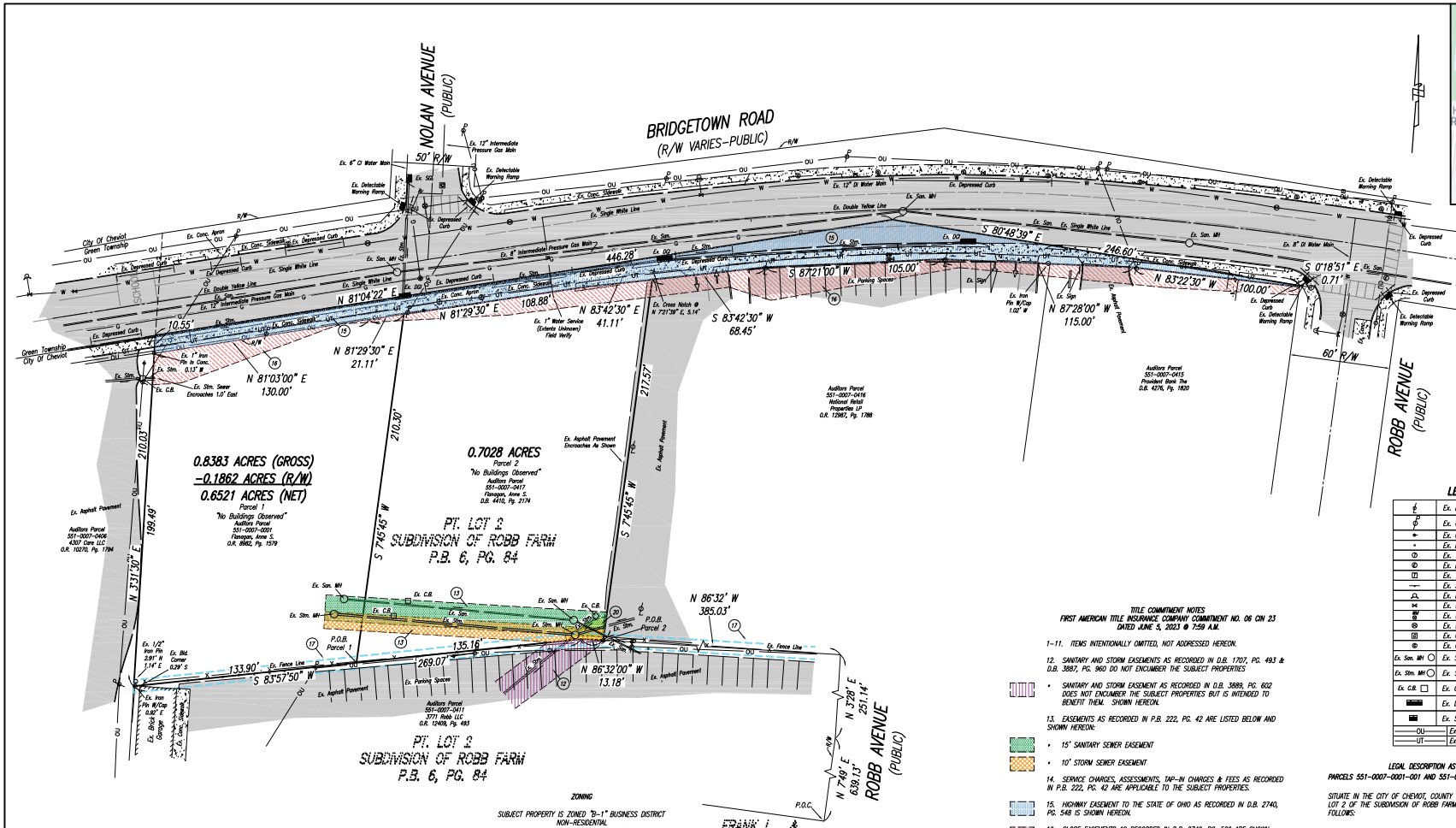

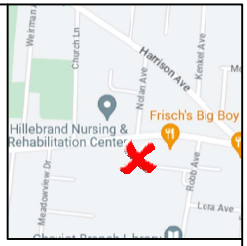

VICINITY MAP

LEGEND

	Ex. Light Pole
	Ex. Utility Pole
	Ex. Guy Wire
	Ex. Bollard
	Ex. Telephone Manhole
	Ex. Electric Manhole
	Ex. Telephone Box
	Ex. Sign
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Water Meter
	Ex. Water Manhole
	Ex. Gas Box
	Ex. Gas Valve
Ex. San. MH	Ex. Sanitary Sewer Manhole
Ex. Stm. MH	Ex. Storm Sewer Manhole
Ex. C.B.	Ex. Catch Basin
	Ex. Double Gutter Inlet
	Ex. Single Gutter Inlet
OU	Ex. Overhead Utility Lines
UT	Ex. Underground Telephone

SURVEYOR CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY; SAWYER POINT TITLE, INC.; 4243 BRIDGETOWN, LLC, AN OHIO LIMITED LIABILITY COMPANY & LIVE OAK BANKING COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1 THRU 4, 6(A), 7(A), 7(B)(1), 8, 9, 11(A)(B), 13, 16 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: JUNE 16, 2023.

