

Parcel Number	Address	Legal Description
16062500040	STONE BROOK WAY	STONE BROOK 4 LOT: C/A
16062490012	STONE BROOK WAY	STONE BROOK 1 LOT: C/A PT.A
16062490011	STONE BROOK WAY	STONE BROOK 1 LOT: C/A PT.A
16062490040	STONE BROOK WAY	STONE BROOK 1 LOT: C/A "F"
16062490030	STONE BROOK WAY	STONE BROOK 1 LOT: C/A "E"
16062770110	STONE BROOK WAY	STONE BROOK 1 LOT: C/A "B"
16062770120	STONE BROOK WAY	STONE BROOK 1 LOT: C/A "C"
16062490020	STONE BROOK WAY	STONE BROOK 1 LOT: C/A "D"
17361210070	CREEK PARK DR	STONE BROOK 2 LOT: C/A
17361150090	CREEK PARK DR	STONE BROOK 2 LOT: 'G' C/A
17361290401	CREEK PARK DR	STONE BROOK 8 LOT: PT C/A J
17361290402	CREEK PARK DR	STONE BROOK 8 LOT: PT C/A J
17361290410	CREEKBOROUGH CT	STONE BROOK 8 LOT: C/A "K"
		Stone Brook 1,2,4,8

RECORD PLAT

STONE BROOK SUBDIVISION

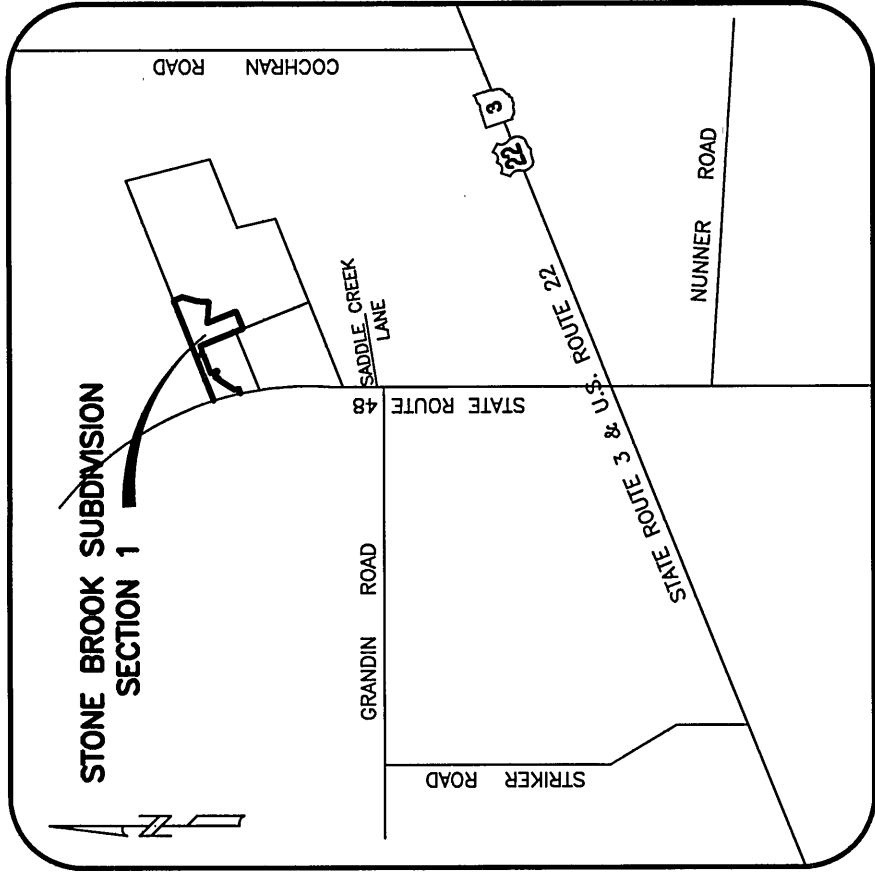
SECTION 1

CONTAINING 15.5355 ACRES

LOCATED IN

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

MARCH 2000



VICINITY MAP
NO SCALE

LOT #	SIDWELL #	LOT #	SIDWELL #
OLD 189-986	AC 17-36-100-006		
NEW 1	16-06-277-001	NEW 23	17-36-121-003
NEW 2	16-06-277-002	NEW 24	17-36-121-004
NEW 3	16-06-277-003	NEW 25	17-36-121-005
NEW 4	16-06-277-004	NEW 26	17-36-121-006
NEW 5	16-06-277-005	NEW 27	17-36-121-007
NEW 6	16-06-277-006	NEW 28	17-36-121-008
NEW 7	16-06-277-007	NEW 29	17-36-121-009
NEW 8	16-06-277-008	NEW 30	17-36-121-010
NEW 9	16-06-277-009	NEW 31	17-36-121-011
NEW 10	16-06-277-010	NEW 32	17-36-121-012
NEW 11	16-06-277-011	NEW 33	17-36-121-013
NEW 12	16-06-277-012	NEW 34	17-36-121-014
NEW 13	16-06-277-013		
NEW 14	16-06-277-014	NEW PARCEL A	16-06-244-001
NEW 15	16-06-277-015	NEW PARCEL B	16-06-244-002
NEW 16	16-06-277-016	NEW PARCEL C	16-06-244-003
NEW 17	16-06-277-017	NEW PARCEL D	16-06-244-004
NEW 18	16-06-277-018	NEW PARCEL E	16-06-244-005
NEW 19	16-06-277-019	NEW PARCEL F	16-06-244-006
NEW 20	16-06-277-020		
NEW 21	17-36-121-001		
NEW 22	17-36-121-002	REM 74-4508 AC	17-36-100-007

29 MAR 00

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 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 181 PG. 482. THE ARTICLES OF COVENANTS, CONDITIONS, AND RESTRICTIONS ARE RECORDED IN THE DEED RECORDS OF WARREN COUNTY, OHIO COMMENCING WITH OFFICIAL RECORD VOLUME 181 PG. 482. PARCELS A-F ARE COMMON AREA LOTS.

CERTIFICATE OF SURVEYOR:
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 3-11-00 AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



DEED REFERENCE
SITUATED IN MILITARY SURVEY NO. 1547, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 15.5355 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
TEL. (606) 578-4261

COUNTY RECORDER

FILE NO. 193941 DAY OF MARCH, 2000 AT 11:16 A.M.
RECEIVED ON THIS 29 DAY OF MARCH, 2000 AT 11:16 A.M.
RECORDED IN PLAT BOOK NO. 48, PAGE 11, 12, 13
FEE 129.00
BY: Linda Lufks Barth Decker
DEPUTY WARREN COUNTY RECORDER
COUNTY AUDITOR
TRANSFERRED ON THIS 29 DAY OF MARCH, 2000
BY: Barbara Liden 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 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 OTHER PLANTS OR SHRUBS OR OTHER VEGETATION IN ANY ADJACENT THERE TO THE FORE 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 HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR STONE BROOK SUBDIVISION, SUBDIVISION OF LOTS 1 TO 34 AND PARCELS A-F INCLUSIVE. 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 ACCORDANCE WITH THE EXISTING 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 LEIHOLDERS HAVE UNITED IN ITS EXECUTION.

