

DR 8232 PG 1223

The undersigned, being the owners of a 17.485 acre tract and a 35.343 acre tract for a total of 52.828 acres of land located in Section 25, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and being in part of Lot #560 as known and designated on the list of lots in said Fairfield Township do hereby consent to and adopt the accompanying plat of subdivision to be known as "MENARDS CROSSINGS OF FAIRFIELD TOWNSHIP", and do hereby dedicate to the public forever, in accordance with the laws in such cases made and provided, the streets and roadways as shown on said plat, and declare the same to be free and unencumbered.

The title was acquired by Official Record 8009, Page 1684 (Pt. Lot #560 - 35.343 Acre Tract) and the title was acquired by Official Record 8055, Page 1028 (Pt. Lot #560 - 17.485 Acre Tract)

Easements on said plat, designated as "Utility Easement" are provided for the construction, maintenance, and operation of poles, wires and conduits, and the necessary attachments in connection therewith, for the transmission of electric, telephone, and other purposes for the construction and maintenance of service and underground storm water drains, pipelines for supplying gas, water, heat, and other public or quasi public utility functions together with the necessary lateral connections, and also the right of ingress to and egress from said easements, and to cut, trim or remove trees and undergrowth or overhanging branches within said easement or immediate adjacent thereto. No buildings or other structures may be built within said easements, nor may the easement area be physically altered so as to 1) reduce the clearance of either overhead or underground facilities; 2) impair the land support of said facilities; 3) impair the ability to maintain the facility or 4) create a hazard.

The Board of County Commissioners of Butler County does not accept any private drainage easements (Utility, Property Owners Association, Drainage, and or Access) shown on the accompanying plat. The county of Butler is not obligated to maintain or repair any channels or installations in said easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot. Maintenance of all improvements within POA drainage easements shall be the responsibility of "MENARDS CROSSINGS OF FAIRFIELD TOWNSHIP", Property Owners Association as provided for in the declaration and in accordance with the standards and specifications of the Butler County Engineer. Within the easement area, no structure, planting or other material shall be placed or permitted to remain in which may obstruct, retard or change the direction of flow of the water.

Only one principal building will be permitted on any lot.  
Any future splitting of any lot that results in an additional building site being created shall be by Replat only.

All streets in said subdivision shall be constructed in accordance with approved plans on file in the office of the Butler County Engineer, Street name signs erected, and Drainage structures constructed as per approved plans on file in the Butler County Engineer's office. All streets shall be constructed within one year from the date the Plat is approved by the Butler County Commissioners, and shall be maintained and kept in repair for a period of one year from the date the constructed streets are approved and accepted by the Butler County Engineer.

It is understood that Butler County will not be able to issue any connection permits or building permits until the Ohio Environmental Protection Agency (EPA) has approved the plans for the proposed extensions of the public water and sewer systems within this subdivision, unless on-site systems are proposed and approved. All buildings to be served by the public sewer system shall be constructed so as to provide a minimum of four feet (4') of vertical separation between the public sanitary sewer, at the point of connection, and the lowest building level served by a gravity sewer connection. In addition, said building level shall be at least one foot (1') above the lowest point of free overflow (non-sealed manhole cover) upstream of any treatment facility or wastewater pumping facility that receives the discharge from said building. Said minimum service levels shall be recorded on the "As-Built" plans for the development which will be kept on file in the office of the Butler County Sanitary Engineer.

Private driveways, parking lots, earthen berms and other paved areas or structures should not be constructed over private water or sewer service lines within the public road right-of-way or within easement areas for the public utilities. Should this occur, the property owner will be held responsible for the protection and repair of and providing access to any curb stops, meter pits, manholes, cleanouts, etc. installed in conjunction with these private service lines and for any damage or restoration of the paved surfaces or structures that may result from the future operation, maintenance, repair or replacement of said service lines and appurtenances.

Easements on said plat, designated as "Sanitary Sewer Easements" or "Water Main Easements" are provided for the right to construct, use, maintain and keep in repair thereon a sanitary sewer pipeline and/or water mains and appurtenances thereto necessary to the operation thereof.

Butler County Department of Environmental Services does not accept any responsibility for the relocation, repair or replacement of any other utility installed within five (5) feet of the centerline of any sanitary main sewer or water main.

