

Parcel Number	Address	Legal Description
16062770660	5274 STATION DR	STONE BROOK 3 LOT: 115
16062770650	5284 STATION DR	STONE BROOK 3 LOT: 114
16062770640	5294 STATION DR	STONE BROOK 3 LOT: 113
16062770630	5304 STATION DR	STONE BROOK 3 LOT: 112
16062770620	5314 STATION DR	STONE BROOK 3 LOT: 111
16062770610	5324 STATION DR	STONE BROOK 3 LOT: 110
16062770600	5334 STATION DR	STONE BROOK 3 LOT: 109
16062770290	5365 STATION DR	STONE BROOK 3 LOT: 78
16062770300	5375 STATION DR	STONE BROOK 3 LOT: 79
16062770310	5385 STATION DR	STONE BROOK 3 LOT: 80
16062770590	5344 STATION DR	STONE BROOK 3 LOT: 108
16062770400	5471 STATION DR	STONE BROOK 3 LOT: 89
16062770390	5465 STATION DR	STONE BROOK 3 LOT: 88
16062770320	5395 STATION DR	STONE BROOK 3 LOT: 81
16062770330	5405 STATION DR	STONE BROOK 3 LOT: 82
16062770340	5415 STATION DR	STONE BROOK 3 LOT: 83
16062770350	5425 STATION DR	STONE BROOK 3 LOT: 84
16062770380	5455 STATION DR	STONE BROOK 3 LOT: 87
16062770580	5348 STATION DR	STONE BROOK 3 LOT: 107
16062770360	5435 STATION DR	STONE BROOK 3 LOT: 85
16062770370	5445 STATION DR	STONE BROOK 3 LOT: 86
16062770570	5352 STATION DR	STONE BROOK 3 LOT: 106
16062770410	5475 STATION DR	STONE BROOK 3 LOT: 90
16062770560	5360 STATION DR	STONE BROOK 3 LOT: 105
16062770550	5370 STATION DR	STONE BROOK 3 LOT: 104
16062770540	5380 STATION DR	STONE BROOK 3 LOT: 103
16062770530	5390 STATION DR	STONE BROOK 3 LOT: 102
16062770520	5400 STATION DR	STONE BROOK 3 LOT: 101
16062770510	5410 STATION DR	STONE BROOK 3 LOT: 100
16062770500	5420 STATION DR	STONE BROOK 3 LOT: 99
16062770490	5430 STATION DR	STONE BROOK 3 LOT: 98
16062770420	5479 STATION DR	STONE BROOK 3 LOT: 91
16062770480	5440 STATION DR	STONE BROOK 3 LOT: 97
16062770470	5450 STATION DR	STONE BROOK 3 LOT: 96
16062770460	5460 STATION DR	STONE BROOK 3 LOT: 95
16062770780	5476 STATION DR	STONE BROOK 3 REV.1 LOT: 92A
16062770790	5468 STATION DR	STONE BROOK 3 REV.1 LOT: 93A
		Stone Brook 3