IN WITNESS THEREOF THIS 22ND DAY OF MARCH, 2000.

THE DREES COMPANY

BY: Janet Lynn Ford Dianne Walter
WITNESS DIANNE WALTER
ASSISTANT SECRETARY
Keith Henry
WITNESS

STATE OF KENTUCKY, COUNTY OF KENTON SS:
BE IT REMEMBERED ON THIS 22ND DAY OF MARCH, 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 SND CORPORATION.

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR AFORESAID.

Janet Lynn Ford Keith Henry
NOTARY PUBLIC MY COMMISSION EXPIRES

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 15TH DAY OF MARCH, 2000

James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 15TH DAY OF MARCH, 2000

J. Noddy
J. NODDY, CHAIRMAN

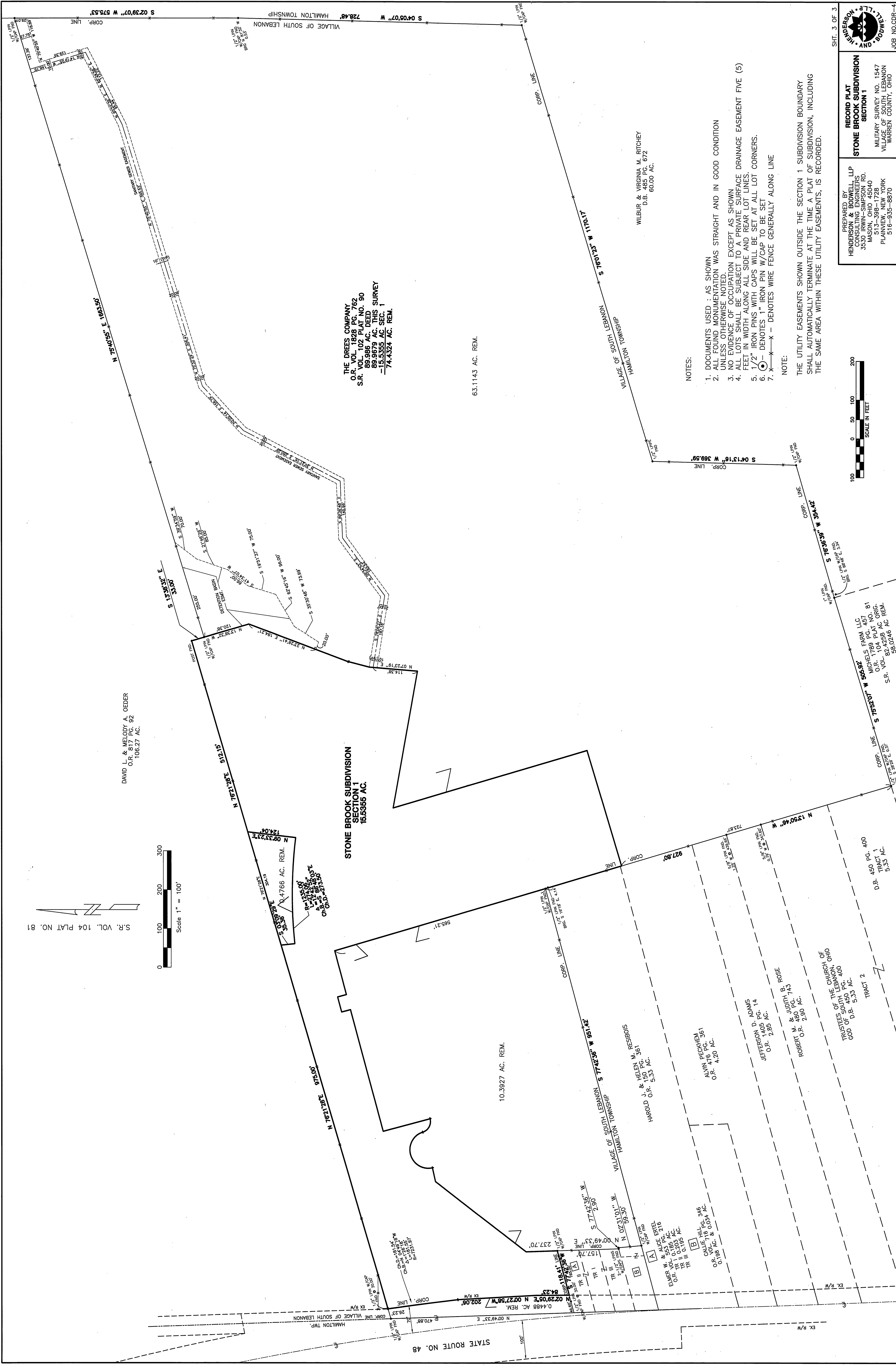
VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 15TH DAY OF MARCH, 2000

