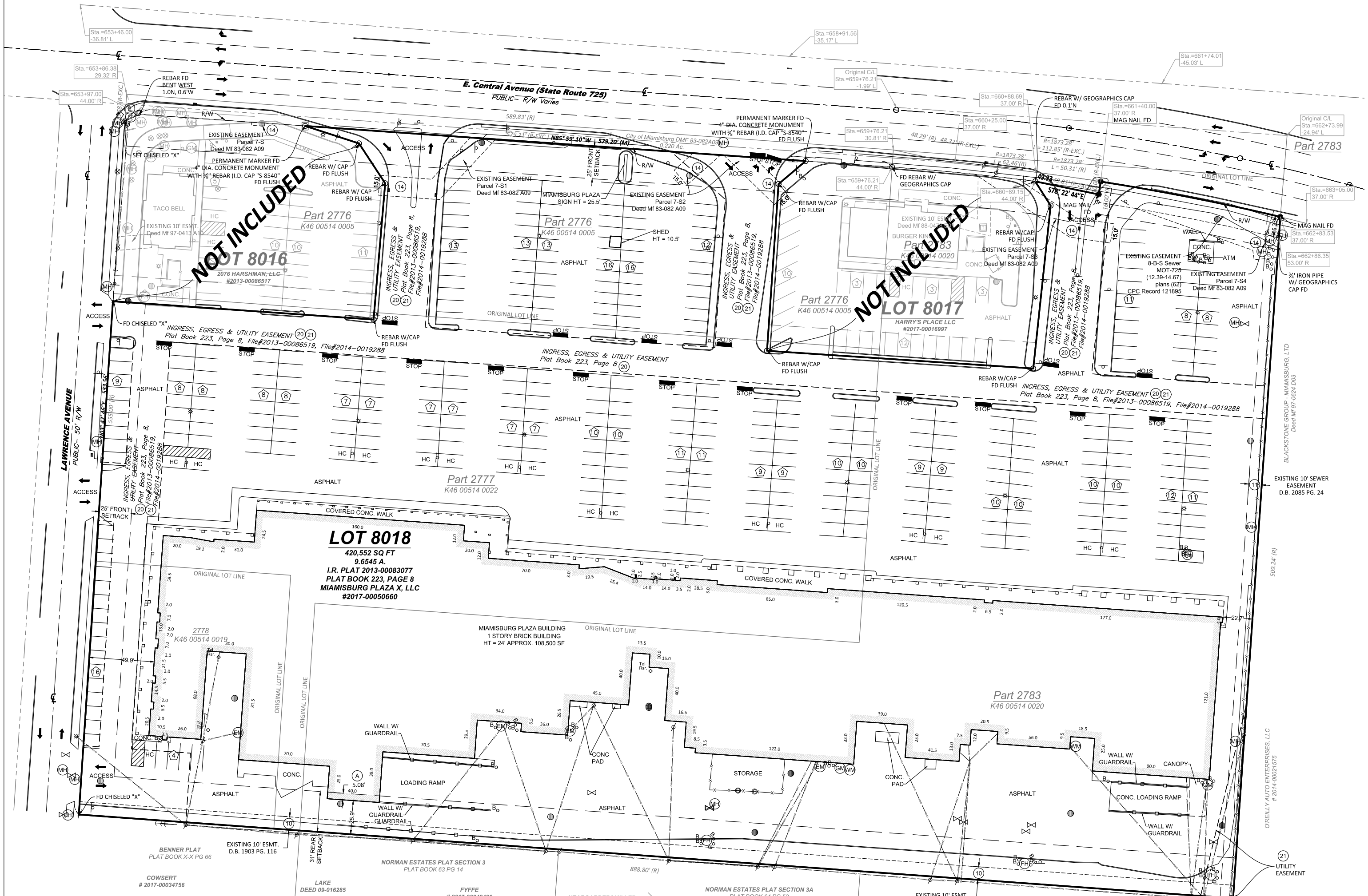
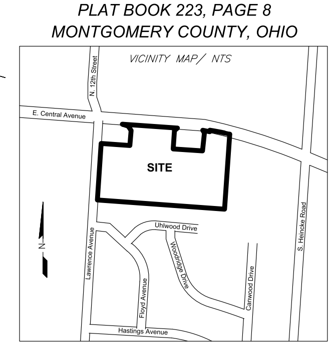


