

Parcel Number	Address	Legal Description
17361260280	438 STONEY PATH CT	STONE BROOK 7 LOT: 175
17361260320	490 STONEY PATH CT	STONE BROOK 7 LOT: 179
17361260300	454 STONEY PATH CT	STONE BROOK 7 LOT: 177
17361260270	416 STONEY PATH CT	STONE BROOK 7 LOT: 174
17361260260	402 STONEY PATH CT	STONE BROOK 7 LOT: 173
17361260430	461 STONEY PATH CT	STONE BROOK 7 LOT: 190
17361260290	442 STONEY PATH CT	STONE BROOK 7 LOT: 176
17361260380	527 STONEY PATH CT	STONE BROOK 7 LOT: 185
17361260450	417 STONEY PATH CT	STONE BROOK 7 LOT: 192
17361260310	462 STONEY PATH CT	STONE BROOK 7 LOT: 178
17361260410	473 STONEY PATH CT	STONE BROOK 7 LOT: 188
17361260440	453 STONEY PATH CT	STONE BROOK 7 LOT: 191
17361260370	531 STONEY PATH CT	STONE BROOK 7 LOT: 184
17361260390	523 STONEY PATH CT	STONE BROOK 7 LOT: 186
17361260350	526 STONEY PATH CT	STONE BROOK 7 LOT: 182
17361260420	465 STONEY PATH CT	STONE BROOK 7 LOT: 189
17361260400	491 STONEY PATH CT	STONE BROOK 7 LOT: 187
17361260460	401 STONEY PATH CT	STONE BROOK 7 LOT: 193
17361260340	522 STONEY PATH CT	STONE BROOK 7 LOT: 181
17361260330	518 STONEY PATH CT	STONE BROOK 7 LOT: 180
17361260360	530 STONEY PATH CT	STONE BROOK 7 LOT: 183
		Stone Brook 7

DEDICATION AND EASEMENT STATEMENT

THE VILLAGE OF SOUTH LEBANON ASSUMES NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR PRIVATE DRAINAGE CHANNELS OR PRIVATE DRAINAGE EASEMENTS. OF THIS PLAT, THE DREES COMPANY, 211 GRANT STREET, PITTSBURGH, PA 15222, HAS MAINTAINED CONTINUOUSLY BY THE LOT OWNER, WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULTIVET 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 AREAS AND FOR THE MAINTENANCE OF SUCH FOREVER, BUILDINGS OR OTHER STRUCTURES AND EASEMENTS AND EASEMENTS AS SUCH FOREVER, 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 6, A SUBDIVISION OF LOTS 173-193, WARREN COUNTY, OHIO, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF 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 ZONING, PLATTING, HEALTH, OR OTHER REGULATIONS, ORDINANCES, AND LAWS OF THE VILLAGE OF SOUTH LEBANON, OHIO, FOR THE BENEFIT OF THE VILLAGE OF SOUTH LEBANON, OHIO, AND THAT THE UNDERSIGNED SHALL BE RESPONSIBLE FOR THE FULFILLMENT OF ALL 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 29th DAY OF August, 2002

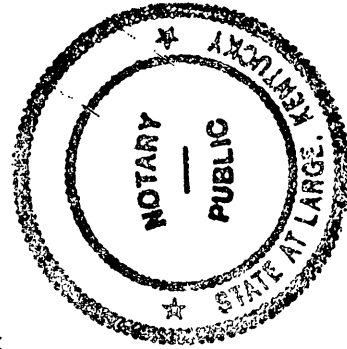
THE DREES COMPANY

BY: *Dianne Walter*
WITNESS: *Dianne Walter*
DANNIE WALTER
ASSISTANT SECRETARY

STATE OF KENTUCKY, COUNTY OF KENTON SS:
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.

NOTARY PUBLIC
Sharon D. Van
8-14-2003
MY COMMISSION EXPIRES



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 FOR THE PURPOSE OF RECONSTRUCTING DRAINAGE EASEMENTS, EASEMENTS OR 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 INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO.

LOTS 173-193 ARE SINGLE FAMILY LOTS

LOT #	AC.	SIDWELL #
OLD 24,219	AC.	17-36-100-013
NEW 173	17-36-126-026	
NEW 174	17-36-126-027	
NEW 175	17-36-126-028	
NEW 176	17-36-126-029	
NEW 177	17-36-126-030	
NEW 178	17-36-126-031	
NEW 179	17-36-126-032	
NEW 180	17-36-126-033	
NEW 181	17-36-126-034	
NEW 182	17-36-126-035	
NEW 183	17-36-126-036	
NEW 184	17-36-126-037	
NEW 185	17-36-126-038	
NEW 186	17-36-126-039	
NEW 187	17-36-126-040	
NEW 188	17-36-126-041	
NEW 189	17-36-126-042	
NEW 190	17-36-126-043	
NEW 191	17-36-126-044	
NEW 192	17-36-126-045	
NEW 193	17-36-126-046	
REM. 15,719	17-36-100-018	