Joseph Owen
JOSEPH OWEN, CLERK

SHT. 1 OF 3





48-84

RECORD PLAT

STONE BROOK SUBDIVISION

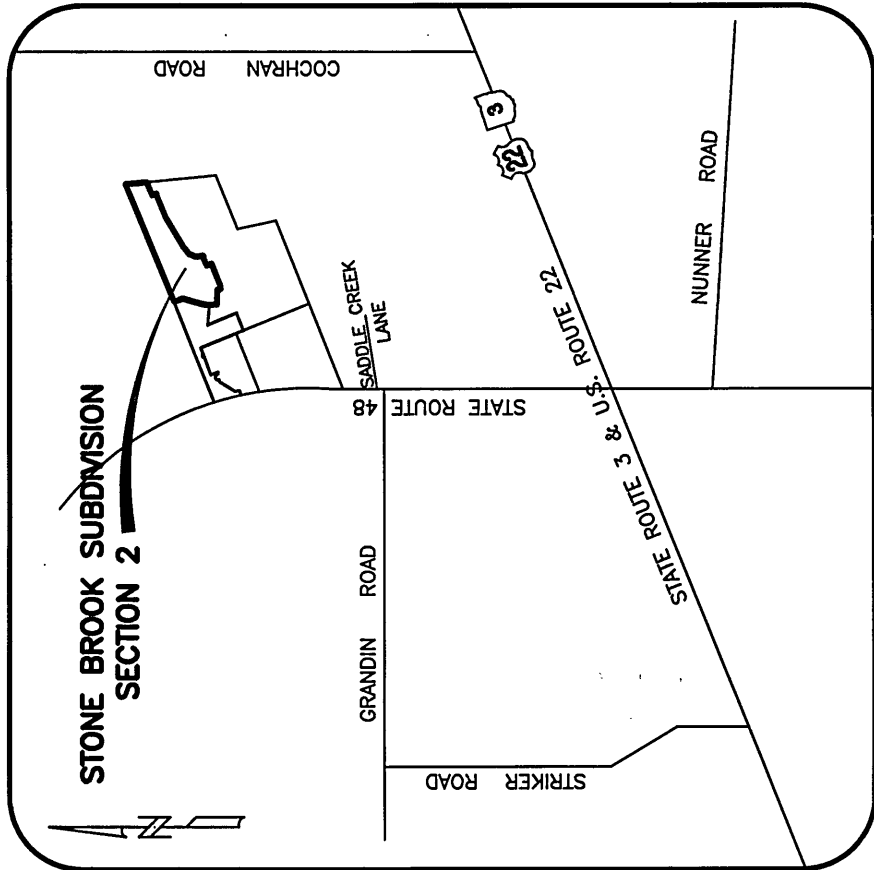
SECTION 2

CONTAINING 16.9198 ACRES

LOCATED IN

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

JUNE 2000



VICINITY MAP
NO SCALE

LOT #	SIDWELL #	LOT #	SIDWELL #
71-0017-16	17-36-100-008		
NEW 35	17-36-121-005	NEW 50	17-36-129-006
NEW 36	17-36-121-006	NEW 51	17-36-126-011
NEW 37	17-36-115-010	NEW 52	17-36-126-010
NEW 38	17-36-115-011	NEW 53	17-36-126-009
NEW 39	17-36-115-012	NEW 54	17-36-126-008
NEW 40	17-36-115-013	NEW 55	17-36-126-007
NEW 41	17-36-115-014	NEW 56	17-36-126-006
NEW 42	17-36-115-015	NEW 57	17-36-126-005
NEW 43	17-36-119-016	NEW 58	17-36-126-004
NEW 44	17-36-119-017	NEW 59	17-36-126-003
NEW 45	17-36-119-018	NEW 60	17-36-126-002
NEW 46	17-36-129-002	NEW 61	17-36-126-001
NEW 47	17-36-129-003	NEW PARCEL G	17-36-126-000
NEW 48	17-36-129-004	NEW PARCEL H	17-36-126-000
NEW 49	17-36-129-005	NEW 57-0038-02	17-36-126-000
		57-0017-16	

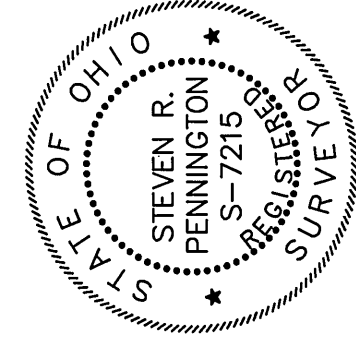
26.08.00
2000

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 DREES COMPANY OR BUILDER RESERVES THE RIGHT TO ENTER UPON ALL LOTS 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 NUMBER 57-0017-16, PG. 292. THE ASSOCIATION'S DECLARATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS DEED AND EASEMENTS THERE TO.

LOTS 35-61 ARE SINGLE FAMILY LOTS. PARCELS G & H ARE COMMON AREA LOTS.

CERTIFICATE OF SURVEY:
HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON JULY 26, 2000, AND THAT ALL MONUMENTS AND LOT CORNER PINS WILL BE SET AS SHOWN.



STEVEN R. PENNINGTON, SURVEYOR No. S-7215

DEED REFERENCE
SITUATED IN MILITARY SURVEY NO. 1547, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 16.9198 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 782 WARREN COUNTY, OHIO

OWNER/DEVELOPER
THE DREES COMPANY
211 GRANDVIEW DRIVE
FT. MITCHELL, KENTUCKY
TEL. (859) 578-4281

COUNTY RECORDER

FILE NO: 203438
RECEIVED ON THIS 11th DAY OF AUGUST, 2000 AT 5:22:44 PM.
RECORDED IN PLAT BOOK NO. 50, PAGES 34-36
FEE: \$129.60

BY: Shelli M. Seely Bert Beckard
DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR

TRANSFERRED ON THIS 11th DAY OF August, 2000
BY: Nancy Isbell Dick 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 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 THERE TO THE EASEMENT. THE EASEMENT IS 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: CENERGY, SPRINT TELEPHONE CO. TIME WARNER CABLE, WARREN COUNTY COMMISSIONERS, AND THE VILLAGE OF SOUTH LEBANON.

THE UNDERSIGNED, HEREIN, CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THE SURVEY OF SAID SUBDIVISION OF LAND AND THAT THE USE OF 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 CONFORMANCE WITH ALL EXISTING ZONING, PLATING, AND OTHER 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 26th DAY OF JULY, 2000.

THE DREES COMPANY

BY: D. Walther
DIANNE WALTER
ASSISTANT SECRETARY

WITNESS
Keith Henry

STATE OF KENTUCKY, COUNTY OF KENTON SS:
BE IT REMEMBERED ON THIS 26th DAY OF JULY, 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.

James D. Smith
NOTARY PUBLIC
MY COMMISSION EXPIRES

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 26th DAY OF JULY, 2000
James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 25th DAY OF JULY, 2000
J. HADIX
J. HADIX, CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 31st DAY OF JULY, 2000
Sharon J. Hays
SHARON HAYS, CLERK
STATION 0635

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 2
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