DATE OF PLAT OR MAP: JUNE 26, 2023.

DATED THIS _____ DAY OF _____, 20 _____

_____

DOUGLAS D. PIEPMEIER
OHIO REGISTERED SURVEYOR #8865

ZONING

SUBJECT PROPERTY IS ZONED "B-1" BUSINESS DISTRICT
NON-RESIDENTIAL
FRONT YARD SETBACK = 10'
SIDE YARD SETBACK = 0'
REAR YARD SETBACK = 10' FOR 2 STORIES
15' FOR 3 STORIES
3' ADD'L. FOR EVERY STORY OVER 3

RESIDENTIAL
FRONT YARD SETBACK = 25'
SIDE YARD SETBACK = 4', 6' FOR 2 STORIES
REAR YARD SETBACK = 20', 25' FOR 2 STORIES
SUBJECT TO INTERPRETATION BY LOCAL ZONING AUTHORITIES
ZONING INFORMATION NOT SUPPLIED BY INSURER.

PARKING SUMMARY

THERE ARE NO DELINEATED PARKING SPACES ON SUBJECT PROPERTY

FLOOD ZONE

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AS DETERMINED BY A PERSONAL REVIEW OF FLOOD MAP NO. 39061C0211E, DATED FEBRUARY 17, 2010 OF THE NATIONAL FLOOD INSURANCE PROGRAM

UNDERGROUND UTILITIES

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN.

THIS ALTA/NSPS LAND TITLE SURVEY ORIGINAL WAS PREPARED WITH CERTAIN ITEMS DELINEATED IN COLOR FOR CLARITY. ANY REPRODUCTION OF THIS PLAT IN BLACK AND WHITE COULD LOSE SOME DEFINITION OF TITLE COMMITMENT AND EXISTING CONDITIONS GRAPHICS.

GENERAL NOTES:

THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVEMENT, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PARCEL.

THERE ARE NO KNOWN PROPOSED RIGHT OF WAY CHANGES OR RECENT STREET OR SIDEWALK CONSTRUCTION ON THE SUBJECT PARCEL.

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE ARE NO APPARENT OR VISIBLE TANKS OR DRAINAGE FIELDS.

THERE ARE ENCROACHMENTS SHOWN.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

TITLE COMMITMENT NOTES
FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 06 CIN 23
DATED JUNE 5, 2023 @ 7:59 A.M.

1-11. ITEMS INTENTIONALLY OMITTED, NOT ADDRESSED HEREON.

12. SANITARY AND STORM EASEMENTS AS RECORDED IN D.B. 1707, PG. 493 & D.B. 3887, PG. 960 DO NOT ENCUMBER THE SUBJECT PROPERTIES

- SANITARY AND STORM EASEMENT AS RECORDED IN D.B. 3889, PG. 602 DOES NOT ENCUMBER THE SUBJECT PROPERTIES BUT IS INTENDED TO BENEFIT THEM. SHOWN HEREON.

13. EASEMENTS AS RECORDED IN P.B. 222, PG. 42 ARE LISTED BELOW AND SHOWN HEREON:

- 15' SANITARY SEWER EASEMENT
- 10' STORM SEWER EASEMENT

14. SERVICE CHARGES, ASSESSMENTS, TAP-IN CHARGES & FEES AS RECORDED IN P.B. 222, PG. 42 ARE APPLICABLE TO THE SUBJECT PROPERTIES.

15. HIGHWAY EASEMENT TO THE STATE OF OHIO AS RECORDED IN D.B. 2740, PG. 548 IS SHOWN HEREON.

16. SLOPE EASEMENTS AS RECORDED IN D.B. 2740, PG. 586 ARE SHOWN HEREON.

17. 7.50' UTILITY EASEMENT TO CINCINNATI GAS & ELECTRIC AS RECORDED IN D.B. 4181, PG. 1541 IS SHOWN HEREON.