RECORD PLAT

STONE BROOK SUBDIVISION

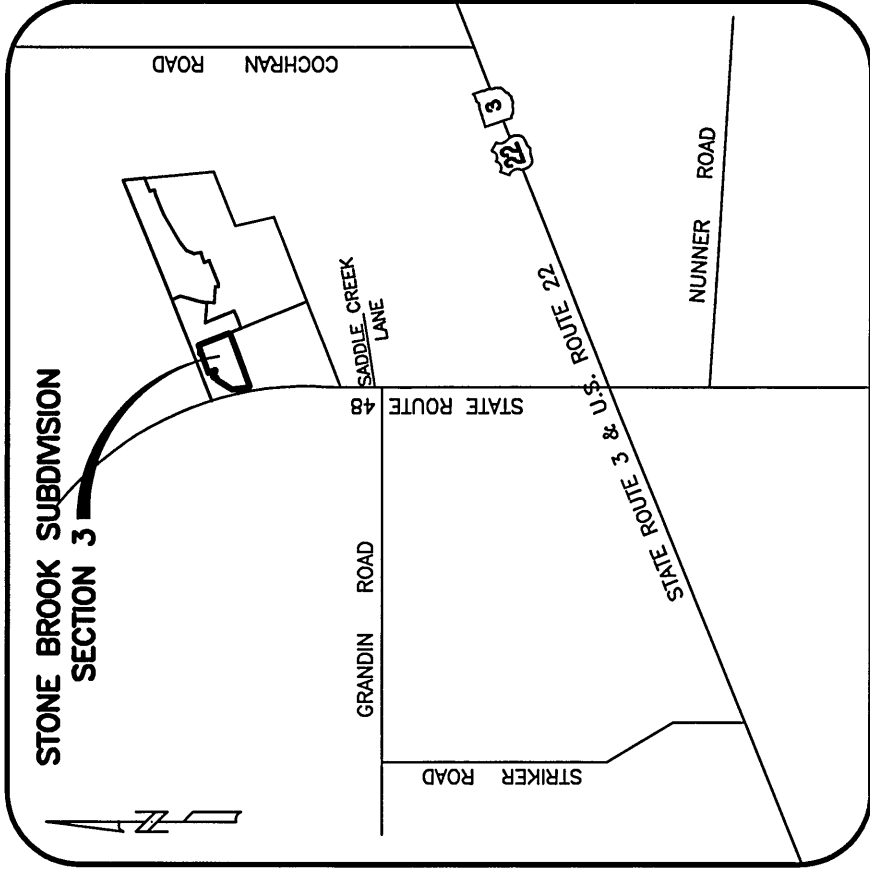
SECTION 3

CONTAINING 10.3927 ACRES

LOCATED IN

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

AUGUST, 2000



VICINITY MAP
NO SCALE

28 SEP 00

LOT #	SIDEWELL #	LOT #	SIDEWELL #
OLD 57.00 19 A.R.	17-36-100-009		
NEW 52	16-06-277-013	NEW 89	16-06-277-040
NEW 53	-	NEW 90	-
NEW 54	-011	NEW 91	-041
NEW 55	-012	NEW 92	-042
NEW 56	-013	NEW 93	-043
NEW 57	-014	NEW 94	-044
NEW 58	-015	NEW 95	-045
NEW 59	-016	NEW 96	-046
NEW 60	-017	NEW 97	-047
NEW 61	-018	NEW 98	-048
NEW 62	-019	NEW 99	-049
NEW 63	-020	NEW 100	-050
NEW 64	-021	NEW 101	-051
NEW 65	-022	NEW 102	-052
NEW 66	-023	NEW 103	-053
NEW 67	-024	NEW 104	-054
NEW 68	-025	NEW 105	-055
NEW 69	-026	NEW 106	-056
NEW 70	-027	NEW 107	-057
NEW 71	-028	NEW 108	-058
NEW 72	-029	NEW 109	-059
NEW 73	-030	NEW 110	-060
NEW 74	-031	NEW 111	-061
NEW 75	-032	NEW 112	-062
NEW 76	-033	NEW 113	-063
NEW 77	-034	NEW 114	-064
NEW 78	-035	NEW 115	-065
NEW 79	-036		
NEW 80	-037		
NEW 81	-038		
NEW 82	-039		
NEW 83	-040		
NEW 84	-041		
NEW 85	-042		
NEW 86	-043		
NEW 87	-044		
NEW 88	16-06-277-039	NEW 115	16-06-277-066
		REV 46. 6892A.L.	17-36-100-010

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 EASEMENT SHALL BE USED FOR THE EXCLUSIVE PURPOSE OF DRAINAGE, TO PREVENT OR PRECLUDE 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 SUBDIVISION, AS SET FORTH IN THE RECORD PLAT FOR STONE BROOK SUBDIVISION, WARREN COUNTY, OHIO, RECORDED IN THE OFFICIAL RECORD BOOK NO. 1547, PG. 292, AND THE ARTICLES OF INCORPORATION AND CODE OF REGULATIONS FOR THE ASSOCIATION AND INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO.

LOTS 82-115 ARE PATIO HOME LOTS.

COUNTY RECORDER
FILE NO. 200534
RECEIVED ON THIS 28th DAY OF September, 2000 AT 10:21 AM.
RECORDED IN PLAY BOOK NO. 50, PAGES 75, 76 & 77.
FEE: \$9.00
BY: Linda Lufk Warren County Recorder
COUNTY AUDITOR
TRANSFERRED ON THIS 28th DAY OF September, 2000
BY: Nancy Ashbell Nick 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 THEREIN SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE EASEMENT. NO STRUCTURE, PLANTING, FENCES, 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, ARE DESIGNATED FOR THE PURPOSES OF 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 AREAS BE USED FOR ANY PURPOSES OTHER THAN THOSE SPECIFICALLY SET FORTH HEREIN.