ALTA / NSPS LAND TITLE SURVEY

LOT 8016 OF THE CONSECUTIVE LOT NUMBERS OF THE CITY OF MIAMISBURG, AKA MIAMISBURG PLAZA PLAT SECTION ONE PLAT BOOK 223, PAGE 8 MONTGOMERY COUNTY, OHIO



LEGEND

YARD LIGHT	FENCE	FD AXLE
LIGHT POLE	GUARDRAIL	FD BRASS DISK
SIGNAL POLE	OVERHEAD WIRES	FD COT GIN SPDLE
UTILITY POLE	UNDER ELEC.	FD CHISELED X
GUY WIRE	GAS LINE	SET CHISELED X
CATCH BASIN	SAN SEWER LINE	SET DRILL HOLE
CURB INLET	STORM SEWER LINE	FD HARRISON MON.
ELECTRIC MH	UNDER TELEPHONE	SET HARRISON MON.
MANHOLE	EXISTING WATER LINE	SET HUB/TACK
PHONE MH	CHILLED WATER LINE	FD REBAR
SANITARY MH	SIGN	SET REBAR
SIGNAL MH	R.O.W. MON.	FD MAG NAIL
STEAM MH	MONITORING WELL	SET MAG NAIL
STORM MH	BOLLARD	FD NAIL
WATER MH	BORE HOLE	SET NAIL
ELEC. METER	DOWNSPOUT	FD PIPE
CLEANOUT	GATE POST	FD RR SPIKE
GAS METER	POLE	SET RR SPIKE
GAS VALVE	PARKING METER	FD STONE
WATER VALVE	SPIGOT	(R) RECORDED B&D
FIRE HYDRANT	T-POST	(M) MEASURED B&D
SPR. HOOKUP	WOOD POST	(C) CALCULATED B&D
SPRINKLER	PARKING SPACES	(PROP) PROPORTIONAL DIST.
	TRANSFORMER	A.G. ABOVE GROUND
	ELEC. VAULT	B.G. BELOW GROUND
	PHONE VAULT	CONIF. TREE
	STEAM VAULT	DECID. TREE
	VALVE VAULT	SHRUB
	AC UNIT	PHONE RISER-BOX
	PHONE BOOTH	TV RISER-BOX
	BIRD FEEDER	ELEC. RISER-BOX
	MAILBOX	GAS RISER-BOX
	PROP. TANK	
	PARKING BLOCK	
	POST	

NOTES

1. PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA MAP NUMBER 39113C0244E, DATED JANUARY 6, 2005.
2. PROPERTY IS ZONED GB-1, GENERAL BUSINESS, CURRENT USE AS A SHOPPING CENTER WITH RETAIL, PROFESSIONAL AND MEDICAL OFFICE, PERSONAL SERVICE AND RESTAURANT IS ALLOWED.
3. SETBACKS:
   FRONT = 25' CENTRAL AVENUE AND LAWRENCE AVENUE
   SIDE = NONE REQUIRED; ¼ THE SUM OF THE HEIGHT AND DEPTH OF THE STRUCTURE, BUT NOT LESS THAN 20', IF ABUTTING A RESIDENTIAL DISTRICT(SUBJECT PROPERTY DOES NOT ABUT A RESIDENTIAL DISTRICT ALONG THE INTERIOR SIDE LOT LINE) (EAST LOT LINE)
   REAR = NONE REQUIRED; ¼ THE SUM OF THE HEIGHT AND DEPTH OF THE STRUCTURE, BUT NOT LESS THAN 20', IF ABUTTING A RESIDENTIAL DISTRICT(REQUIRED: 31' WHERE ABUTTING A RESIDENTIAL DISTRICT ALONG THE REAR SIDE LOT LINE) (SOUTH LOT LINE)
   MAX BUILDING HEIGHT = 40'
   REQUIRED PARKING: 545 TOTAL PARKING SPACES
   392 SPACES PROVIDED, 17 OF WHICH ARE HANDICAP RESERVED.

