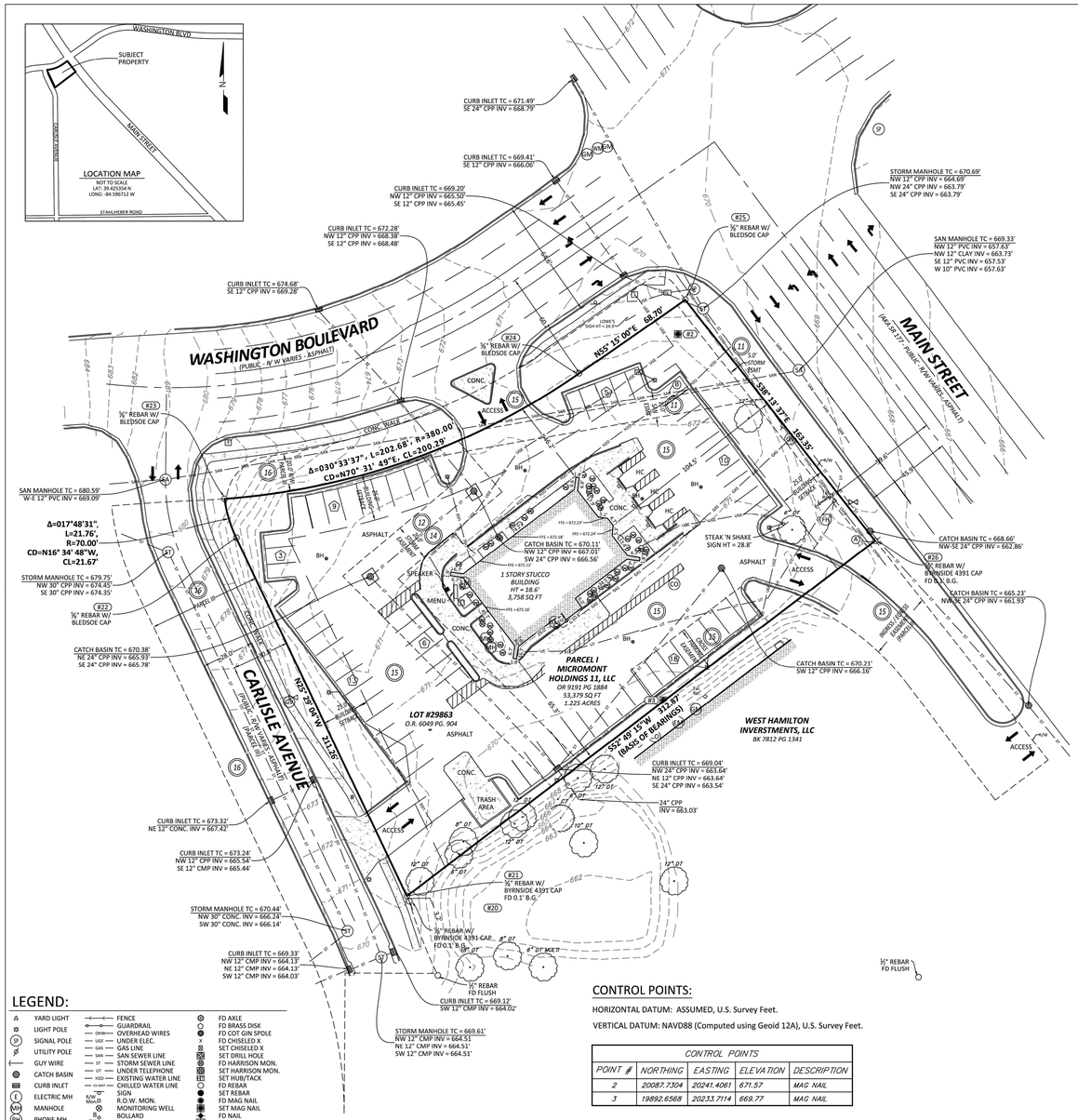
ALTA / NSPS LAND TITLE SURVEY

LOT NUMBER 29863, FIRST WARD, CITY OF HAMILTON, BUTLER COUNTY, OHIO



DESCRIPTION

PARCEL I:
Situated in the County of Butler and State of Ohio:
Lot Number 29863, First Ward. City of Hamilton, Butler County, Ohio as recorded in Official Record 6049, Page 904 of the Butler County, Ohio Records. A survey of this property was made by Tri-state Location Services, 722 Nilles Road, Fairfield, Ohio 45014.

PARCEL II:
Non-Exclusive easement for the benefit of Parcel I for vehicular and pedestrian ingress and egress over and across the land described in Exhibit C thereto and shown on Exhibit E thereto. as created by Parking and Cross Access Easement dated August 23, 1996, filed for record August 27, 1996. Of record in Official Record 6047, Page 1297. Recorder's Office, Butler County. Ohio.

PARCEL III:
Non-Exclusive easement for the benefit of Parcel I for vehicular and pedestrian ingress and egress over and across the land described in Exhibit C thereto and shown on Exhibit E thereto as created by Access Easement to Washington Boulevard dated August 23, 1996, filed for record August 27,1996, of record in Official Record 6047, Page 1308, Recorder's Office. Butler County, Ohio.