FACILITIES: (1) MAINTAIN THE LAND SUPPORT OF SAID FACILITIES; (2) 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.

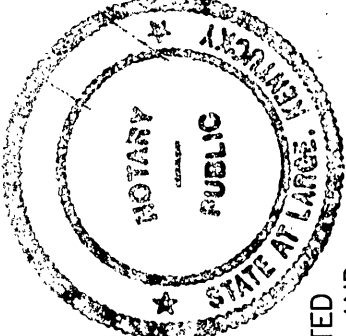
THE UNDERSIGNED DREES COMPANY HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR STONE BROOK SECTION 3, A SUBDIVISION OF LOTS 62 TO 115 AND DO HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OR PARTS OF THE ROADS, BOULEVARDS, CUL-DE-SACS, PARKS, PLANTING STRIPS, ETC. 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 REMOVAL OF TREES AND ALL OTHER IMPROVEMENTS, THE UNDERSIGNED FURTHER AGREE TO TAKE THE 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 20th DAY OF SEPTEMBER, 2000.

THE DREES COMPANY
BY: Nancy Ashbell
DIANNE WALTER
ASSISTANT SECRETARY

WITNESS
Paul Henry



STATE OF KENTUCKY, COUNTY OF KENTON, SS:
BE IT REMEMBERED ON THIS 20th DAY OF SEPTEMBER, 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.

Nancy Ashbell
NOTARY PUBLIC
MY COMMISSION EXPIRES 8/24/03

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 18th DAY OF September, 2000
James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 17th DAY OF September, 2000
J. Croddix
J. CRODDIX, CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 9/13/00 DAY OF September, 2000
Sharon Gross
SHARON GROSS, CLERK

PREPARED BY
HENDERSON & BOWWELL, LLP
10000 BUCKINGHAM SQUARE
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-8870

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 3
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

SHT. 1 OF 3
JOB NO. CDR-4

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

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
90°45'00"	100.00	71.13	37.15	N 81°54'44"W	69.64
90°00'00"	25.00	39.27	25.00	S 32°42'35"W	35.36
87°23'18"	28.50	43.49	27.23	N 55°34'45"W	39.39
228°39'58"	47.50	187.91	44.57	S 51°47'55"W	87.23
40°43'20"	120.00	65.36	25.00	S 81°54'44"E	63.57
90°00'00"	25.00	39.27	25.00	S 57°17'24"E	35.36
90°00'00"	30.00	47.12	30.00	S 32°42'36"W	42.43
73°57'34"	28.50	36.79	21.48	N 65°18'37"W	34.29
25°57'34"	20.54	210.54	5.37	S 24°41'23"W	75.89
30°48'03"	19.50	10.48	5.37	S 86°53'23"E	10.36
151°36'05"	60.00	158.76	237.13	N 32°42'36"E	116.33
30°48'03"	19.50	10.48	5.37	N 27°41'26"W	10.36
37°13'41"	47.50	30.68	16.00	S 28°37'09"E	30.32
14°18'04"	47.50	11.88	5.96	S 54°23'02"E	11.83
13°22'20"	120.00	28.01	14.07	S 88°13'14"E	27.94
15°48'51"	120.00	33.12	16.67	S 82°48'49"E	33.02
11°34'09"	120.00	24.23	12.16	N 83°29'40"E	24.19
40°37'29"	28.50	20.21	10.55	N 81°58'40"W	19.79
33°20'05"	28.50	16.56	8.53	N 44°59'53"W	16.35
63°33'30"	47.50	52.69	29.43	N 80°06'35"W	50.03
38°12'35"	47.50	31.68	16.45	S 89°00'23"W	31.09
49°10'19"	40.77	21.73	11.73	S 25°18'56"W	39.53
52°34'54"	47.50	43.59	23.47	S 25°33'41"E	42.08
24°41'41"	47.50	20.47	10.40	S 64°11'58"E	20.31
25°44'35"	47.50	21.34	10.85	S 89°25'07"E	21.16
1°23'54"	60.00	1.46	0.73	S 72°11'19"E	1.46
44°22'29"	60.00	46.47	24.47	N 84°55'30"E	45.32
40°17'28"	60.00	42.19	22.01	N 42°35'31"E	41.33
31°07'04"	60.00	32.59	16.71	N 06°53'15"E	32.19
34°25'10"	60.00	36.04	18.58	N 25°52'52"W	35.50

PARCEL A
0.9631 AC.