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

41017

SHT. 1 OF 3

UNDERGROUND
BODWELL
JOB NO. CDR-4

50-34

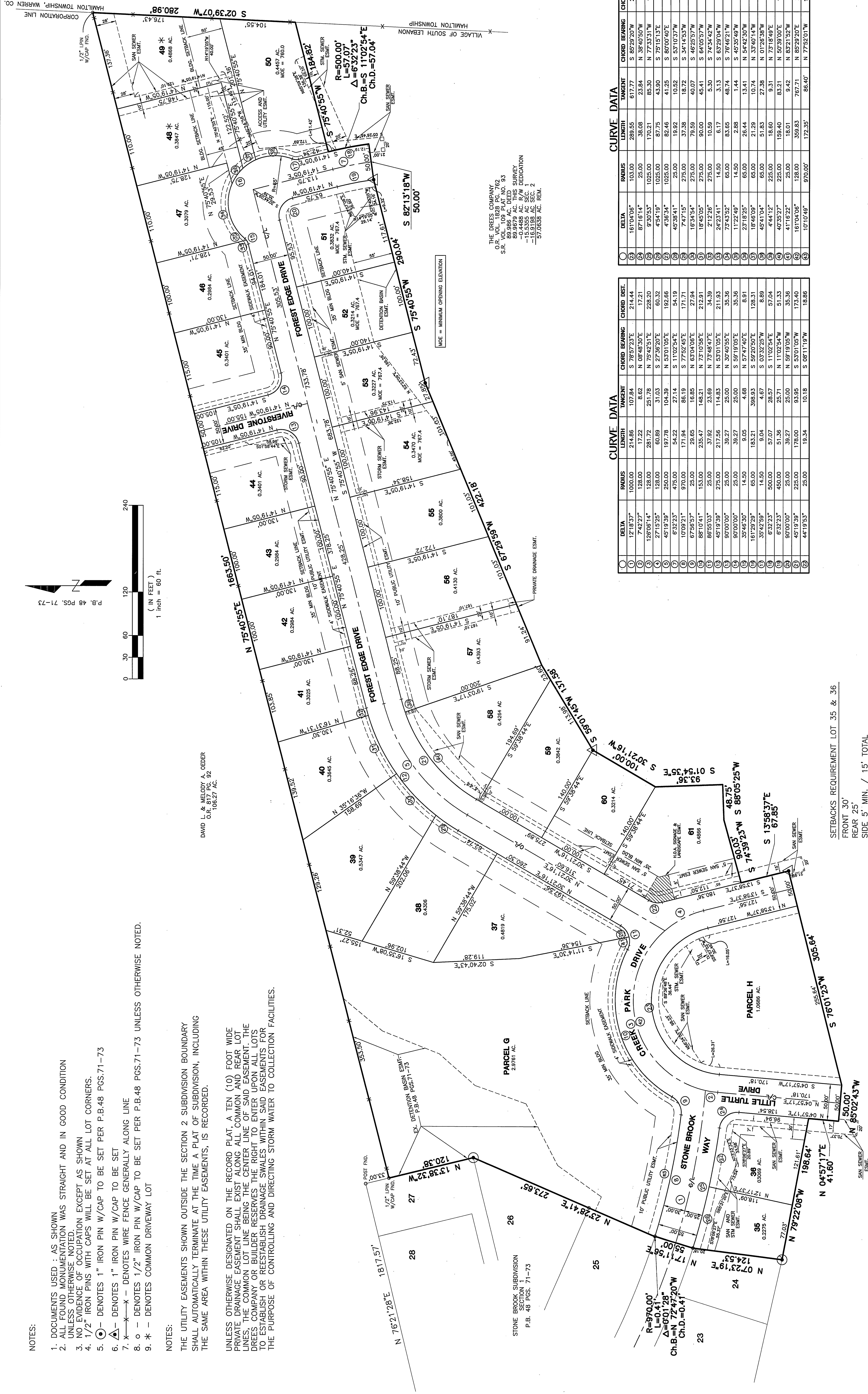
NOTES:

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 UNLESS OTHERWISE NOTED.
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. 89,986 AC. DEED
THIS SURVEY
-0.4488 AC. R/W DEDICATION
-15.5355 AC. SEC. 2
-16.9198 AC. SEC. 2
57.0638 AC. REM.

PREPARED BY
HENDERSON & BOOMWELL, LLP
CONSULTING ENGINEERS
3550 W. 12TH AVE., SUITE 100
MASON, OHIO 45040
513-398-1728
PLAINVIEW, NEW YORK
516-935-8870

RECORD PLAT
STONE BROOK SUBDIVISION
SECTION 2

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

SECTION 4

LOCATED IN

**VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO**

COUNTY AUDITOR
TRANSFERRED ON THIS 28th DAY OF September 2000

MAYOR

PLANNING COMMISSION

VILLAGE CLERK

CERTIFICATE OF SURVEYOR:
I HEREBY CERTIFY THAT THE
SUPERVISION ON 3-17-99
WILL BE SET AS SHOWN.



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

SHT. 1 OF 2

1017

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

50.78

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 OR RETARD OR DIVERT THE FLOW THROUGH THE WATERCOURSE.

ANY "PUBLIC UTILITY EASEMENTS" AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, ANY 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 FOR THE PURPOSES OF ACCESS, EGRESS AND EGRESS AND EGRESS PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOR THE BUILDINGS OR OTHER STRUCTURES AND MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED AS TO (1) REDUCE EASEMENTS, OR 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: CENERGY, 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 BLOCK SECTION 4, A SUBDIVISION OF LOT 116 AND PARCEL 1, 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 20TH DAY OF SEPTEMBER, 2000.

THE DREES COMPANY

BY: M. Walter
DANNE WALTER
ASSISTANT SECRETARY

WITNESS

STATE OF KENTUCKY. COUNTY OF KENTON. SS:

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 DRES COMPANY AS REPRESENTED
 BY DIANNE WALTER, ASSISTANT SECRETARY WHO ACKNOWLEDGED THE SIGNING AND
 THE 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 ~~NO~~ YEAR LAST AFORESAID.

MY COMMISSION EXPIRES

NOTE: UNLESS OTHERWISE DESIGNATED ON THE RECORD PLAT A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST TO THE COMMON AND REAR LOT LINES. THE COMMON LOT LINE BEING THE CENTER LINE OF SAID EASEMENT. THE DREDS COMPANY OR BUILDER RESERVES THE RIGHT TO ENTER UPON SAID 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.