As affected by Dedication Plat of Carlisle Avenue filed for record November 24, 1999, of record in Envelope 3092, Pages A, B and C, Recorder's Office, Butler County, Ohio.

CERTIFICATION

To: Klover Architects, CFT NV Developments, LLC, a Nevada limited liability company and Fidelity National Title Insurance Company.

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, 5, 6(a), 6(b), 7(a)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on October 31, 2020.

Date of Plat or Map: November 9, 2020

By:
Name: James C. Tibbett
Professional Land Surveyor No. 8332
State of Ohio

STATE OF OHIO · JAMES C TIBBETT 8332 · REGISTERED PROFESSIONAL SURVEYOR

The property described and shown hereon is the same property described in Fidelity National Title Insurance Company Owner's Policy No. 38200603 dated October 15, 2020.

EASEMENT NOTES:

Per Fidelity National Title Insurance Company Owner's Policy No. 38200603 dated October 15, 2020.

11. Right of Way and easements contained on record plat of Hamilton Hills Plaza of record In Plat Envelope 2502, Page A through E. Recorder's Office, Butler County, Ohio. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

12. Covenants and restrictions contained in Declaration of Restrictions by Sault Associates of record in Official Record Book 6047, Page 1284, Recorder's Office, Butler County, Ohio and shown on the Survey. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

13. Easement contained in deed from Sault Associates Limited Partnership to Steak N Shake, Inc. of record in Official Record Book 6047. Page 1289, Recorder's Office, Butler County, Ohio. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN.

14. Drainage Easement to City of Hamilton of record in Official Record Book 6047, Page 1292 as affected by Amendment to Drainage Easement of record in Official Record Book 6115, Page 1079, both of the Recorder's Office, Butler County, Ohio and shown on the Survey. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

15. Covenants, easements and obligations burdening the Land and terms and conditions of easements benefiting the Land contained in Parking and Cross Access Easement between Sault Associates Limited Partnership and Steak N Shake, Inc. of record in Official Record Book 6047, Page 1297, Recorder's Office, Butler County, Ohio. THE SURVEYED PROPERTY IS INCLUDED WITHIN THIS DOCUMENT. BLANKET IN NATURE, NOT SHOWN. INGRESS/EGRESS AREAS AS SHOWN HEREON.

16. Covenants, easements and rights burdening the Land and terms and conditions of easements benefiting the Land contained in Access Easement to Washington Boulevard between Sault Associates Limited Partnership and Steak N Shake, Inc. of record in Official Record Book 6047, Page 1308, as affected by Road Dedication Plat Carlisle Avenue of record in Plat Envelope 3092, Pages A, B and C, both of record in Recorder's Office, Butler County, Ohio. THIS EASEMENT TOUCHES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

17. Terms, conditions, covenants, easements, rights and obligations contained in Drainage Easement between Sault Associates Limited Partnership and Steak N Shake, Inc. of record In Official Record Book 6047, Page 1318, Recorder's Office, Butler County, Ohio. THIS EASEMENT CROSSES THE SURVEYED PROPERTY AND AFFECTS AS SHOWN HEREON.

ENCROACHMENT NOTES:

A. (FROM PRIOR SURVEY) OVERHEAD WIRES CROSSING SUBJECT PROPERTY ALONG MAIN STREET, NO EASEMENT PROVIDED.

B. SANITARY SEWER CROSSES PROPERTY, OUTSIDE OF EASEMENT.

NOTES:

1. PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER 39017C0186E, PANEL NOT PRINTED .

2. ZONING NOTES:
ZONING CLASSIFICATION: PROPERTY IS ZONED B-2 COMMUNITY BUSINESS DISTRICT (B-2), CURRENT USE AS A RESTAURANT WITH DRIVE-THROUGH IS ALLOWED.
BUILDING SETBACKS:
FRONT = 25'
SIDE = NONE
REAR = 25'
HEIGHT RESTRICTIONS: MAXIMUM BUILDING HEIGHT = 35' OR 2.5 STORIES
OFF-STREET PARKING REQUIREMENTS: 1 SPACES FOR EVERY 150 SQUARE FEET OF GROSS FLOOR AREA

THE ZONING INFORMATION ABOVE PER CITY OF HAMILTON, OHIO ZONING LETTER DATED JUNE 14, 2018. CLIENT DID NOT PROVIDE A ZONING REPORT AT THE TIME OF THE SURVEY.

3. PARKING: THERE ARE 67 TOTAL PARKING SPACES ON SITE, 3 OF WHICH ARE DESIGNATED HANDICAP.

4. FIELD WORK PERFORMED OCTOBER 31, 2020.

5. ALL 5/8"REBAR SET ARE MARKED WITH ORANGE CAP STAMPED "BRCI-TIBBETT S.8332 OH" 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, SANITARY LANDFILL, CEMETERY, GRAVESITE OR BURIAL GROUNDS.