STATE ROUTE NO. 48

PARCEL C
1.9035 AC.

PARCEL B
1.9035 AC.

PARCEL D
1.9035 AC.

PARCEL E
1.9035 AC.

PARCEL F
1.9035 AC.

PARCEL G
1.9035 AC.

AREA SUMMARY
16507 AC. R/W
87420 AC. LOTS
103927 AC. TOTAL SEC. 3

SETBACK REQUIREMENTS LOT 62-115
FRONT 25'
REAR 20'
SIDE 5' MIN. / 10' TOTAL

UNLESS OTHERWISE NOTED

1" DENOTES 1" IRON PIN W/CAP TO BE SET

1/2" DENOTES 1/2" IRON PIN W/CAP TO BE SET PER P.B.48 PGS.71-73

UNLESS OTHERWISE NOTED

* DENOTES COMMON DRIVEWAY LOT

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.

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

STONE BROOK SUBDIVISION SECTION 3 P.B. 48 PGS. 71-73

10' PRIVATE DRAINAGE ESMT.

PREPARED BY
HENDERSON & BOEWELL LLP
CONSULTING ENGINEERS
3530 IRWIN-SIMPSON RD.
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-6870

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 3

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

JOB NO. CDR-4

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

50-76

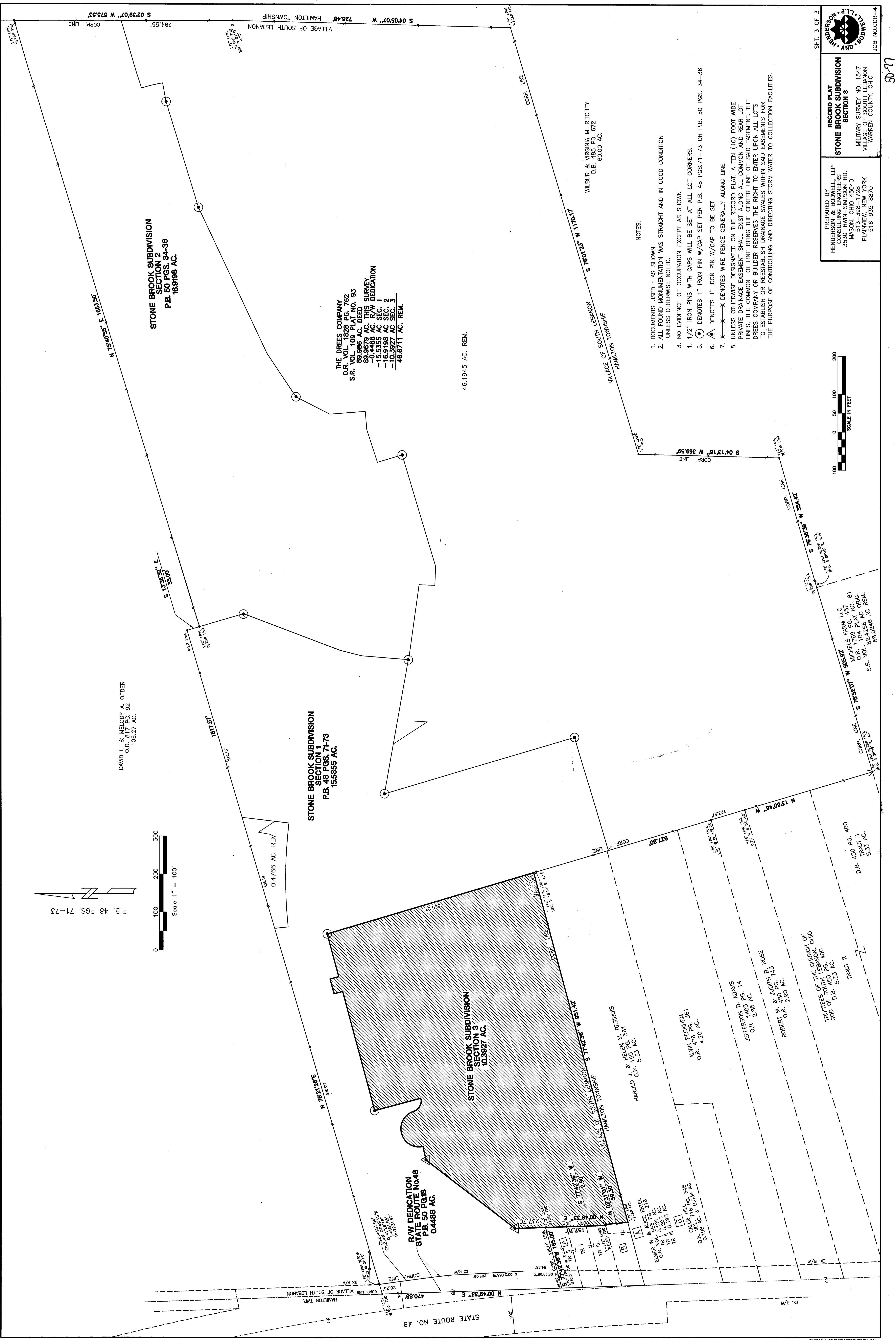
50-76

50-76

50-76

50-76

50-76



DEED REFERENCES:

THE PROPERTY SHOWN HEREON WAS CONVEYED TO THE DREES COMPANY, A KENTUCKY CORPORATION, BY DEED RECORDED IN OFFICIAL RECORD BOOK 1828, PAGE 762 WARREN COUNTY, OHIO RECORDERS OFFICE. REFERRED TO AS AUDITORS PARCEL 16-06-277-043 (LOT 92), AUDITORS PARCEL 16-06-277-044 (LOT 93) AND AUDITORS PARCEL 16-06-277-045 (LOT 94).

