SECTION 10 SITUATED IN MILITARY SURVEY No. 1547 VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO	 JN: CDR-4
DWN BY ALD	CKD BY	SCALE: 1" = 50'
DATE: OCT., 2004	SHT 2 OF 3	

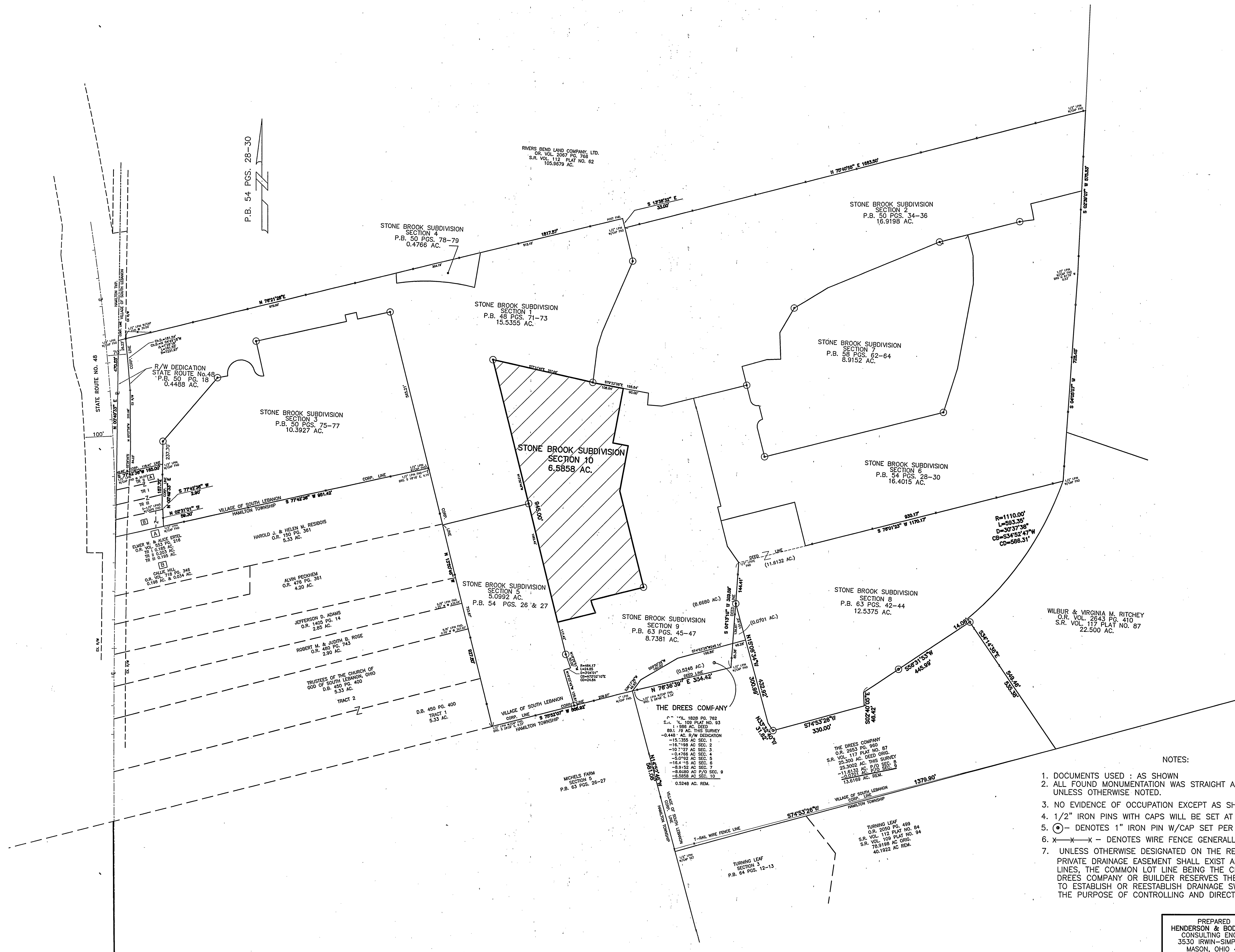


THE DREES COMPANY
 O.R. VOL. 1828 PG. 762
 S.R. VOL. 109 PLAT NO. 93
 89.986 AC. ORIG.
 89.9679 AC. SURVEY
 7.1106 AC. REM.
 6.5858 AC. SEC. 10
 0.5248 AC. REM.

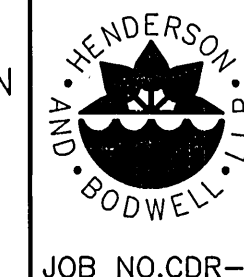


MINIMUM BUILDING SETBACK
 REQUIREMENTS LOTS 240-261
 FRONT 30'
 REAR 25'
 SIDE 5' MIN. / 15' TOTAL
 CORNER LOT SIDE YARD STREET SIDE 20'

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



- 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 SECTIONS 1-9.
 6. X - X - X - DENOTES WIRE FENCE GENERALLY ALONG LINE
 7. 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.

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 10 MILITARY SURVEY NO. 1547 VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO	 JOB NO. CDR-4
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