

Parcel Number	Address	Legal Description
17361290010	5158 RIVERSTONE DR	STONE BROOK 2 LOT: 45
17361150170	5159 RIVERSTONE DR	STONE BROOK 2 LOT: 44
		Stone Brook 2

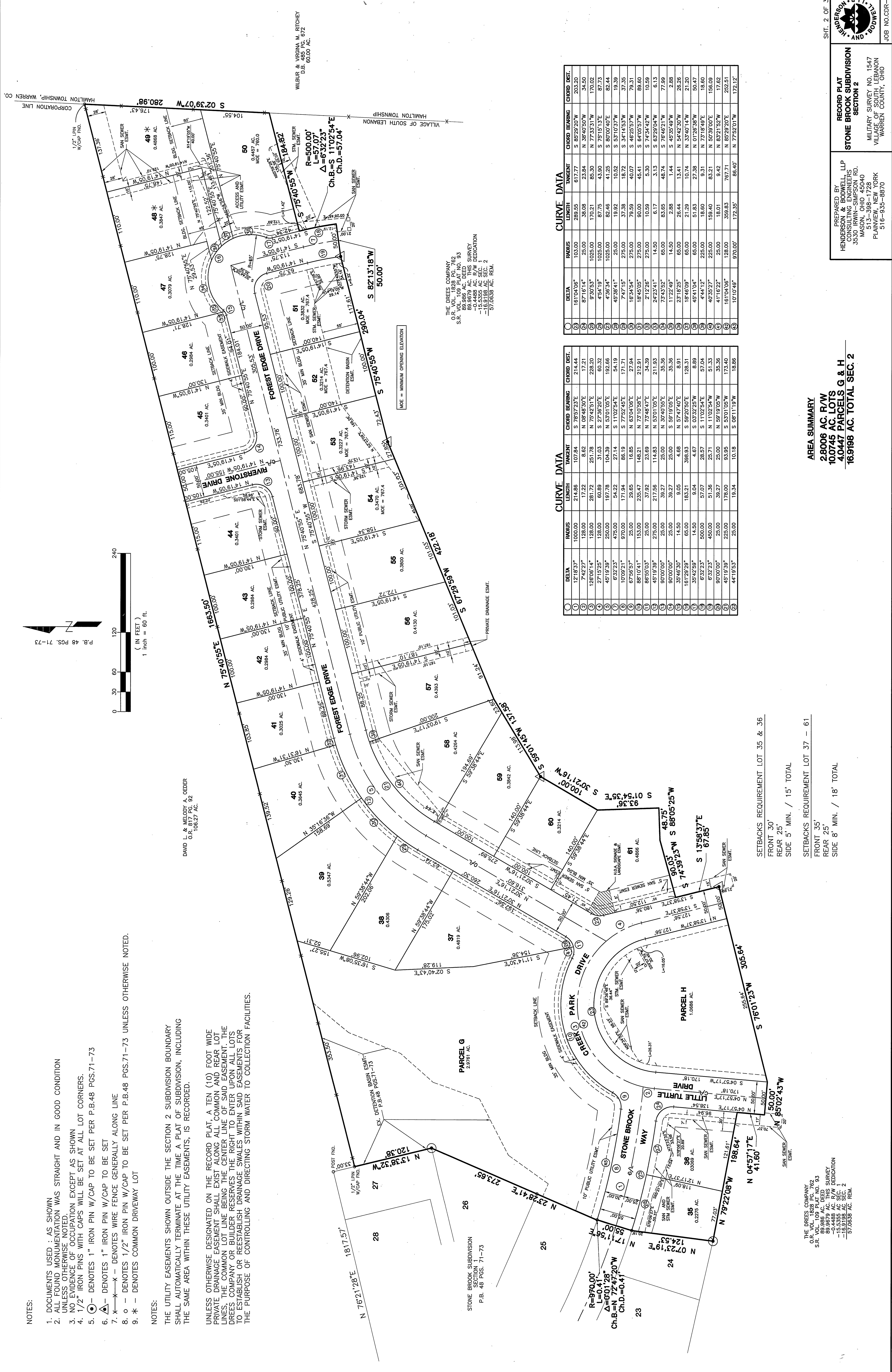
NOTES:

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
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 BEARING	CHORD DIST.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.	RADIUS	LENGTH	TANGENT
S 78°57'23"E	214.44	1000.00	214.86	107.84	S 78°57'23"E	214.44	1000.00	214.86	107.84
N 08°48'30"E	17.21	128.00	17.22	8.62	N 08°48'30"E	17.21	128.00	17.22	8.62
N 75°42'51"E	228.20	128.00	281.72	251.78	N 75°42'51"E	228.20	128.00	281.72	251.78
S 27°38'20"E	60.32	128.00	60.89	31.03	S 27°38'20"E	60.32	128.00	60.89	31.03
N 53°01'05"E	192.66	250.00	197.78	104.39	N 53°01'05"E	192.66	250.00	197.78	104.39
S 11°02'54"E	54.19	475.00	54.22	27.14	S 11°02'54"E	54.19	475.00	54.22	27.14
S 77°52'45"E	171.71	970.00	171.94	86.19	S 77°52'45"E	171.71	970.00	171.94	86.19
N 63°04'06"E	212.91	25.00	29.65	18.85	N 63°04'06"E	212.91	25.00	29.65	18.85
N 73°10'58"E	212.91	153.00	235.47	148.21	N 73°10'58"E	212.91	153.00	235.47	148.21
N 73°48'47"E	34.39	25.00	37.92	23.69	N 73°48'47"E	34.39	25.00	37.92	23.69
N 53°01'05"E	211.93	275.00	217.56	114.83	N 53°01'05"E	211.93	275.00	217.56	114.83
S 39°40'55"E	35.36	25.00	39.27	25.00	S 39°40'55"E	35.36	25.00	39.27	25.00
S 59°18'05"E	35.36	25.00	39.27	25.00	S 59°18'05"E	35.36	25.00	39.27	25.00
N 57°47'40"E	8.91	14.50	9.05	4.68	N 57°47'40"E	8.91	14.50	9.05	4.68
S 59°20'50"E	128.31	65.00	183.21	398.93	S 59°20'50"E	128.31	65.00	183.21	398.93
S 03°32'55"E	8.89	14.50	9.04	4.67	S 03°32'55"E	8.89	14.50	9.04	4.67
S 11°02'54"E	57.04	500.00	57.07	28.57	S 11°02'54"E	57.04	500.00	57.07	28.57
N 11°02'54"E	51.33	450.00	51.36	25.71	N 11°02'54"E	51.33	450.00	51.36	25.71
N 59°18'05"E	35.36	25.00	39.27	25.00	N 59°18'05"E	35.36	25.00	39.27	25.00
S 53°01'05"E	173.40	225.00	178.00	93.95	S 53°01'05"E	173.40	225.00	178.00	93.95
S 08°11'19"W	18.86	23.00	19.34	10.18	S 08°11'19"W	18.86	23.00	19.34	10.18

CURVE DATA					CURVE DATA				
CHORD BEARING	CHORD DIST.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.	RADIUS	LENGTH	TANGENT
S 85°29'20"W	203.20	103.00	289.55	617.77	S 85°29'20"W	203.20	103.00	289.55	617.77
N 38°40'50"W	34.50	25.00	38.08	23.84	N 38°40'50"W	34.50	25.00	38.08	23.84
N 77°33'31"W	170.02	1025.00	170.21	85.30	N 77°33'31"W	170.02	1025.00	170.21	85.30
S 75°15'13"E	87.73	1025.00	87.75	43.90	S 75°15'13"E	87.73	1025.00	87.75	43.90
S 80°00'40"E	82.44	1025.00	82.46	41.25	S 80°00'40"E	82.44	1025.00	82.46	41.25
S 53°10'37"W	19.39	25.00	19.32	10.52	S 53°10'37"W	19.39	25.00	19.32	10.52
S 34°14'53"W	37.35	275.00	37.38	18.72	S 34°14'53"W	37.35	275.00	37.38	18.72
S 48°22'57"W	79.31	40.07	79.59	40.07	S 48°22'57"W	79.31	40.07	79.59	40.07
S 64°02'57"W	89.60	275.00	90.00	45.41	S 64°02'57"W	89.60	275.00	90.00	45.41
S 74°34'42"W	10.59	275.00	10.59	5.30	S 74°34'42"W	10.59	275.00	10.59	5.30
S 63°29'04"W	6.13	14.50	6.17	3.13	S 63°29'04"W	6.13	14.50	6.17	3.13
S 76°48'21"W	77.99	65.00	83.65	48.74	S 76°48'21"W	77.99	65.00	83.65	48.74
S 45°35'49"W	2.88	14.50	2.88	1.44	S 45°35'49"W	2.88	14.50	2.88	1.44
N 54°42'30"W	26.26	65.00	26.44	13.41	N 54°42'30"W	26.26	65.00	26.44	13.41
N 33°40'14"W	21.20	65.00	21.29	10.74	N 33°40'14"W	21.20	65.00	21.29	10.74
N 01°28'19"W	50.47	65.00	51.83	27.38	N 01°28'19"W	50.47	65.00	51.83	27.38
N 73°18'46"E	18.60	225.00	18.60	9.31	N 73°18'46"E	18.60	225.00	18.60	9.31
N 50°39'00"E	156.08	225.00	158.40	83.21	N 50°39'00"E	156.08	225.00	158.40	83.21
N 83°21'52"W	17.82	25.00	18.01	9.42	N 83°21'52"W	17.82	25.00	18.01	9.42
N 83°29'20"E	252.51	128.00	359.83	767.71	N 83°29'20"E	252.51	128.00	359.83	767.71
N 77°52'01"W	172.12	970.00	172.35	86.40	N 77°52'01"W	172.12	970.00	172.35	86.40

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
-0.4488 AC. R/W DEDICATION
-15.5355 AC. SEC. 2
-16.9198 AC. SEC. 2
57.0638 AC. REM.

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PLAINVIEW, NEW YORK
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RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 2

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