THE ZONING INFORMATION ABOVE WAS PROCURED FROM PZR SUMMARY REPORT SITE NUMBER 121071-1 DATED JUNE 21, 2018.

4. FIELD WORK PERFORMED MAY 6 & 7, 2013 AND VERIFIED NOVEMBER, 2014, JUNE 26, 2017 AND JUNE 6, 2018.
5. ALL 5/8"REBAR SET ARE MARKED WITH ORANGE CAP STAMPED "S-8540" AND ARE FLUSH WITH GROUND UNLESS NOTED OTHERWISE.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. THERE IS NO VISIBLE EVIDENCE OF PROPOSED STREET RIGHT OF WAY CHANGES. R.O.W. IS SHOWN PER CURRENT DEED AND TITLE INFORMATION.
8. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. ACCESS IS PROVIDED DIRECTLY BY E. CENTRAL AVENUE & LAWRENCE AVENUE, PUBLIC STREETS.
11. THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY.
12. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/_0.1 FOOT.
14. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THE MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
16. EXCEPT AS OTHERWISE NOTED BELOW, IF THE PROPERTY CONSISTS OF TWO OR MORE PARCELS, THERE ARE NO GAPS OR GORES BETWEEN SAID PARCELS.
16. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

ENCROACHMENT NOTES:

A. BUILDING OVER REAR SETBACK LINE

SURVEYOR'S NOTE:

SN-1 INTENTIONALLY DELETED.

DESCRIPTION

PARCELI:

Situate in Section 25, Town 1, Range 6 M.Rs., County of Montgomery, State of Ohio, and being all of Lot No. 8018 of the consecutive lot numbers of the City of Miamisburg, a/kla Miamisburg Plaza Plat Section One as recorded in Plat Book 223. Page 8 of the plat records of Montgomery County, Ohio.

PARCEL II:

Together with the non-exclusive easements set forth in the Declaration of Covenants, Conditions and Easements by RCG-Miamisburg, LLC recorded December 19, 2013 as File #2013-00086519 of Montgomery County Records.

CERTIFICATION

To: Hauppauge Properties LLC, Chicago Title Insurance Company, Wells Fargo Bank, National Association, Its Successors and /or assigns, Island Abstract Inc., Fidelity National Title Insurance Company, Miamisburg Properties, LLC, an Ohio limited liability company, Title commitment # 38180281

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a)(1), 7(c), 8, 9, 13, 16, 17 and 20 of Table A thereof. The field work was completed on June 4, 2018.

Date of Plat or Map: June 29, 2018

STATE OF OHIO BEN BLEDSOE S-8540 REGISTERED PROFESSIONAL SURVEYOR

By:
Name: Ben E. Bledsoe
Registered Professional Land Surveyor No. S8540

The property described and shown hereon is the same property described in Chicago Title Insurance Company Title Commitment No. 38180281 dated June 11, 2018.

EASEMENT NOTES

Per Chicago Title Insurance Company Title Commitment No. 38180281 dated June 11, 2018.

10. Easement to The Dayton Power and Light Company for pipeline purposes of record in Deed Book 1903, Page 116, Recorder's Office, Montgomery County, Ohio. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

11. Easement to Lawrence Benner for sanitary sewer purposes of record in Deed Book 2085, Page 24, Recorder's Office, Montgomery County, Ohio. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

12. Easement to The Dayton Power and Light Company for pipeline purposes of record in Deed Book 2193, Page 739, Recorder's Office, Montgomery County, Ohio. THIS EASEMENT DOES NOT CROSS OR TOUCH THE SURVEYED PROPERTY, NOT SHOWN.