10. ACCESS IS PROVIDED DIRECTLY BY WASHINGTON BLVD AND CARLISLE AVENUE, BOTH PUBLIC STREETS AND INDIRECTLY VIA EASEMENT ITEM 15 TO MAIN STREET, A PUBLIC STREET.

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.

15. 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 BEING MARKED 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.

17. CONTOURS REPRESENT 1-FOOT INTERVALS.

18. UTILITIES SHOWN HEREON ARE PER OBSERVED ABOVE GROUND EVIDENCE AND FROM UTILITY MARKINGS PLACED ON THE GROUND BY OHIO MEMBER UTILITIES (SEE TICKETS BELOW). MEMBER UTILITIES DO NOT LOCATE PRIVATE LINES OR FACILITIES. MEMBER UTILITIES DO NOT LOCATE SERVICE LINES NOR ALL UTILITIES WHEN A SURVEY IS THE PURPOSE OF THE TICKET. OVERHEAD UTILITIES ARE IDENTIFIED AS OVERHEAD WITHOUT SPECIAL INVESTIGATION AS TO THE TYPE OR NATURE. STORM AND SANITARY INVERT ELEVATIONS, PIPE SIZES, AND MATERIALS ARE ALL APPROXIMATE BASED ON LIMITED INFORMATION AVAILABLE FROM THE SURFACE. NO STRUCTURES WERE ENTERED TO ACCURATELY MEASURE PIPE SIZES OR TO VERIFY PIPE TYPE AND MATERIAL. STRUCTURE GRATES AND COVERS SHOWN SHOULD NOT BE ASSUMED TO BE THE CENTER OF THE BELOW GROUND STRUCTURE. ALL UTILITIES INCLUDING LOCATIONS AND SIZES NEED TO BE VERIFIED PRIOR TO CONSTRUCTION EFFORTS.

19. THE FOLLOWING IS/ARE THE OHIO TICKET NUMBER/S FOR THIS PROJECT: A030103085

20. THE FOLLOWING ARE THE MEMBER UTILITIES NOTIFIED BY OHIO:
CBT =CINCINNATI BELL HAMP =HAMILTON - CITY OF
SWR =SOUTHWEST REGIONAL WATER TEAP =TEXAS EASTERN GAS TRANSMISSION
WSOP =CHARTER COMM (SPECTRUM/TIME WA

21. The utilities shown on this survey represent Quality Level C standard of care.
The American Society of Civil Engineers (ASCE) has developed an important standard of care guideline, Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data, CI/ASCE 38-02.
This standard guideline describes four quality levels of utility depiction:
Quality Level D - Information derived from existing records or oral recollections.
Quality Level C - Information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to Quality Level D.
Quality Level B - Information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities.
Quality Level A - Precise horizontal and vertical location of utilities obtained by the actual exposure and subsequent measurement of subsurface utilities, usually at a specific point.
To order a copy of ASCE Standard 38-02, please go to the ASCE Bookstore: http://www.pubs.asce.org/ or call 1-800-548-2723.

CONTROL POINTS:

HORIZONTAL DATUM: ASSUMED, U.S. Survey Feet.

VERTICAL DATUM: NAVD88 (Computed using Geoid 12A), U.S. Survey Feet.

CONTROL POINTS				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	20087.7304	20241.4061	671.57	MAG NAIL
3	19892.6568	20233.7114	669.77	MAG NAIL

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 METER	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 MH	SPIGOT	RECORDED B&D	
FIRE HYDRANT	T-POST	MEASURED B&D	
SPR. HOOKUP	WOOD POST	CALCULATED B&D	
SPRINKLER	PARKING SPACES	PROPORTIONAL DIST.	
	TRANSFORMER	ABOVE GROUND	
	ELEC. VAULT	BELOW GROUND	
	PHONE VAULT		
	STEAM VAULT	CONIF. TREE	
	VALVE VAULT	DECID. TREE	
	AC UNIT	SHRUB	
	WATER VALVE		
	FIRE MAIN POST	PHONE RISER-BOX	
	MAILBOX	TV RISER-BOX	
	PROP. TANK	ELEC. RISER-BOX	
	PARKING BLOCK	GAS RISER-BOX	
	POST		

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Apr 14, 2021 – 2:49pm Plotted By: travis.gerber V:\026800—Panda Express – Master 2018\026800.18–Hamilton, OH\04–DWG\Eng\Sheet\026800.18–SHTS–SRVY.dwg Layout: Ext–Survey

Revision	By	Date

SCALE 1"=30'

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1485 W. MAIN STREET
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FOR
KLOVER ARCHITECTS

SURVEYED BY :	J.L. & G.W.
DRAWN BY :	R.S.I.
CHECKED BY :	M.J.J./J.C.T.
DATE:	NOVEMBER 9, 2020

ALTA / NSPS SURVEY

SHEET 1 OF 1

PROJECT NO. 9836C

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REVISIONS:

ISSUE DATE:

1ST	SITE PLAN REVIEW	02-16-21
2ND	PERMIT/BID SET	04-09-21

DRAWN BY:

PANDA PROJECT #: S8-22-D8193
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