All lots shown hereon shall be served by public sanitary sewers and water.  
Easements outside the platted area will become null and void when said area is platted.

Typical five (5) foot Private Drainage Easement provided on both sides of every lot line, inside the platted area, not presently labeled with an easement.  
Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

Butler County will not be responsible for any government or storm sewer repairs resulting from water main and sanitary sewer repairs. Butler County also will not be responsible for adjusting manholes, valves, fire hydrants, meter pits, etc. as a result of grade changes. The grantor shall be responsible for proper adjustments of manholes, valves, fire hydrants, meter pits etc. to the satisfaction of Butler County, due to grade changes, paving, repaving etc. initiated by the grantor.

I hereby state to the best of my knowledge, information and belief that the accompanying plat is the correct return of a survey made under my direction for "MENARDS CROSSINGS OF FAIRFIELD TOWNSHIP" monuments will be set and their locations and size are correct as shown on the plat and that the Butler County Subdivision Regulations have been complied with to the best of my knowledge.

Registered Surveyor #17568 in Ohio

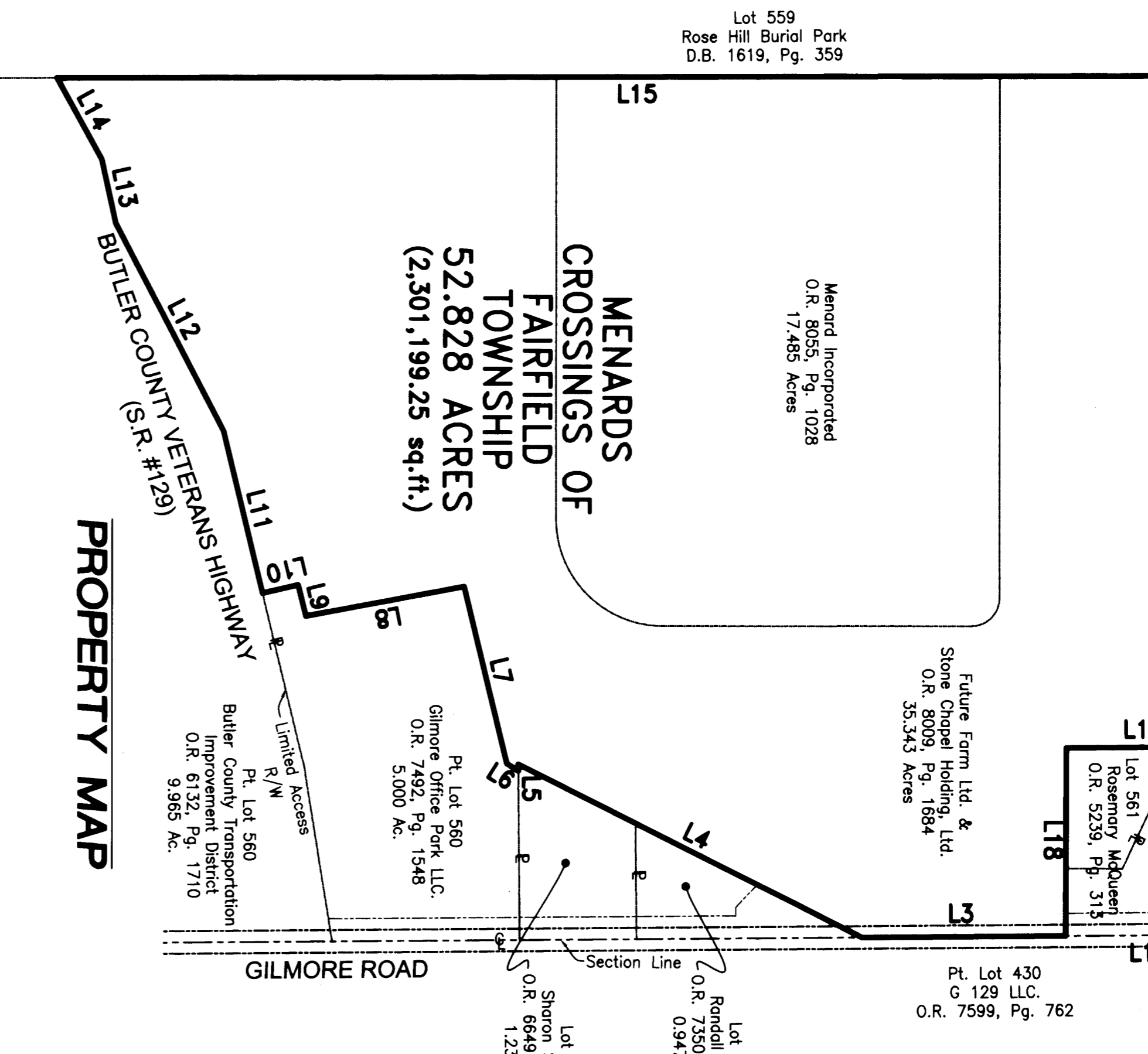
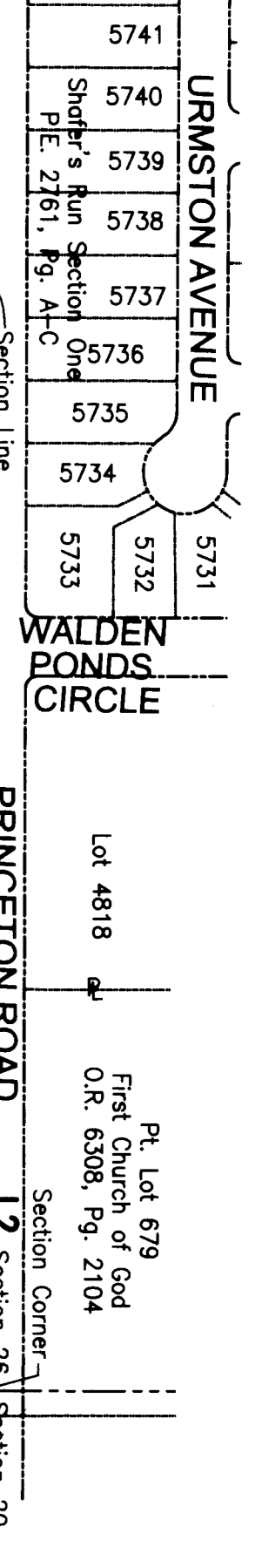
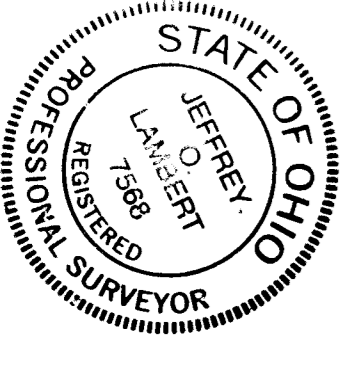


