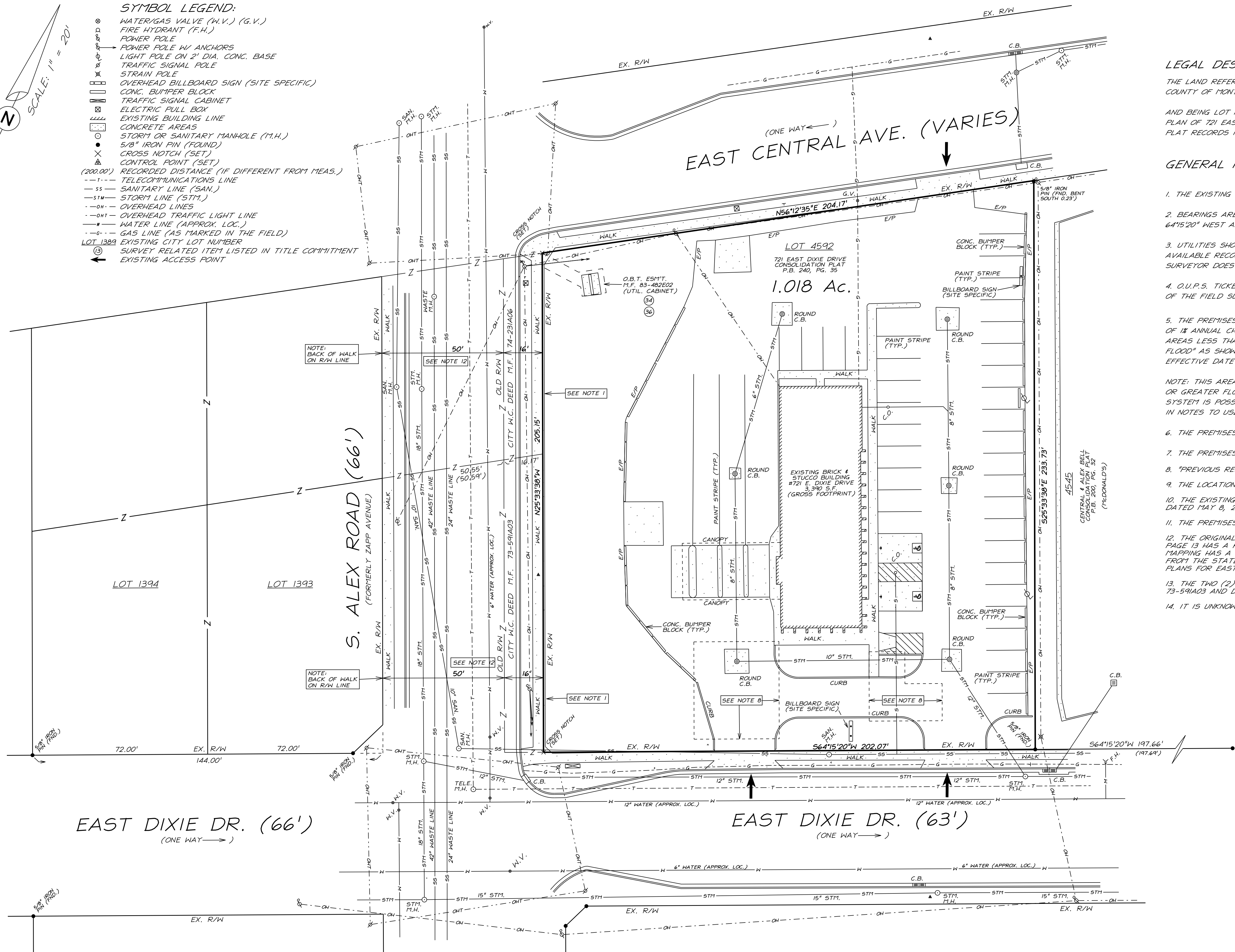


- SYMBOL LEGEND:**
- WATER/GAS VALVE (W.V.) (G.V.)
 - FIRE HYDRANT (F.H.)
 - ⊕ POWER POLE
 - ⊕ POWER POLE W/ ANCHORS
 - ⊕ LIGHT POLE ON 2" DIA. CONC. BASE
 - ⊕ TRAFFIC SIGNAL POLE
 - ⊕ STRAIN POLE
 - ⊕ OVERHEAD BILLBOARD SIGN (SITE SPECIFIC)
 - ⊕ CONC. BUMPER BLOCK
 - ⊕ TRAFFIC SIGNAL CABINET
 - ⊕ ELECTRIC PULL BOX
 - ⊕ EXISTING BUILDING LINE
 - CONCRETE AREAS
 - STORM OR SANITARY MANHOLE (M.H.)
 - 5/8" IRON PIN (FOUND)
 - ⊕ CROSS NOTCH (SET)
 - △ CONTROL POINT (SET)
 - (200.00') RECORDED DISTANCE (IF DIFFERENT FROM MEAS.)
 - - - TELECOMMUNICATIONS LINE
 - - - SANITARY LINE (SAM.)
 - - - STORM LINE (STM.)
 - - - OVERHEAD LINES
 - - - OVERHEAD TRAFFIC LIGHT LINE
 - - - WATER LINE (APPROX. LOC.)
 - - - GAS LINE (AS MARKED IN THE FIELD)
 - LOT 1389 EXISTING CITY LOT NUMBER
 - ⊕ SURVEY RELATED ITEM LISTED IN TITLE COMMITMENT
 - ← EXISTING ACCESS POINT



LEGAL DESCRIPTION:

THE LAND REFERRED HEREIN BELOW IS SITUATED IN THE CITY OF WEST CARROLLTON, COUNTY OF MONTGOMERY, STATE OF OHIO, AND DESCRIBED AS FOLLOWS:

AND BEING LOT NUMBERED 4592, CITY OF WEST CARROLLTON, AS SHOWN ON THE RECORD PLAN OF 721 EAST DIXIE DRIVE CONSOLIDATION PLAT IN PLAT BOOK 240, PAGE 35 OF THE PLAT RECORDS IN MONTGOMERY COUNTY, OHIO.

GENERAL NOTES:

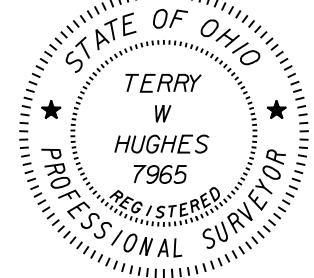
1. THE EXISTING SIDEWALK ALONG THE EASTERN SIDE OF S. ALEX ROAD ENCRONES BY 0.75 FEET.
2. BEARINGS ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF EAST DIXIE DRIVE BEING SOUTH 64°15'20" WEST AS SHOWN ON P.B. 200, PG. 32.
