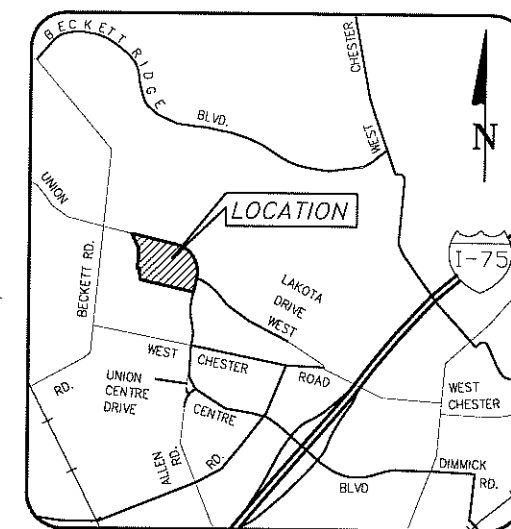


Prior References:
 Chappco LLC O.R. 6853, Pgs. 343
 Chappco LLC O.R. 6853, Pgs. 345
 Chappco LLC O.R. 6853, Pgs. 347
 Chappco LLC O.R. 6865, Pgs. 1125

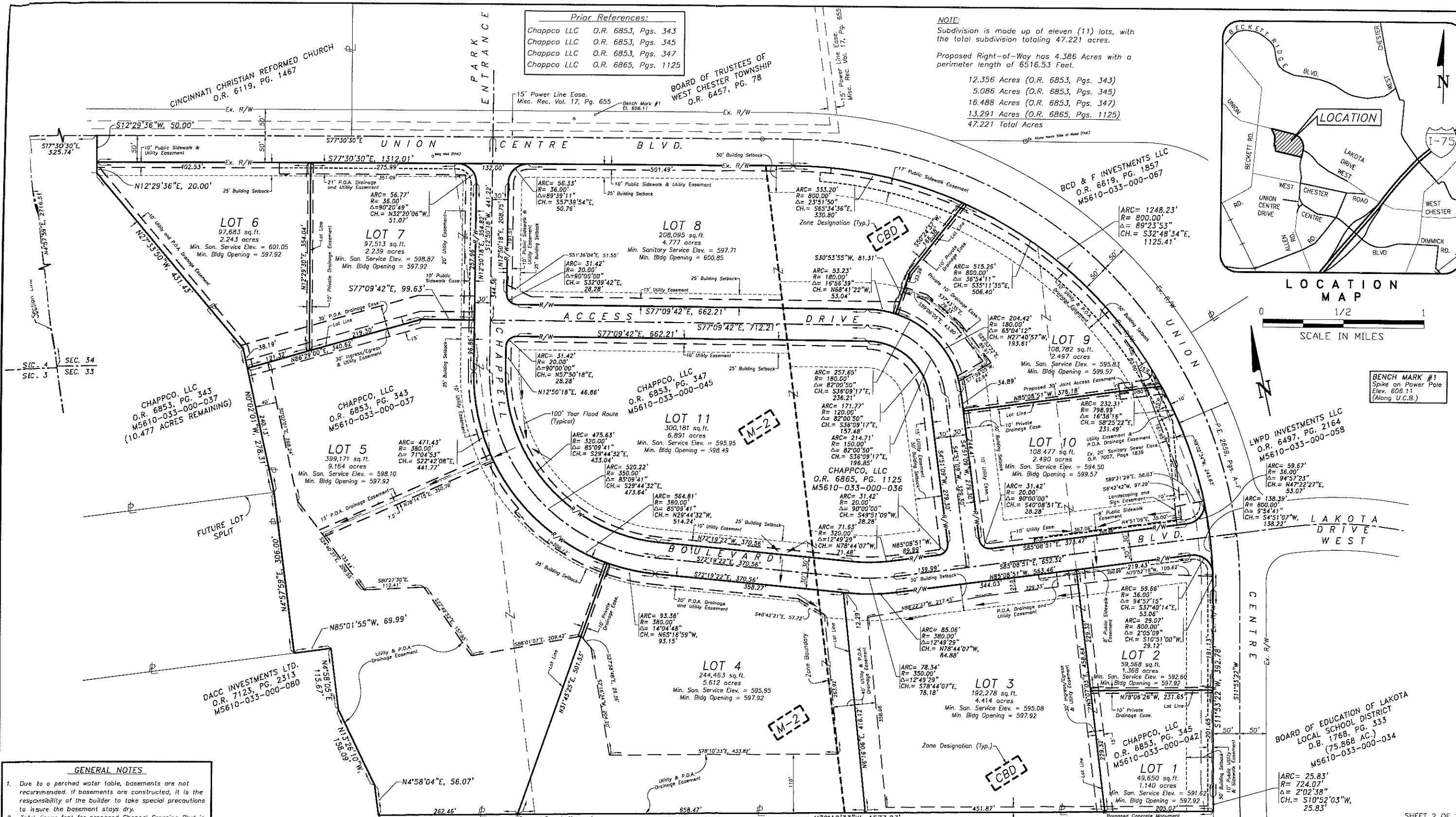
NOTE:
 Subdivision is made up of eleven (11) lots, with the total subdivision totaling 47.221 acres.
 Proposed Right-of-Way has 4.386 Acres with a perimeter length of 6516.53 Feet.

12.356 Acres (O.R. 6853, Pgs. 343)
 5.086 Acres (O.R. 6853, Pgs. 345)
 16.488 Acres (O.R. 6853, Pgs. 347)
 13.291 Acres (O.R. 6865, Pgs. 1125)
 47.221 Total Acres



LOCATION MAP
 SCALE IN MILES
 0 1/2 1

BENCH MARK #1
 Spike on Power Pole
 Elev. 606.11
 (Along U.C.B.)



GENERAL NOTES

- Due to a perched water table, basements are not recommended. If basements are constructed, it is the responsibility of the builder to take special precautions to insure the basement stays dry.
- Total linear feet for proposed Chappell Crossing Blvd is 2062± and for the Access Road is 1296±.
- Lots 1, 2, 6, 7 and 8 shall not have driveway access to Union Centre Boulevard unless approved by the County Engineer.
- New lots are by replat only.
- Any lot transferred shall have a minimum width and area substantially the same as shown on accompanying plat and only one principal building will be permitted on any such lot.
- Sanitary sewers to be connected to Butler County Department of Environmental Services system.
- Water to be installed and connected to Butler County Department of Environmental Services system. Design of water lines will be as per BCDES design standards.
- Cross access easements over the areas designated "30' Ingress/Egress Easement" on this plat are granted as provided herein.

LEGEND

M5610-XXX-XXX-XXX = Auditor's Parcel Number

- = Monumentation to be set
- = Existing Monumentation
- - - = Parcel Tie Line
- P.O.A. = Property Owner's Association
- = 100 Yr. Flood Route

PRINTED
 JUL 22 2004
 NEXUS ENGINEERING
 MICHAEL A. NOVEAN
 REGISTRATION NO. 8101

0 80 160
 SCALE IN FEET
 BASIS OF BEARINGS PER
 STATE PLANE COORDINATES

**FINAL RECORD PLAT FOR
 CHAPPELL CROSSING
 LOTS 1 - 11**
 SECTION 34, TOWN 3, RANGE 2
 WEST CHESTER TOWNSHIP
 BUTLER COUNTY, OHIO

NEXUS ENGINEERING
 CIVIL ENGINEERS AND LAND SURVEYORS
 6080 BECKETT CENTER DRIVE, SUITE 203
 WEST CHESTER, OHIO 45389
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