OWNERS' CONSENT AND DEDICATION:

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LANDS HEREIN PLATTED, 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: THE DREES COMPANY, A KENTUCKY CORPORATION
OWNER LOT 92 (PARCEL 16-06-277-043)
LOT 93 (PARCEL 16-06-277-044)
LOT 94 (PARCEL 16-06-277-045)

Dianne Walter
DIANNE WALTER
ASSISTANT CORPORATE SECRETARY

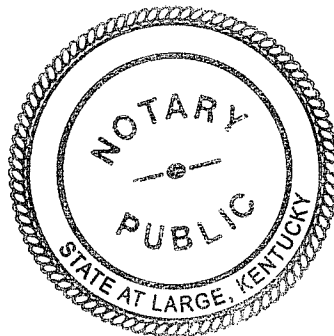
Mulanah Roberts
WITNESS

CERTIFICATE OF NOTARY PUBLIC:

STATE OF KENTUCKY S.S.

BE IT REMEMBERED THAT ON THIS 14th DAY OF OCTOBER, 2008, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE OF KENTUCKY PERSONALLY APPEARED DIANNE 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 HEREBY SET MY HAND AND AFFIX MY NOTORIAL SEAL ON THIS DAY AND DATE AFORESAID.

Ursula C. Ray
NOTARY PUBLIC, STATE OF KENTUCKY
MY COMMISSION EXPIRES May 15, 2012



NOTES:

1. 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.
2. 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.
3. LINES OF OCCUPATION, WHERE EXISTING, AGREE IN GENERAL WITH PROPERTY LINES.
4. PERMANENT DOCUMENTS USED IN BOUNDARY RESOLUTION ARE SHOWN ON THE FACE OF THIS PLAT.
5. 5/8" DIA. X 30" IRON PINS WITH PLASTIC IDENTIFICATION CAPS ARE TO BE PLACED AT ALL LOT CORNERS, AS NOTED.
6. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