Table with 2 columns: #, DIRECTION, DIST. Lists lots L1 through L18 with their respective bearings and distances.

INDEX TO PROPERTY MAP

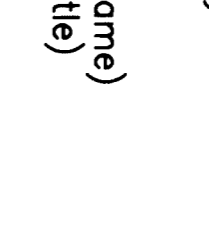
In witness whereof, we have unto set our hand on this 21st day of May, A.D., 2010.

Owner Lots 8898 through 8902 Future Farms, LTD. Rick D. Joseph, Manager

STATE OF OHIO S.S. The foregoing instrument was acknowledged before me this 21st day of May, A.D., 2010, by Rick D. Joseph, Manager of Future Farms LTD, on its behalf.



Mortgagee Lots 8898 through 8902 North Side Bank & Trust Company Notary Public, State of Ohio



STATE OF OHIO S.S. The foregoing instrument was acknowledged before me this 21st day of May, A.D., 2010, by Robert J. Combert, Notary Public, State of Ohio.



We, the County Commissioners of Butler County, Ohio do hereby approve and accept the dedication of streets as shown on this plat of "MENARDS CROSSINGS OF FAIRFIELD TOWNSHIP", this 10th day of June, 2010. Commissioners: Steve Schultz, Quinn & Shannon, Butler County, Ohio

Approved by the planning Commission of Butler County, Ohio, this 12th day of November, A.D., 2008. Mayor: Kay Beechey, President by: Bob E. Patten

This Plat is subject to present and future regulations of the Butler County Board of Health. Accepted by the Board of Health, Butler County, Ohio on this 27th day of May, 2010. Auditor: Butler County, Ohio

Registered Stationer Entered for Transfer June 11, 2010. Transferred June 11, 2010. by: N. Sturck, Deputy Auditor, Butler County, Ohio

Filed for Record 6-24-2010 at 2:32 pm. Recorded 6-24-2010 Pages 1223-1224. Plot Envelope 8232. by: Danny Hill, Recorder, Butler County, Ohio. File # 2010-25116 Fee \$ 1172.80

OWNER & DEVELOPER Future Farms Ltd. & Stone Chapel Holdings Ltd. 8650 Bridgetown Rd. Cincinnati, Ohio 45247-2820

Notary Public, State of Wisconsin. My Commission Expires 15th of November.