13. Easement contained in deed from Northern Union Holdings Corporation to The Cleveland Trust Company, Trustee of record in Deed Microfiche No. 72-377 A09, Recorder's Office, Montgomery County, Ohio. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN.

14. Easement to The City of Miamisburg of record in Deed Microfiche No. 83-82 A09, Recorder's Office, Montgomery County, Ohio. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

15. Easement to The Dayton Power and Light Company of record in Deed Microfiche No. 88-478 E01, Recorder's Office, Montgomery County, Ohio. THIS EASEMENT DOES NOT CROSS OR TOUCH THE SURVEYED PROPERTY, NOT SHOWN.

16. Terms, conditions, easements and restrictions contained in Easement Agreement between Allied Company/Saul Schottenstein Realty Company and Taco Bell Corp. of record in Deed Microfiche No. 94-582 C04, Recorder's Office, Montgomery County, Ohio. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN.

17. Restrictions contained in Declaration of Restrictive Covenant by Allied Co/Saul Schottenstein Realy Co. of record in Deed Microfiche No. 94-582 C11, Recorder's Office, Montgomery County, Ohio. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN.

18. Easement to The Dayton Power and Light Company of record in Deed Microfiche No. 97-413 A10, Recorder's Office, Montgomery County, Ohio. **THIS EASEMENT DOES NOT CROSS OR TOUCH THE SURVEYED PROPERTY, NOT SHOWN.**

20. Easements and building set-backs contained on record plat of Miamisburg Plaza Plate Section One of record in Plate Book 223, Page 8, Recorder's Office, Montgomery County, Ohio. **AFFECTS SITE AS SHOWN HEREON.**

21. Terms, conditions, covenants, easements, obligations and restrictions burdening the Land and terms and conditions of easements benefitting the Land contained in Declaration of Covenants, Conditions and Easements by RCG-Miamisburg, LLC of record in Instrument No. 2013-00086518, Recorder's Office, Montgomery County, Ohio. Subordination to Declaration of Covenants, Conditions and Easements by 2076 Harshman, LLC of record in Instrument No. 2014-00019288, Recorder's Office, Montgomery County, Ohio. **AFFECTS SITE, BLANKET IN NATURE. PLATTED INGRESS, EGRESS AND UTILITY EASEMENT AS SHOWN HEREON.**

BASIS OF BEARINGS:

The south right-of-way line of State Route 725 was assigned a bearing of South 85°59'10" East as shown on "Centerline Survey Plat MOT-725-12.39" recorded in Plat Book 67, page 63, Recorder's Office, Montgomery County, Ohio.

SCALE 1"=40'
GRAPHIC SCALE

Revision	By	Date
REVISED PER INTERNAL REVIEW	GSK	7/9/18
REVISED PER COMMENTS	GSK	8/28/18
REVISED PER COMMENTS	GSK	8/30/18
REVISED PER COMMENTS	GSK	8/31/18
REVISED PER COMMENTS	GSK	10/11/18

Bledsoe Riggert Cooper James
BRCJ
LAND SURVEYING • CIVIL ENGINEERING • GIS
1351 West Tapp Road Bloomington, Indiana 47403
Phone:812-336-8277 Email: mjames@brcjcivil.com

Miamisburg Plaza
1200- 1258 E. Central Avenue and
56-60 Lawrence Avenue,
Miamisburg, OH 45342
for
Hauppauge Properties LLC

SURVEYED BY : D.A.
DRAWN BY : V.S.
CHECKED BY : B.E.B.
DATE: JUNE 29, 2018

ALTA/NSPS LTS

SHEET 1 OF 1

PROJECT NO. 7855