9.10.02
Baker

AREA SUMMARY
0.9542 AC. IN R/W
7.9610 AC. IN LOTS
8.9152 AC. TOTAL

RECORD PLAT

STONE BROOK SUBDIVISION

SECTION 7

CONTAINING 8.9152 ACRES

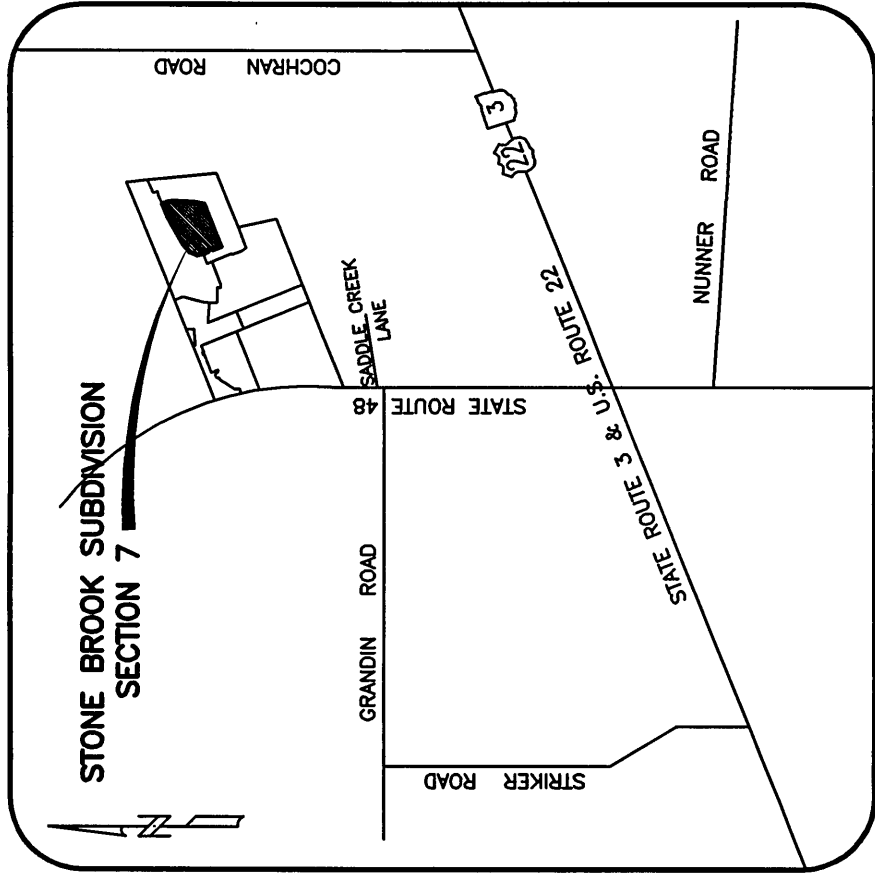
LOCATED IN

MILITARY SURVEY NO. 1547

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

JUNE 2002



COUNTY RECORDER
FILE NO: 23-0610
RECEIVED ON THIS 10 DAY OF September 2002 AT 2:55 PM
RECORDED ON THIS 10 DAY OF September 2002 AT 2:55 PM
FEE: 129.60

BY: *Bern Deekad*
DEPUTY
WARREN COUNTY RECORDER

COUNTY AUDITOR
TRANSFERRED ON THIS 10th DAY OF September 2002
BY: *Nancy Osborn*
DEPUTY
WARREN COUNTY AUDITOR

MAYOR
I HEREBY APPROVE THIS PLAT ON THIS 21st DAY OF August 2002
James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION
I HEREBY APPROVE THIS PLAT ON THIS 20th DAY OF August 2002
James D. Smith
J. HADDOX, CHAIRMAN

VILLAGE CLERK
I HEREBY APPROVE THIS PLAT ON THIS 21st DAY OF August 2002
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 3-17-99 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.

Steven R. Pennington
STEVEN R. PENNINGTON, SURVEYOR NO. S-7215



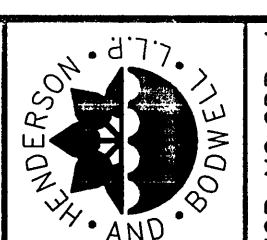
DEED REFERENCE
SITUATED IN MILITARY SURVEY NO. 1547, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO, CONTAINING 8.9152 ACRES, AND BEING PART OF THE SAME TRACT AS CONVEYED TO THE DREES COMPANY AND DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1828 PG 762 WARREN COUNTY, OHIO

OWNER/DEVELOPER
THE DREES COMPANY
211 GRANT STREET
PITTSBURGH, PA 15222
TEL. (659) 578-4281

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

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 7
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

SHT. 1 OF 3



JOB NO. CDR-4

58.62