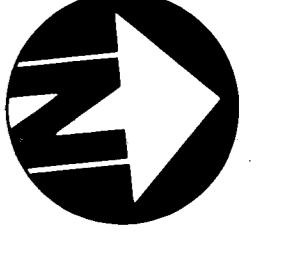
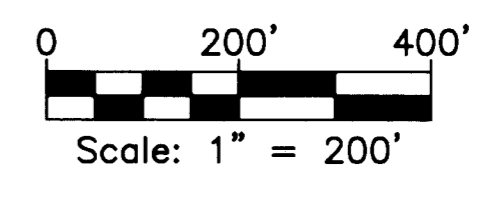
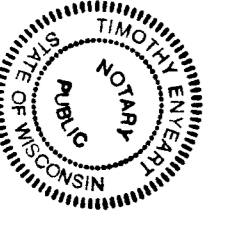


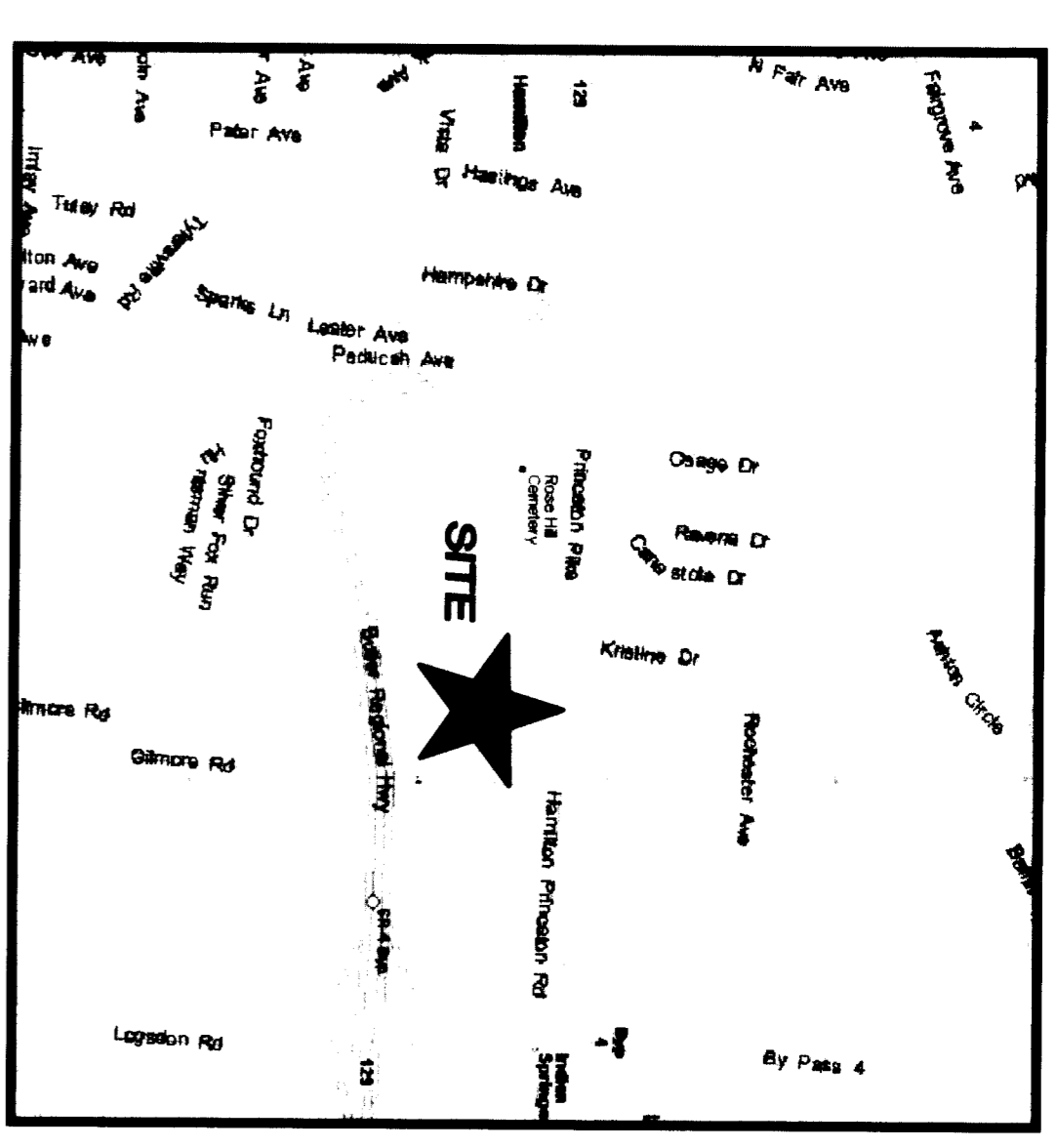
Table with 4 columns: Item, Revision Description, Date, Drwn/Chk. Contains revision history for planning commission comments dated 10-8-08 and 11-14-08.