LOT 116 IS A SINGLE FAMILY LOT
PARCEL 1 IS A COMMON AREA LOT

DRAWING NUMBER

DRAWING NUMBER

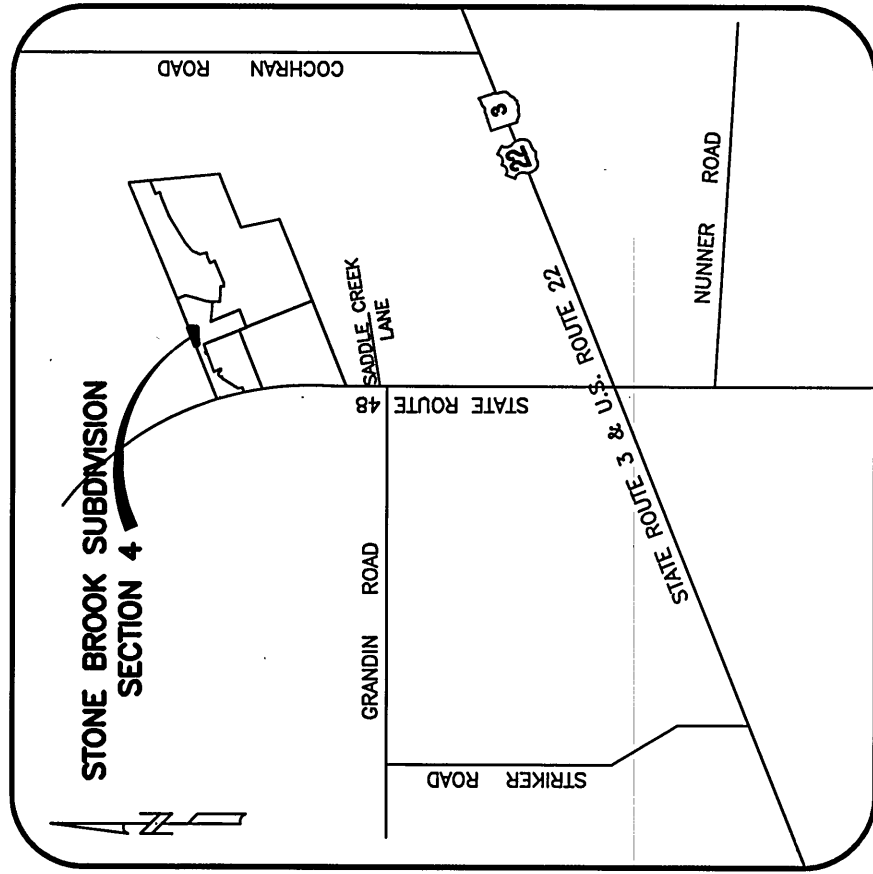
DRAWING NUMBER

DRAWING NUMBER
Stonebrook Sub S
50-78

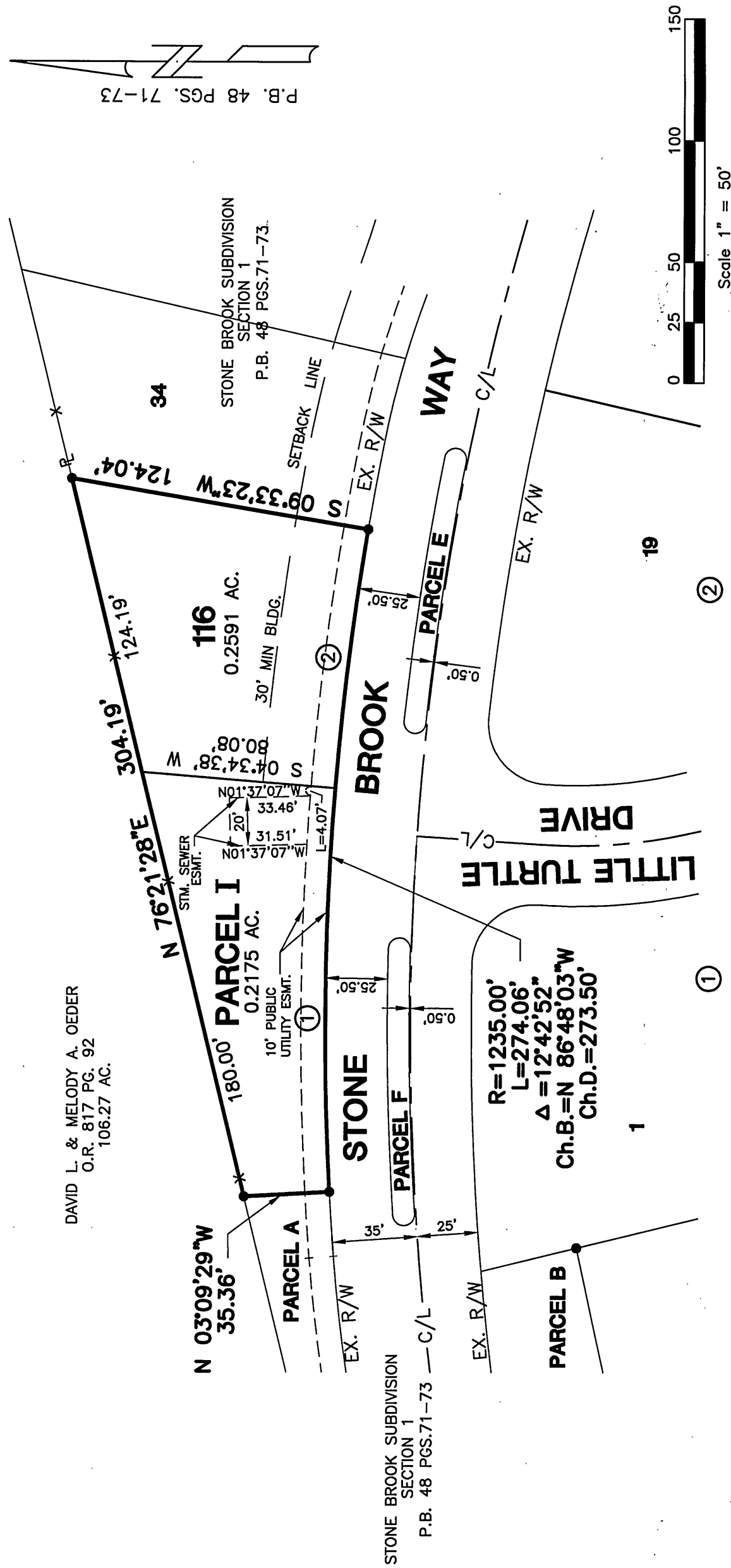
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

POSITION EDGE OF PRINT ON THIS LINE



VICINITY MAP
NO SCALE



0 25 50 100 150

Scale 1" = 50'

① R=1235.00', L=166.73', Δ=744.06"
 Ch.B=N 89°17'26"W
 Ch.D=166.60', Ch.N=107.30'