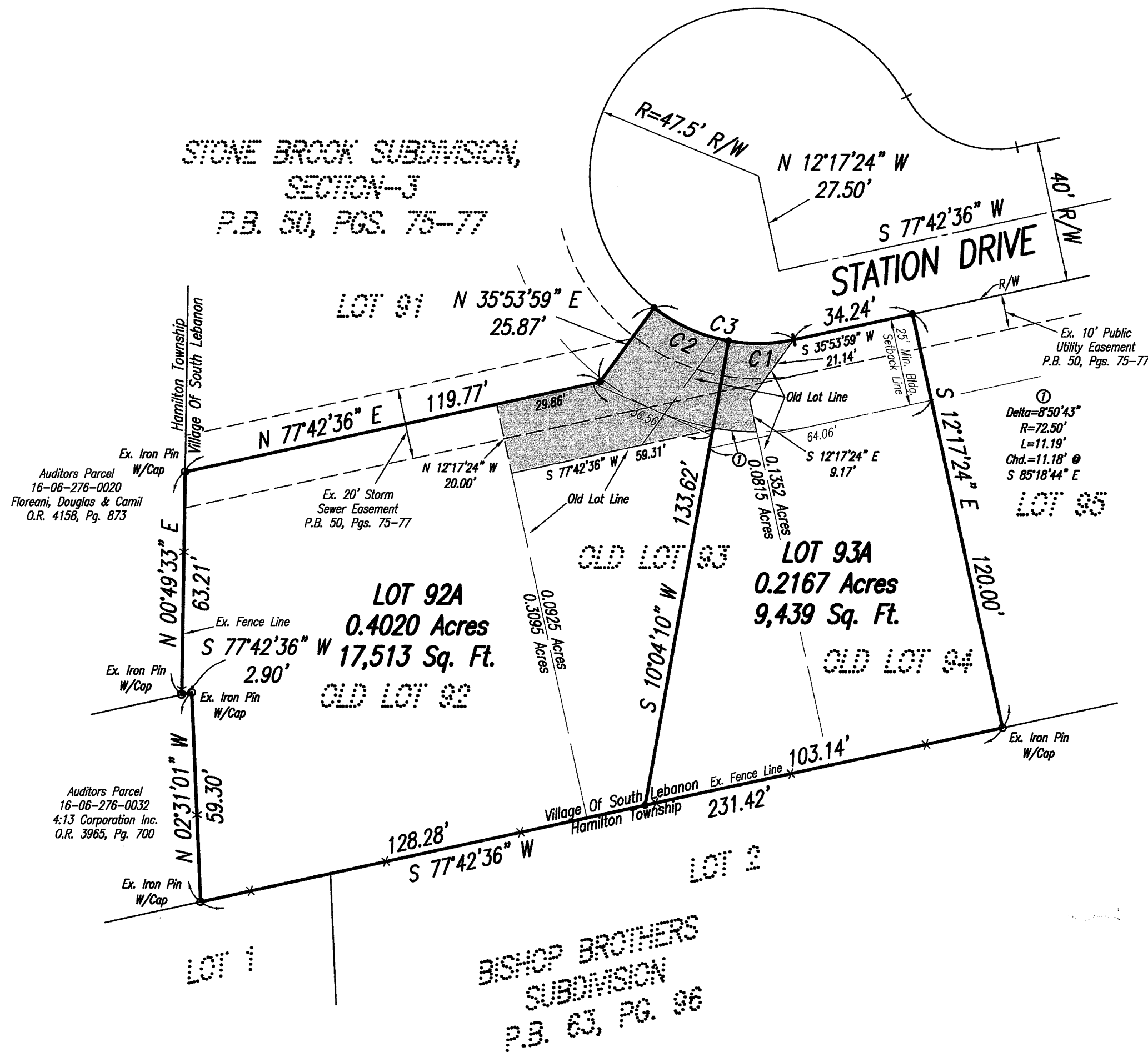
CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION, IN AUGUST, 2008 AND THAT ALL MONUMENTS AND LOT CORNER PINS ARE (OR WILL BE) SET AS SHOWN.

R. Thomas Abercrombie
R. THOMAS ABERCROMBIE
OHIO REGISTERED SURVEYOR #6021

This drawing and the design concepts represented, as instruments of service, are the sole property of Abercrombie & Associates, Inc. and may not be used, reproduced, or copied for any purpose without prior written authorization of Abercrombie & Associates, Inc.

STONE BROOK SUBDIVISION, SECTION-3, REVISION 1
BEING A REPLAT OF LOTS 92 THRU 94 OF
STONE BROOK SUBDIVISION, SECTION-3
MILITARY SURVEY NUMBER 1547
P.B. 50, PAGES 75-77
VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	22°21'34"	47.50'	18.54'	18.42'
C2	28°04'34"	47.50'	23.28'	23.04'
C3	50°26'08"	47.50'	41.81'	40.48'