MENARDS CROSSINGS OF FAIRFIELD TOWNSHIP A REPLAT OF PARTS OF LOT #560 SECTION 25, TOWN 2, RANGE 3 FAIRFIELD TOWNSHIP BUTLER COUNTY OHIO RECORD PLAT

bayer becker engineers - planners landscape architects - surveyors www.bayerbecker.com 6900 TYLERSVILLE ROAD, SUITE A MASON, OH 45014 - 513.336.6600

1/2 Scale: 1 inch = 200 feet. Includes drawing information: Drawing: 07M097-2000-RP, From By: T.K.T., P.S., Checked By: [blank], Issue Date: 09-22-09.

OR 8232 Pg 1224



**VICINITY MAP**  
NOT TO SCALE

- INDEX TO EXISTING EASEMENTS**
- Right-Of-Way Easement - O.R. 7900, Pg. 118
  - 15' Easement - O.R. 1001, Pg. 601
  - Sanitary Sewer Easement - O.R. 1555, Pg. 86 & D.B. 732, Pg. 481
  - 10' Easement - O.R. 1555, Pg. 86 & D.B. 732, Pg. 481
  - 10' Easement for Effluent Pipeline - O.R. 1555, Pg. 86 & D.B. 732, Pg. 481
  - Sanitary Sewer Easement - O.R. 6780, Pg. 2142
  - Sanitary Sewer Easement - O.R. 6811, Pg. 2142
  - Lease Area - O.R. 7714, Pg. 603, O.R. 7731, Pg. 324 & O.R. 7731, Pg. 332
  - Line of Sight Easement - O.R. 7398, Pg. 1113, O.R. 7488, Pg. 1326 & O.R. 7419, Pg. 1108
  - Access Area - O.R. 7714, Pg. 603
  - 15' Easement - O.R. 7398, Pg. 1113, O.R. 7488, Pg. 1326 & O.R. 7419, Pg. 1108
  - 10' Easement - O.R. 7398, Pg. 1113, O.R. 7488, Pg. 1326 & O.R. 7419, Pg. 1108
  - 10' Easement - O.R. 7398, Pg. 1113, O.R. 7488, Pg. 1326 & O.R. 7419, Pg. 1108
  - 0.00' Channel Easement - O.R. 6132, Pg. 1722
  - 6' Channel Gas & Electric Easement - O.R. 7398, Pg. 1113, O.R. 7488, Pg. 1326 & O.R. 7419, Pg. 1108
  - 12' Access Easement - O.R. 7714, Pg. 603 & O.R. 6780, Pg. 2397
  - 17' Utility Easement - O.R. 6343, Pg. 479
  - Access & Utility Easement per this plat

**LEGEND**

- Existing Spike
- Proposed Mog Nail
- Proposed 1" Iron Pin
- Existing Iron Pin
- Existing Iron Pipe
- E. Easement
- D.R.E. Drainage Easement
- B.L. Building Line
- U.E. Utility Easement
- W.M.E. Water Main Easement
- 100 YR D.R.R.T. 100 Year Drainage Route
- P.S.S.E. Private Sanitary Sewer Easement
- Existing Easement
- Easement Line
- Existing Easement Line
- Adjoining Property Line
- Existing Right-Of-Way Line
- Building Setback Line

**SURVEY NOTES:**

Basis of Bearings: State Plane Coordinate System, Ohio South Zone 3402.  
 Subject Property will have access onto Princeton Road & Gilmore Road through future Access Easements as shown hereon.  
 Lots 8898 and 8900 shall not have direct driveway access onto Gilmore Road.  
 Lots 8898 and 8899 shall not have direct driveway access onto Princeton Road.  
 References: Volume 32, page 214  
 Volume 15, Page 133  
 Volume 33, Page 196  
 Lines of occupation where they exist generally agree with boundary lines unless otherwise shown on plat.  
 Additional monumentation not required by owner.