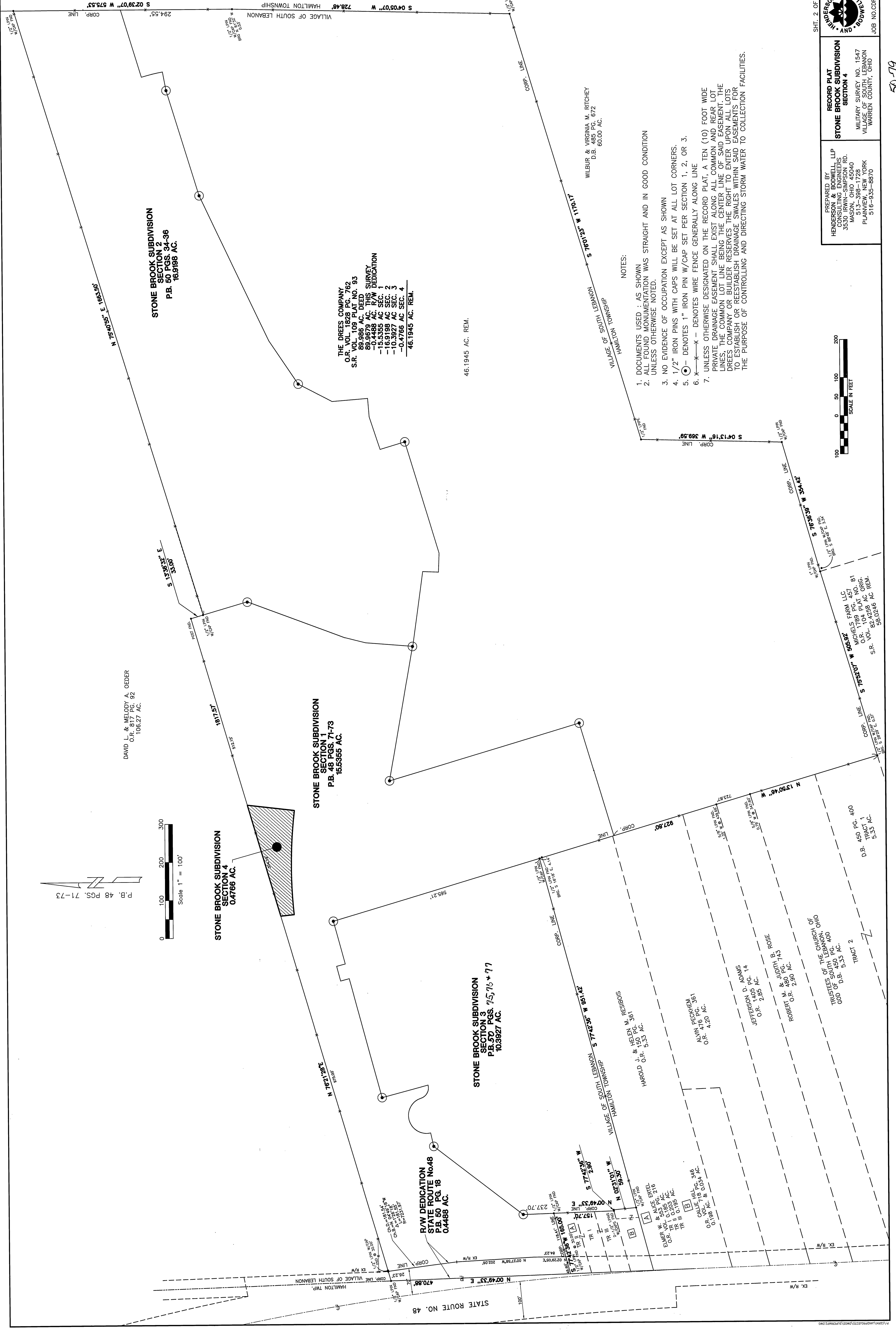
② R=1235.00', L=107.33', Δ=04°58'46"
 Ch.B=N 82°56'00"W
 Ch.D=107.30'

①
R=1235.00'
L=166.73'
 $\Delta = 7^{\circ}44'06''$
Ch.B.=N 89°17'26"W
Ch.D.=166.60'

NOTES:

- DOCUMENTS USED : AS SHOWN
1. ALL FOUND MONUMENTATION WAS STRAIGHT AND IN GOOD CONDITION
2. UNLESS OTHERWISE NOTED
3. ALL MONUMENTS WERE SET IN THE CORRECT LOCATION EXCEPT AS SHOWN
4. ALL LOTS SHALL BE SUBJECT TO A PRIVATE SURFACE DRAINAGE EASEMENT FIVE (5)
FEET IN WIDTH ALONG ALL SIDE AND REAR LOT LINES.
5. 1/2 IN WIDTH ALONG ALL LOTS SET BACK FROM ALL CORNERS.
6. 1/2 IN WIDTH ALONG ALL LOTS SET BACK FROM ALL CORNERS.
7. MONUMENTS 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049

	LOT #	SIDWELL #
OLD	46.6892 A.C.	17-36-100-010
NEW	116	16-06-250-003
NEW	PARCEL I	16-06-250-004
REM	46.62126 A.C.	17-36-100-011



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: CINGERY, 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 8, A SUBDIVISION OF LOTS 194-214 AND PARCELS J AND K 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 LEIHOLDERS HAVE UNITED IN ITS EXECUTION.

IN WITNESS THEREOF THIS 2nd DAY OF October, 2003

THE DREES COMPANY

20pm Wood
WITNESS

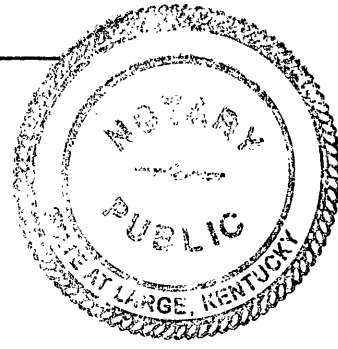
BY: Dianne Walter
DIANNE WALTER
ASSISTANT SECRETARY

Seneca Wood
WITNESS

STATE OF KENTUCKY, COUNTY OF KENTON SS:
BE IT REMEMBERED ON THIS 3RD DAY OF OCT, 2003
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.

Andrea Lynn Wood 8/24/07
NOTARY PUBLIC 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 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 194-214 ARE SINGLE FAMILY LOTS

PARCELS J & K ARE COMMON AREA LOTS TO BE MAINTAINED BY THE STONE BROOK COMMUNITY ASSOCIATION.

	LOT #	SIDWELL #
OLD	25.300 AC.	17-36-100-017
OLD	165	17-36-129-023
OLD	166	17-36-129-024
OLD	167	17-36-129-025
NEW	194	17-36-129-026
NEW	195	17-36-129-027
NEW	196	17-36-129-028
NEW	197	17-36-129-029
NEW	198	17-36-129-030
NEW	199	17-36-129-031
NEW	200	17-36-129-032
NEW	201	17-36-129-033
NEW	202	17-36-129-034
NEW	203	17-36-129-035
NEW	204	17-36-129-036
NEW	205	17-36-129-037
NEW	206	17-36-129-038
NEW	207	17-36-129-039
NEW	208	17-36-122-022
NEW	209	17-36-122-023
NEW	210	17-36-122-024
NEW	211	17-36-122-025
NEW	212	17-36-122-026
NEW	213	17-36-122-027
NEW	214	17-36-122-028
NEW	PARCEL J	17-36-129-040
NEW	PARCEL K	17-36-129-041
REM	13.686 AC.	17-36-100-019
	13.686	