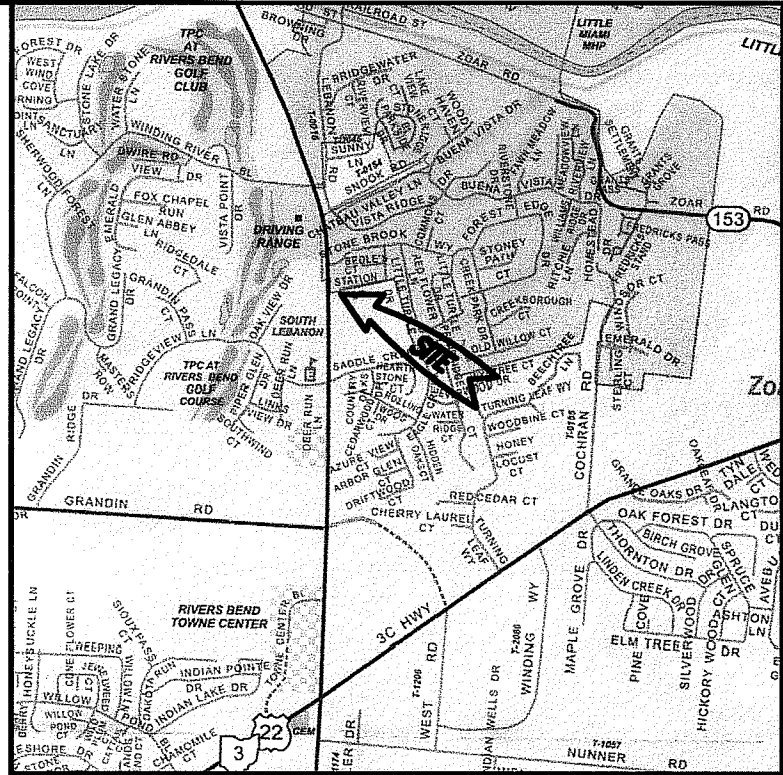
AREA SUMMARY
AREA IN LOTS = 0.6187 ACRES
LOT 92A = 0.4020 ACRES
LOT 93A = 0.2167 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SIDWELL NUMBERS	
NEW LOT NUMBERS	SIDWELL REFERENCE NUMBERS
92A	
93A	



VICINITY MAP

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION:

THIS PLAT WAS APPROVED BY THE VILLAGE OF SOUTH LEBANON PLANNING COMMISSION ON THIS 13th DAY OF September, 2008.

James D. Smith
CHAIRMAN

MAYOR:

I HERBY APPROVE THIS PLAT ON THIS 18th DAY OF September, 2008.

James D. Smith
MAYOR
PRINTED NAME:

FISCAL OFFICER:

I HERBY APPROVE THIS PLAT ON THIS 18th DAY OF September, 2008.

Sharon Louallen
FISCAL OFFICER
PRINTED NAME:

COUNTY AUDITOR:

TRANSFERRED ON THIS 24 DAY OF October, 2008.

BY: *Dawn Elam* *Nick Nelson*
DEPUTY WARREN COUNTY AUDITOR

WARREN COUNTY RECORDER:

FILE NO. 111248

RECEIVED ON THIS 24th DAY OF October, 2008 AT 12:16:33 P.M.

RECORDED ON THIS 24th DAY OF October, 2008 AT 12:16:33 P.M.

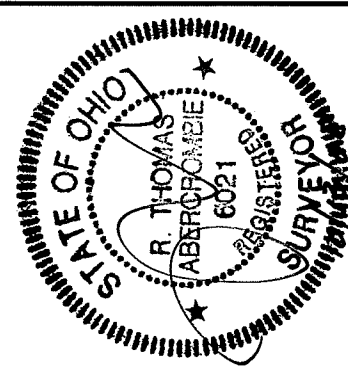
RECORDED IN PLAT BOOK NUMBER 82 PAGE 28

FEES \$86.40

BY: *Kristina Flynn* *Beth Decker*
DEPUTY WARREN COUNTY RECORDER

MINIMUM SETBACK REQUIREMENTS
LOTS 92A & 93A:
FRONT YARD = 25'
SIDE YARD = 5' ONE 10' TOTAL
REAR YARD = 20'

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



STONE BROOK SUBDIVISION,
SECTION-3, REVISION 1 BEING A
REPLAT OF LOTS 92 THRU 94 OF
STONE BROOK SUBDIVISION, SEC.-3

Date	Drawn By	Checked By	Scale
8-26-08	C.R.	S.L.C.	1" = 30'

REPLAT OF LOTS 92-94
STONE BROOK SUBDIVISION, SECTION-3
MILITARY SURVEY #1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

Abercrombie & Associates, Inc.
Civil Engineers/Surveyors
Colerain Professional Center - Suite 120
3377 Compton Road - Cincinnati, Ohio 45251-2507
513-365-5757
www.abercrombie-associates.com

Job No. 06-0064 1 1