**BOUNDARY LINE TABLE**

#	DIRECTION	DIST.
L1	S84°05'20"E	25.00'
L2	S84°05'20"E	41.05'
L3	S84°05'20"E	43.95'
L4	N59°02'28"E	25.00'
L5	S05°44'10"W	14.23'

**BOUNDARY CURVE TABLE**

#	RADIUS	DELTA	ARC	CHORD DIR.	DIST.
C1	R=125.00'	Δ=2°30'52"	L=53.48'	CH=S06°31'16"E	53.07'
C2	R=125.00'	Δ=2°30'52"	L=53.48'	CH=S06°31'16"E	53.07'
C3	R=1000.00'	Δ=0°27'16.09"	L=39.61'	CH=S85°23'55"E	39.60'
C4	R=1000.00'	Δ=0°1'49.33"	L=31.58'	CH=S85°37'43"E	31.58'

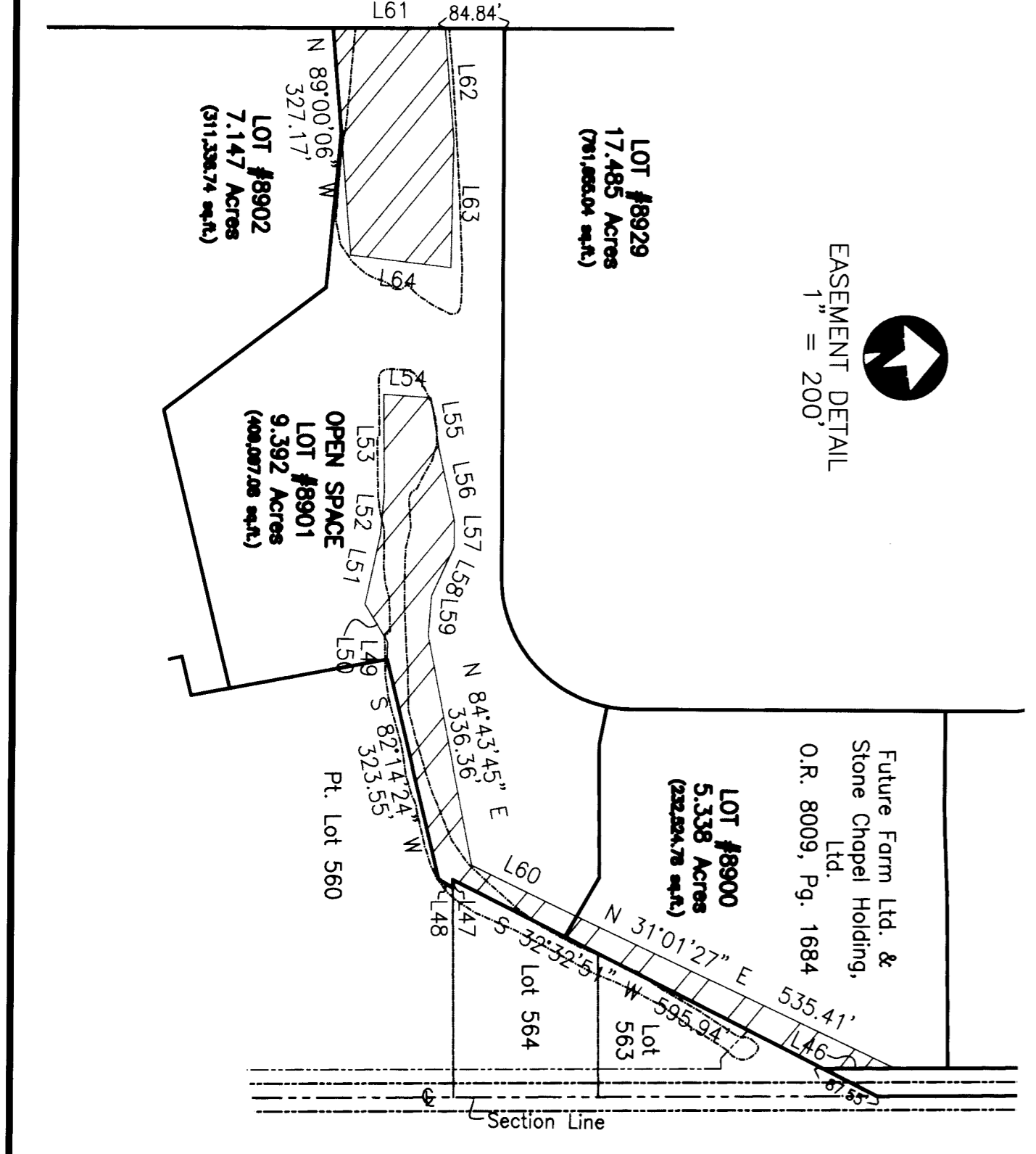
**EASEMENT LINE TABLE**

#	DIRECTION	DIST.
L6	N05°44'10"E	25.04'
L7	N05°44'10"E	14.34'
L8	S05°44'10"W	14.10'
L9	S05°44'10"W	29.65'
L10	S05°44'10"W	38.17'
L11	S05°44'10"W	38.17'
L12	S84°10'42"E	26.80'
L13	S84°10'42"E	34.35'
L14	N50°16'34"E	61.73'
L15	N50°16'34"E	66.65'
L16	S05°22'54"W	64.27'
L17	N84°15'50"W	25.59'
L18	S89°43'33"W	25.59'
L19	S89°43'33"W	33.76'
L20	S37°45'33"W	14.82'
L21	S37°45'33"W	74.88'
L22	N84°15'50"W	113.48'
L23	N84°15'50"W	113.07'
L24	N84°15'50"W	28.13'
L25	N84°15'50"W	19.49'
L26	S32°37'06"W	58.36'
L27	S32°37'06"W	3.52'
L28	S00°12'36"W	49.11'
L29	N50°12'02"E	44.10'
L30	N84°19'20"W	39.13'
L31	S05°44'07"W	49.84'
L32	S84°05'20"E	102.02'
L33	N84°43'26"W	50.00'
L34	S05°16'34"W	100.00'
L35	S84°43'26"E	49.88'
L36	N1°35'58"W	75.94'
L37	N1°35'58"W	62.74'
L38	N1°35'58"W	84.40'
L39	N81°36'05"E	41.81'
L40	S75°53'55"E	14.22'
L41	N81°47'46"E	328.75'
L42	N35°36'05"E	6.16'
L43	N81°36'05"E	31.96'
L44	S75°53'55"E	41.81'
L45	N81°47'34"E	331.51'