10/31/03
SE

RECORD PLAT

STONE BROOK SUBDIVISION

SECTION 8

INCLUDING A REPLAT OF LOTS 165, 166, AND 167

OF STONE BROOK SUBDIVISION SECTION 6

P.B. 54 PGS. 28-30

CONTAINING 12.5375 ACRES

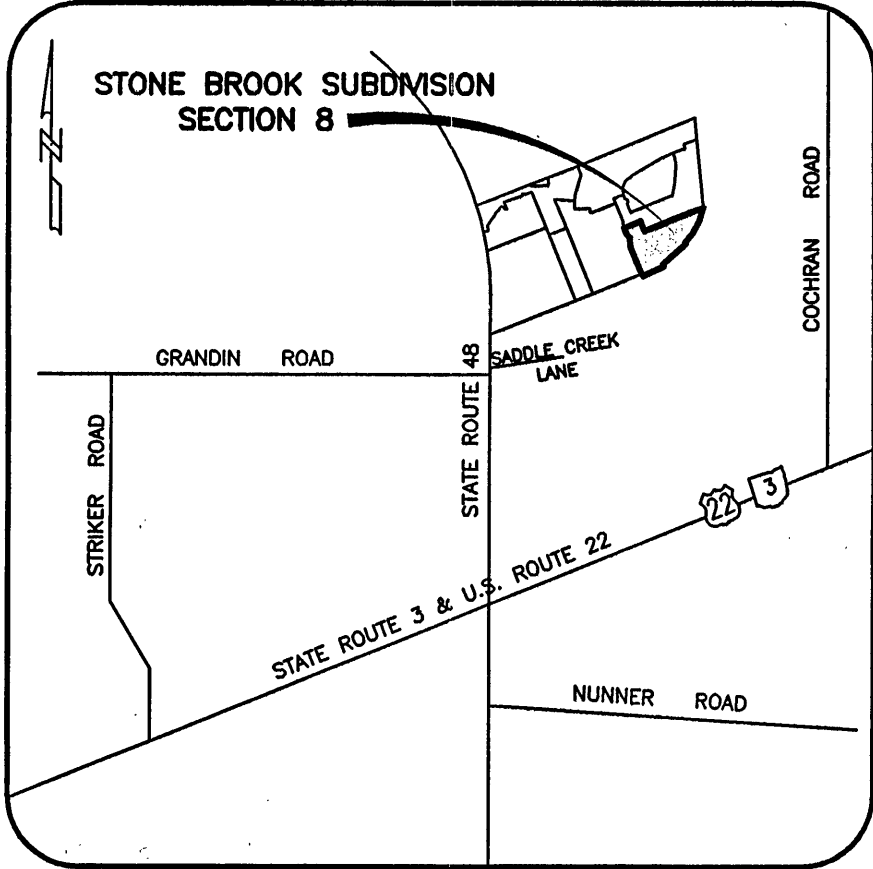
LOCATED IN

MILITARY SURVEY NO. 1547

VILLAGE OF SOUTH LEBANON

WARREN COUNTY, OHIO

JUNE 2003



VICINITY MAP
NO SCALE

COUNTY RECORDER

FILE NO: 440860 DAY OF Nov, 2003 AT 11:07:12AM.
RECORDED ON THIS 4th DAY OF Nov, 2003 AT 11:07:12AM.
RECORDED IN PLAT BOOK NO. 63 PAGES 42, 43, 44.
FEE: \$459.20

BY: Shelia M. Sealey Beth Deckard
DEPUTY WARREN COUNTY RECORDER

COUNTY AUDITOR

TRANSFERRED ON THIS 4 DAY OF November, 2003

BY: Diana Elan Nick Nelson
DEPUTY WARREN COUNTY AUDITOR

MAYOR

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF Oct, 2003

James D. Smith
JAMES D. SMITH, MAYOR

PLANNING COMMISSION

I HEREBY APPROVE THIS PLAT ON THIS 7th DAY OF Oct, 2003

Richard Doughman
CHAIRMAN

VILLAGE CLERK

I HEREBY APPROVE THIS PLAT ON THIS 16th DAY OF October, 2003

Sharon A. Wallen
SHARON GROSS, CLERK
Wallen, 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 9/30/03
STEVEN R. PENNINGTON, SURVEYOR NO. S-7215

DEED REFERENCE

SITUATED IN MILITARY SURVEY NO. 1547, VILLAGE OF SOUTH LEBANON, WARREN COUNTY, OHIO CONTAINING 12.5375 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 BEING ALL OF LOTS 165, 166 AND 167 OF STONEBROOK SUBDIVISION SECTION 6 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 8
MILITARY SURVEY NO. 1547
VILLAGE OF SOUTH LEBANON
WARREN COUNTY, OHIO

SHT. 1 OF 3



JOB NO. CD-4

P.B. 54 PGS. 28-30

THE DREES COMPANY
O.R. VOL. 1828 PG. 762
S.R. VOL. 109 PLAT NO. 93
89.986 AC. ORIG
15.7786 AC. REM

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH DIST.
1	57.04'	150.00'	21°47'12"	S24°52'13"E	56.69'
2	136.95'	200.00'	39°13'58"	S16°08'51"E	134.29'
3	243.19'	750.00'	18°34'43"	S05°49'13"E	242.13'
4	68.31'	175.00'	22°21'58"	N63°42'27"E	67.88'
5	123.04'	300.00'	23°29'55"	N64°16'25"E	122.18'
8	251.30'	775.00'	18°34'43"	S05°49'13"E	250.20'
9	119.83'	175.00'	39°13'58"	N16°08'51"W	117.50'
10	66.54'	175.00'	21°47'12"	S24°52'13"E	66.14'
11	39.27'	25.00'	90°00'00"	N58°58'37"W	35.36'
12	39.27'	25.00'	90°00'00"	S31°01'23"W	35.36'
13	47.53'	125.00'	21°47'12"	S24°52'13"E	47.25'
14	154.07'	225.00'	39°13'58"	N16°08'51"W	151.07'
15	235.09'	725.00'	18°34'43"	S05°49'13"E	234.06'
16	39.27'	25.00'	90°00'00"	S60°06'34"E	35.36'
17	58.55'	150.00'	22°21'58"	N63°42'27"E	58.18'
18	133.29'	325.00'	23°29'55"	S64°16'25"W	132.36'
19	233.13'	54.00'	247°21'40"	N19°42'13"E	89.87'
20	42.11'	30.00'	80°25'02"	N76°49'28"W	38.73'
21	50.12'	275.00'	10°26'33"	S57°44'45"W	50.05'
22	78.07'	200.00'	22°21'58"	N63°42'27"E	77.58'
23	39.27'	25.00'	90°00'00"	S29°53'26"W	35.36'
24	2.93'	775.00'	0°13'00"	S15°00'04"E	2.93'
25	120.52'	775.00'	8°54'37"	S10°26'16"E	120.40'
26	125.09'	775.00'	9°14'53"	S01°21'32"E	124.96'
27	2.76'	775.00'	0°12'13"	S03°22'02"W	2.76'
28	98.70'	175.00'	32°18'50"	N12°41'17"W	97.39'
29	21.13'	175.00'	6°55'08"	N32°18'16"W	21.12'
30	116.38'	725.00'	9°11'49"	S01°07'47"E	116.25'
31	118.71'	725.00'	9°22'53"	S10°25'08"E	118.58'
32	25.44'	150.00'	9°43'05"	N70°01'53"E	25.41'
33	33.11'	150.00'	12°38'53"	N58°50'54"E	33.05'
34	7.24'	325.00'	1°16'33"	S53°09'44"W	7.24'
35	102.05'	325.00'	17°59'25"	S62°47'44"W	101.63'
36	24.01'	325.00'	4°13'57"	S73°54'25"W	24.00'
37	28.73'	54.00'	30°29'13"	N88°44'01"W	28.40'
38	20.49'	54.00'	21°44'18"	N62°37'15"W	20.37'
39	24.56'	54.00'	26°03'22"	N38°43'25"W	24.35'
40	129.86'	54.00'	137°47'27"	N43°12'00"E	100.76'
41	29.49'	54.00'	31°17'20"	S52°15'37"E	29.12'
42	3.18'	200.00'	0°54'40"	N52°58'48"E	3.18'
43	74.89'	200.00'	21°27'18"	N64°09'47"E	74.46'
44	232.97'	1110.00'	12°01'32"	S25°34'44"W	232.55'
45	360.37'	1110.00'	18°36'06"	S40°53'34"W	358.79'

