

| Parcel Number | Address             | Legal Description      |
|---------------|---------------------|------------------------|
| 16062500030   | 194 STONE BROOK WAY | STONE BROOK 4 LOT: 116 |
| 16062800010   | 219 STONE BROOK WAY | STONE BROOK 1 LOT: 20  |
| 17361210010   | 231 STONE BROOK WAY | STONE BROOK 1 LOT: 21  |
| 17361210020   | 243 STONE BROOK WAY | STONE BROOK 1 LOT: 22  |
| 17361210030   | 255 STONE BROOK WAY | STONE BROOK 1 LOT: 23  |
| 17361210040   | 267 STONE BROOK WAY | STONE BROOK 1 LOT: 24  |
| 17361150080   | 262 STONE BROOK WAY | STONE BROOK 1 LOT: 25  |
| 16062500010   | 218 STONE BROOK WAY | STONE BROOK 1 LOT: 33  |
| 16062500020   | 206 STONE BROOK WAY | STONE BROOK 1 LOT: 34  |
| 17361210050   | 279 STONE BROOK WAY | STONE BROOK 2 LOT: 35  |
|               |                     | Stone Brook 1,2,4      |

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 141 PG. 482. THE ARTICLES OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND THE ASSOCIATION AND INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO.

LOTS 1-34 ARE SINGLE FAMILY LOTS. PARCELS A-F ARE COMMON AREA LOTS.

# RECORD PLAT

# STONE BROOK SUBDIVISION

## SECTION 1

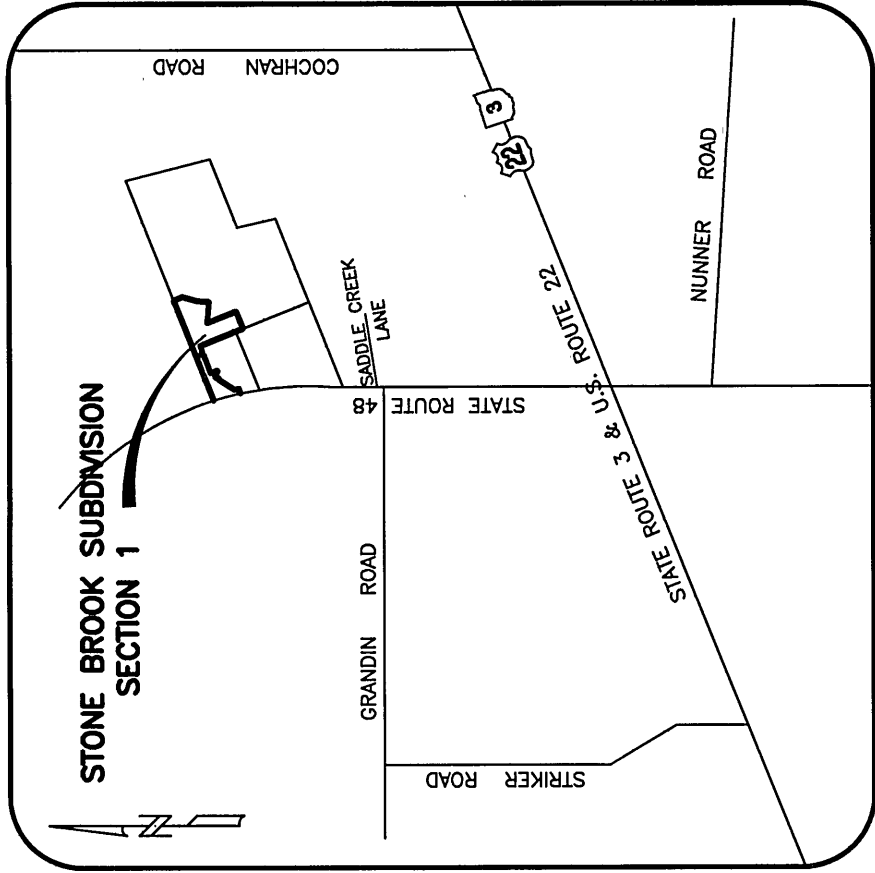
### CONTAINING 15.5355 ACRES

LOCATED IN

## MILITARY SURVEY NO. 1547

## VILLAGE OF SOUTH LEBANON

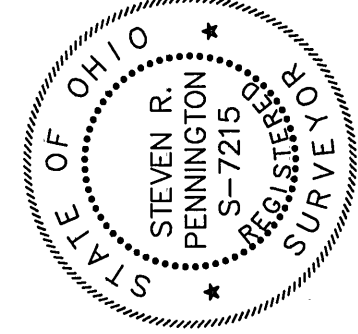
## WARREN COUNTY, OHIO



| 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      | 16-06-277-021    |                |               |
| NEW 22      | 17-36-121-001    | REM 74-4508 AC | 17-36-121-007 |