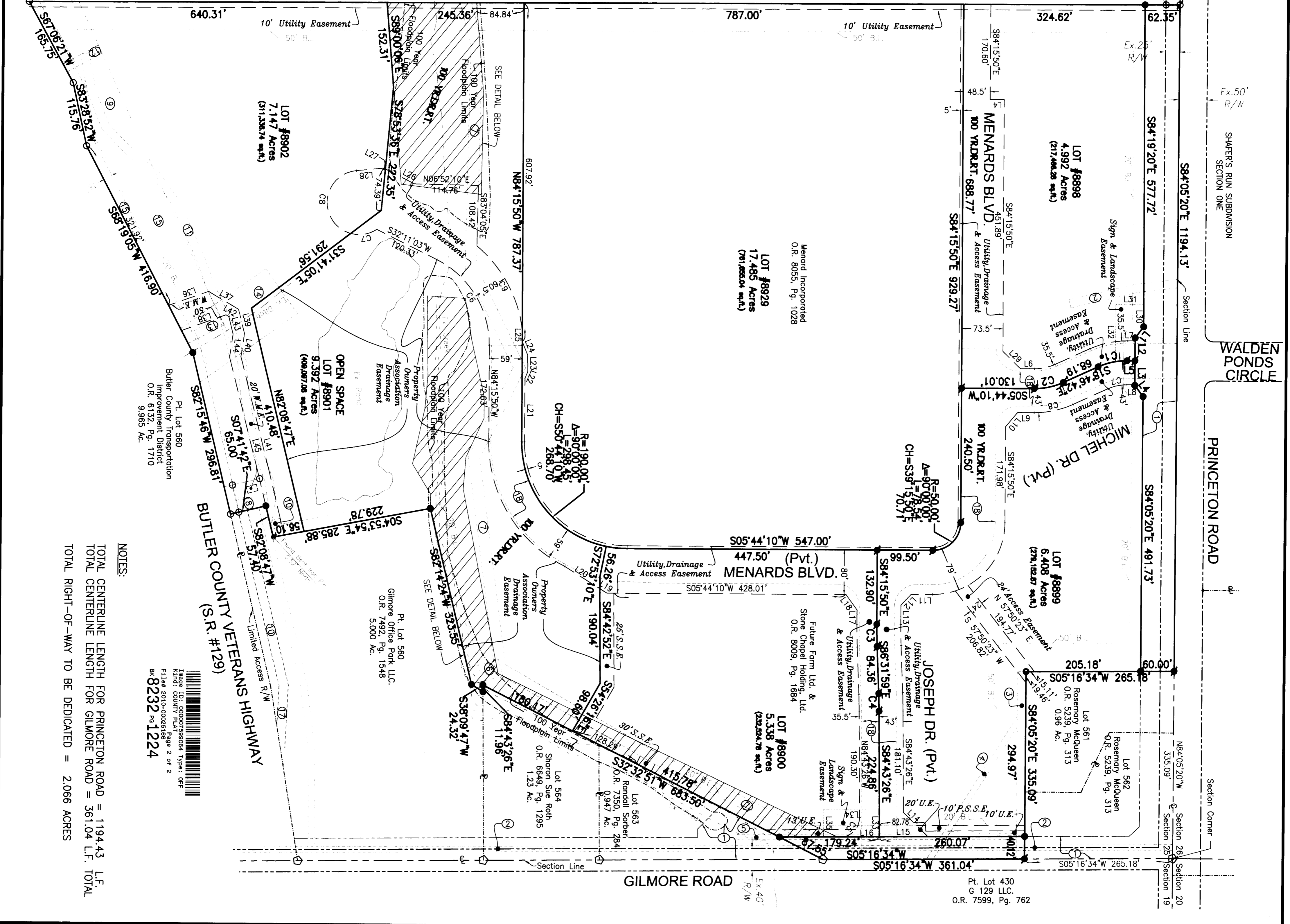
**EASEMENT CURVE TABLE**

#	RADIUS	DELTA	ARC	CHORD DIR.	DIST.
C5	R=35.00'	Δ=9°45'03"	L=48.72'	CH=N44°50'55"W	44.88'
C6	R=17.00'	Δ=6°33'07"	L=18.67'	CH=S33°57'36"W	18.01'
C7	R=17.00'	Δ=6°33'07"	L=18.67'	CH=S33°57'36"W	18.01'
C8	R=189.50'	Δ=2°43'02"	L=33.08'	CH=S06°31'16"E	34.82'
C9	R=189.50'	Δ=2°43'02"	L=33.08'	CH=S06°31'16"E	34.82'
C10	R=231.50'	Δ=3°45'36"	L=41.76'	CH=N67°19'49"E	41.7254'

**EASEMENT DETAIL**  
1" = 200'



Rose Hill Burial Park  
D.B. 1619, Pg. 359



**NOTES:**  
 TOTAL CENTERLINE LENGTH FOR PRINCETON ROAD = 1194.43 L.F.  
 TOTAL CENTERLINE LENGTH FOR GILMORE ROAD = 361.04 L.F. TOTAL  
 TOTAL RIGHT-OF-WAY TO BE DEDICATED = 2.066 ACRES

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**MENARDS CROSSINGS OF FAIRFIELD TOWNSHIP**  
 A REPLAT OF PARTS OF LOT #580  
 SECTION 25, TOWN 2, RANGE 3  
 FAIRFIELD TOWNSHIP  
 BUTLER COUNTY OHIO  
 RECORD PLAT

Item	Revision Description	Date	Drawn	Chk:
1	Comments from Planning Commission dated 10-8-08	10-9-08	S.R.R.	
2	Comments from Planning Commission dated 11-14-08	5-13-10	T.A.C.	

Scale 1" = 100'

2/12