AREA SUMMARY

	17-36-100-017 OLD LOT 165	17-36-129-023 OLD LOT 166	17-36-129-024 OLD LOT 167	17-36-129-025 OLD LOT 167	SECTION 8 TOTAL
LOTS	9.1428 AC.	0.0426 AC.	0.2646 AC.	0.2482 AC.	9.6982 AC.
R/W	1.5867 AC.	0.1854 AC.	0.0023 AC.	0.0000 AC.	1.7744 AC.
PARCELS J & K	0.8837 AC.	0.1812 AC.	0.0000 AC.	0.0000 AC.	1.0649 AC.
TOTAL	11.6132 AC.	0.4092 AC.	0.2669 AC.	0.2482 AC.	12.5375 AC.
NEW LOT 213	0.1992 AC.	0.0256 AC.	0.0775 AC.	0.0606 AC.	0.3629 AC.
NEW LOT 214	0.0000 AC.	0.0171 AC.	0.1870 AC.	0.1876 AC.	0.3917 AC.
NEW PARCEL J	0.2174 AC.	0.1812 AC.	0.0000 AC.	0.0000 AC.	0.3986 AC.

THE DREES COMPANY
O.R. VOL. 2653 PG. 960
S.R. VOL. 117 PLAT NO. 87
25.300 AC. DEED
25.3002 AC. THIS SURVEY
- 11.6132 AC. P/D SEC. 8
13.6870 AC. REM.

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 W/CAP TO BE SET.
6. (P) - DENOTES 1/2" IRON PIN W/ CAP SET PER P.B. 54 PGS. 28-30 UNLESS OTHERWISE NOTED.
7. (W) - DENOTES WIRE FENCE GENERALLY ALONG LINE.
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. (D) DENOTES COMMON DRIVEWAY LOT
10. EASEMENTS SHOWN AS EXISTING ARE PER P.B. 54 PGS. 28-30 UNLESS OTHERWISE NOTED.
11. THE UTILITY EASEMENTS SHOWN OUTSIDE THE SECTION 8 SUBDIVISION BOUNDARY SHALL AUTOMATICALLY TERMINATE AT THE TIME A PLAT OF SUBDIVISION, INCLUDING THE SAME AREA WITHIN THESE UTILITY EASEMENTS, IS RECORDED.

* 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 LISTED ELEVATIONS.

** 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 THE OPENING.

LOT NO.	MINIMUM OPENING ELEVATION
202	795.0
208	821.0
211	809.9
212	809.9

MINIMUM BUILDING SETBACK REQUIREMENTS LOTS 194-214
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 516-935-8870	RECORD PLAT STONE BROOK SECTION 8 SITUATED IN MILITARY SURVEY NO. 1547 VILLAGE OF SOUTH LEBANON WARREN COUNTY, OHIO	JUN 6 2003 SHT 2 OF 3
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STONE BROOK SUBDIVISION
SECTION 7
P.B. 58 PGS. 62-64
8.9152 AC.

STONE BROOK SUBDIVISION
SECTION 6
P.B. 54 PGS. 28-30
16.4015 AC.

THE DREES COMPANY
O.R. VOL. 1828 PG. 762
S.R. VOL. 109 PLAT NO. 93
89.9679 AC.
-0.4488 AC. R/W DEDICATION
-15.5355 AC. SEC. 1
-16.9198 AC. SEC. 2
-10.3927 AC. SEC. 3
-0.4766 AC. SEC. 4
-5.0992 AC. SEC. 5
-16.4015 AC. SEC. 6
-8.9152 AC. SEC. 7
15.7786 AC. REM.

STONE BROOK SUBDIVISION
SECTION 8
12.5375 AC.

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

THE DREES COMPANY
O.R. 2853 PG. 960
S.R. VOL. 117 PLAT NO. 87
25.300 AC. DEED ORIG.
25.3002 AC. THIS SURVEY
-11.6132 AC. P/O SEC. 8
13.6870 AC. REM.

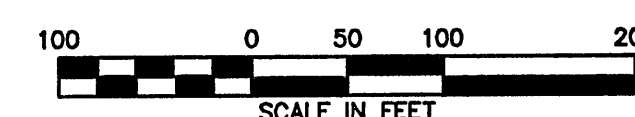
TURNING LEAF LLC
O.R. 2050 PG. 499
S.R. VOL. 109 PLAT NO. 94
S.R. VOL. 112 PLAT NO. 84
78.9198 AC. ORIG.
49.6396 AC. REM.

MICHEL'S FARM LLC
O.R. 1798 PG. 457
S.R. VOL. 104 PLAT NO. 81
82.4258 AC. ORIG.
7.4677 AC. REM.

P.B. 54 PGS. 28-30

NOTES:

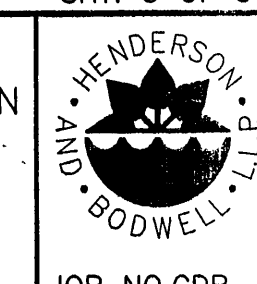
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VILLAGE OF SOUTH LEBANON
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SHT. 3 OF 3



JOB NO.CDR-4