29 MAR 00

**CERTIFICATE OF SURVEYOR:**  
I HEREBY CERTIFY THAT THIS MAP IS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION ON 3-1-99 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 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  
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  
DEPUTY  
COUNTY AUDITOR  
TRANSFERRED ON THIS 29 DAY OF MARCH, 2000  
BY: Barbara Liden  
DEPUTY

#### 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 FENCES OR FENCIBLES IN 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 HEREBY CERTIFY THAT THE ATTACHED PLAT CORRECTLY REPRESENTS THEIR STONE BROOK SECTION 1, 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 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 22<sup>ND</sup> DAY OF MARCH, 2000.

THE DREES COMPANY

BY: Dianne Walter  
DIANNE WALTER  
ASSISTANT SECRETARY

WITNESS  
Keith Henry

STATE OF KENTUCKY, COUNTY OF KENTON SS:  
BE IT REMEMBERED ON THIS 22<sup>ND</sup> 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.

Dianne Walter  
NOTARY PUBLIC  
MY COMMISSION EXPIRES

**MAYOR**

I HEREBY APPROVE THIS PLAT ON THIS 15<sup>TH</sup> DAY OF MARCH, 2000

James D. Smith  
JAMES D. SMITH, MAYOR

**PLANNING COMMISSION**

I HEREBY APPROVE THIS PLAT ON THIS 15<sup>TH</sup> DAY OF MARCH, 2000

**VILLAGE CLERK**

I HEREBY APPROVE THIS PLAT ON THIS 15<sup>TH</sup> DAY OF MARCH, 2000  
Joseph Owen  
JOSEPH OWEN, CLERK

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

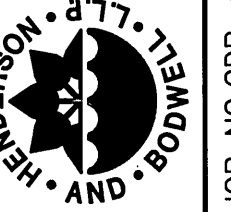
**RECORD PLAT**

**STONE BROOK SUBDIVISION**

**SECTION 1**

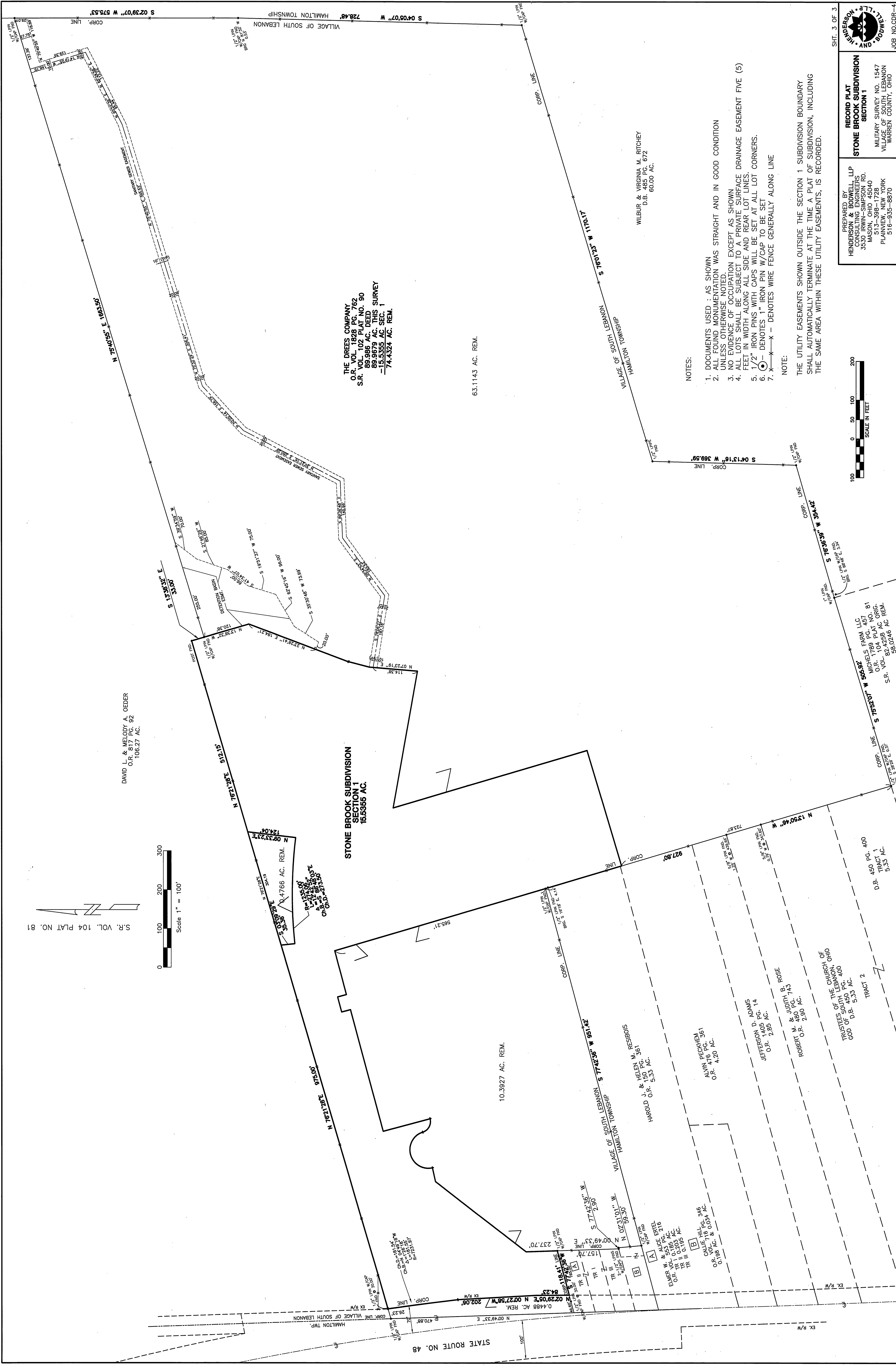
MILITARY SURVEY NO. 1547  
VILLAGE OF SOUTH LEBANON  
WARREN COUNTY, OHIO

SHT. 1 OF 3



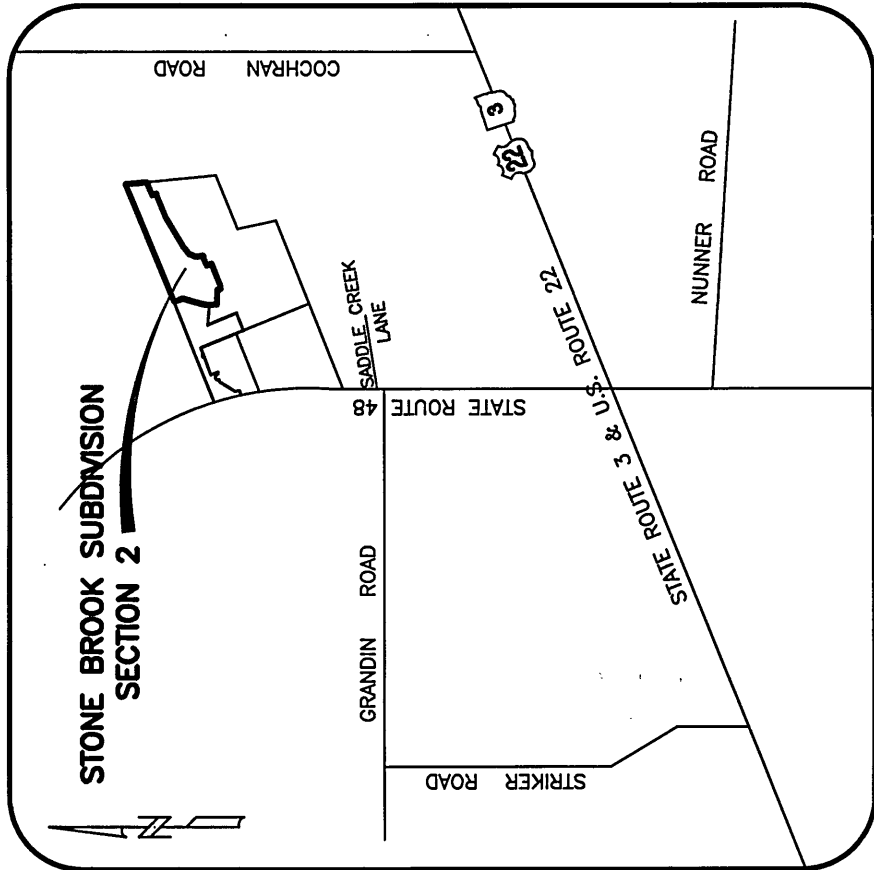
JOB NO. CDR-4





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     | 17-36-115-016 | NEW 58         | 17-36-126-004 |
| NEW 44     | 17-36-115-017 | NEW 59         | 17-36-126-003 |
| NEW 45     | 17-36-115-018 | NEW 60         | 17-36-126-002 |
| NEW 46     | 17-36-115-019 | NEW 61         | 17-36-115-009 |
| NEW 47     | 17-36-129-004 | NEW PARCEL G   | 17-36-121-007 |
| NEW 48     | 17-36-129-005 | NEW PARCEL H   | 17-36-121-008 |
| NEW 49     | 17-36-129-006 | NEW 57-0038-02 | 17-36-121-009 |
|            |               | NEW 57-0038-01 | 17-36-121-010 |

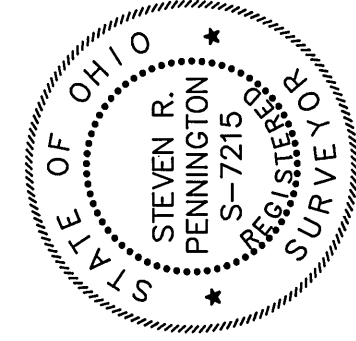
26.08.00  
2000

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 57-0038-01 PG. 292. THE DREES COMPANY AND BUILDER RESERVES THE RIGHT TO ENTER UPON ALL LOTS FOR THE PURPOSE OF CONTROLLING AND DIRECTING STORMWATER TO COLLECTION FACILITIES.

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

**CERTIFICATE OF SURVEY:**  
I 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

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 PM.  
RECORDED IN PLAT BOOK NO. 50, PAGES 34-36  
FEE: \$129.60

BY: Shirley 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 FLOW OF SAID EASEMENT. 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: CENERGY, 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 THE SURVEY OF SAID SUBDIVISION AND THAT THE SAME IS TO BE USED AS SUCH FOR 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, PLATTING, EASEMENT, 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 26th DAY OF JULY, 2000.

THE DREES COMPANY

BY: Michelle  
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

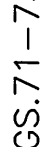
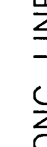
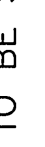
I HEREBY APPROVE THIS PLAT ON THIS 31st DAY OF JULY, 2000  
Sharon J. Hays  
SHARON HAYS, CLERK  
STATION GRASS