18. RESTRICTIONS AS RECORDED IN D.B. 1707, PG. 493 ARE NOT APPLICABLE TO THE SUBJECT PROPERTY.

19. DECLARATION OF RESTRICTIONS, COVENANTS AND EASEMENTS AS RECORDED IN O.R. 10964, PG. 1782 IS APPLICABLE TO THE SUBJECT PROPERTY.

20. SEWER EASEMENT AS SHOWN ON A SURVEY BY ROBERT L. HEYL IS SHOWN HEREON.

21. ITEM INTENTIONALLY OMITTED, NOT ADDRESSED HEREON.

(22) DENOTES TITLE COMMITMENT ITEM NUMBERS.

Denotes Set 5/8" Iron Pin & Cap (#8865)

LEGAL DESCRIPTION AS PROVIDED IN TITLE COMMITMENT

PARCELS 551-0007-0001-001 AND 551-0007-0001-002 (PARCEL 1):

SITUATE IN THE CITY OF CHEVIOT, COUNTY OF HAMILTON, STATE OF OHIO AND BEING PART OF LOT 2 OF THE SUBDIVISION OF ROBB FARM AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE WEST LINE OF ROBB AVENUE WITH THE NORTH LINE OF FRANK R. GRILEY'S FIRST SUBDIVISION N. 3° 28' E. ALONG THE WEST LINE OF ROBB AVENUE A DISTANCE OF 251.14 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE WEST LINE OF ROBB A VENUE N. 7° 49' E. A DISTANCE OF 639.13 FEET THENCE N. 86° 32" W. A DISTANCE OF 398.21 FEET TO A POINT; THENCE S 83° 57' 50" W. A DISTANCE OF 135.16 FEET TO A POINT FOR THE PLACE OF BEGINNING; THENCE CONTINUING S 83° 57' 50" W. A DISTANCE OF 133.91 FEET TO A POINT; THENCE N. 3° 31' 30" E. A DISTANCE OF 199.49 FEET TO POINT IN THE SOUTH LINE OF BRIDGETOWN ROAD; THENCE N. 81° 03' E. ALONG THE SOUTH LINE OF BRIDGETOWN ROAD A DISTANCE OF 130.00 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE SOUTH LINE OF BRIDGETOWN ROAD N. 81 ° 29' 30" E. A DISTANCE OF 21.11 FEET TO A POINT; THENCE S. 7° 45' 45" W. A DISTANCE OF 210.30 FEET TO A POINT THE PLACE OF BEGINNING.

CONTAINING 28,406 SQ. FT.

PARCEL 417 (PARCEL 2):

SITUATE IN THE CITY OF CHEVIOT, COUNTY OF HAMILTON, STATE OF OHIO AND BEING PART OF LOT 2 OF THE SUBDIVISION OF ROBB FARM AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE WEST LINE OF ROBB AVENUE WITH THE NORTH LINE OF FRANK R. GRILEY'S FIRST SUBDIVISION, N. 3° 28' E. ALONG THE WEST LINE OF ROBB AVENUE A DISTANCE OF 251.14 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE WEST LINE OF ROBB AVENUE N. 7° 49' E. A DISTANCE OF 639.13 FEET TO A POINT; THENCE N. 86° 32" W. A DISTANCE OF 385.03 FEET TO A POINT FOR THE PLACE OF BEGINNING; THENCE CONTINUING N. 86° 32" W. A DISTANCE OF 13.18 FEET TO A POINT; THENCE S. 83° 57' 50" W. A DISTANCE OF 135.16 FEET TO A POINT; THENCE N. 7 ° 45' 45" E. A DISTANCE OF 210.30 FEET TO A POINT IN THE SOUTH LINE OF BRIDGETOWN ROAD; THENCE N. 81° 29' 30" E. ALONG THE SOUTH LINE OF BRIDGETOWN ROAD A DISTANCE OF 108.89 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE SOUTH LINE OF BRIDGETOWN ROAD N. 83° 42' 30" E. A DISTANCE OF 41.11 FEET TO A POINT; THENCE S. 7° 45' 45" W. A DISTANCE OF 217.56 FEET TO A POINT THE PLACE OF BEGINNING.

CONTAINING 30,831 SQ. FT.

Date	6-26-23
Drawn By	G.R.
Checked By	D.P.
Scale	1" = 30'
REVISIONS	
DWG.	SYPT(CR-ALTA

Sheet Title: ALTA/NSPS LAND TITLE SURVEY

Project Title: SECTION-15, TOWN-2, FRANCE-2
CITY OF CHEVIOT,
HAMILTON COUNTY, OHIO

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Job No. 23-0108

1 / 1