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

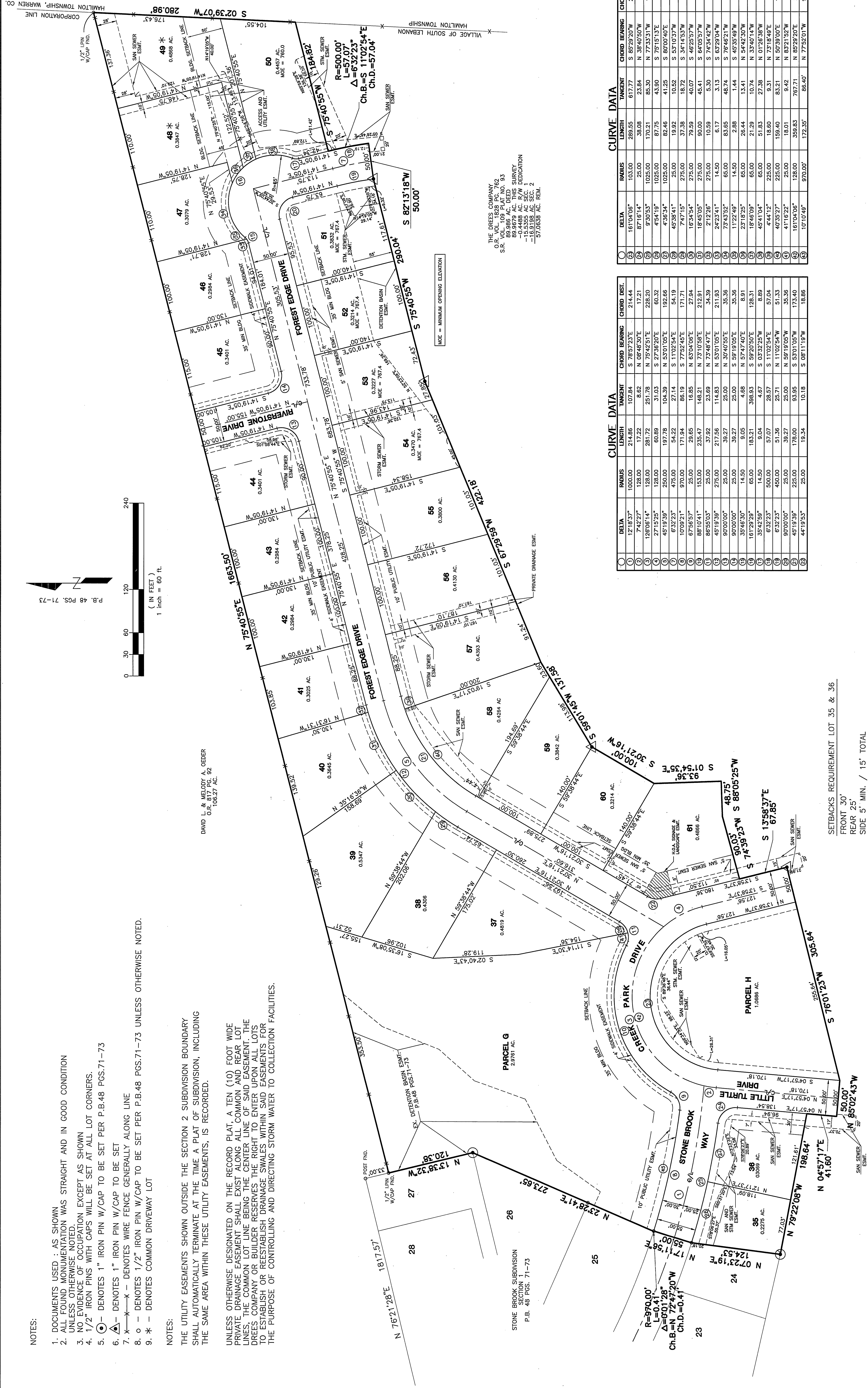
NOTES:

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.



WILBUR & VIRGINIA M. BITCHLEY  
D.B. 485 PG. 672  
60.00 AC.

THE DREES COMPANY  
O.R. VOL. 1828 PG. 762  
S.R. 89,966 AC. DEED NO. 93  
89,967 AC. THIS SURVEY  
-0.4485 AC. R/W DEDICATION  
-15.3355 AC. SEC. 2  
-16.9188 AC. SEC. 2  
57.0638 AC. REM.

| 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  | 261.72 | 251.78  | N 75°42'51"E  | 228.20      | 128.00  | 261.72 | 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  | 21.91       | 25.00   | 29.65  | 18.85   | N 63°04'06"E  | 21.91       | 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    |
| N 11°02'54"E  | 57.04       | 500.00  | 57.07  | 28.57   | N 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°13'52"W  | 17.82       | 25.00   | 18.01  | 9.42    | N 83°13'52"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. 762  
S.R. 89,966 AC. DEED NO. 93  
89,967 AC. THIS SURVEY  
-0.4485 AC. R/W DEDICATION  
-15.3355 AC. SEC. 2  
-16.9188 AC. SEC. 2  
57.0638 AC. REM.

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516-935-8870

RECORD PLAT  
STONE BROOK SUBDIVISION  
SECTION 2

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