3. UTILITIES SHOWN ARE THE RESULT OF ACTUAL FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS.
4. O.U.P.S. TICKET NO. A-222-803-468. NO UTILITIES OTHER THAN GAS WERE MARKED AT THE TIME OF THE FIELD SURVEY.
5. THE PREMISES LIE WITHIN FLOOD ZONE "X", "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 3913C0261E WITH AN EFFECTIVE DATE OF JANUARY 6, 2005.
- NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "ACCREDITED LEVEE NOTE" IN NOTES TO USERS.
6. THE PREMISES ARE CURRENTLY ZONED "C-C" (CITY CENTER DISTRICT)
7. THE PREMISES CONTAIN 38 REGULAR PARKING SPACES AND 2 HANDICAPPED.
8. "PREVIOUS RESIDENCE BASEMENT GRAVEL FILED" SCALED FROM 1968 BUILDING SITE PLAN.
9. THE LOCATION OF THE EXISTING WATER SERVICE IS UNKNOWN.
10. THE EXISTING O.B.T. EASEMENT SHOWN IS AS LISTED IN TITLE COMMITMENT 1103-2779739 DATED MAY 8, 2023 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
11. THE PREMISES ARE CURRENTLY OWNED BY THE HOSPITALITY RETAIL GROUP, LLC.
12. THE ORIGINAL PLAT OF "JOHN TAYLOR'S PLAT OF ALEXANDERSVILLE" RECORDED IN P.B. 1, PAGE 13 HAS A R/W WIDTH OF 49'. THE AUDITORS VARIOUS DRAWINGS & TAX MAPPING HAS A R/W WIDTH OF 49.5'. THE GOVERNOR'S DEED TO THE CITY OF WEST CARROLLTON FROM THE STATE OF OHIO (DEED M.F. 74-231A06) HAS A R/W WIDTH OF 50', AND THE 1973 R/W PLANS FOR EAST DIXIE DRIVE STATE 66' (50'+16').
13. THE TWO (2) 16 FOOT WIDE PARCELS CONVEYED TO THE CITY OF WEST CARROLLTON DEED M.F. 73-591A03 AND DEED M.F. 74-231A06 ALONG ALEX ROAD WERE NEVER FORMERLY DEDICATED.
14. IT IS UNKNOWN IF THE CITY OF WEST CARROLLTON HAS A THOROUGHFARE PLAN.

CERTIFICATION:

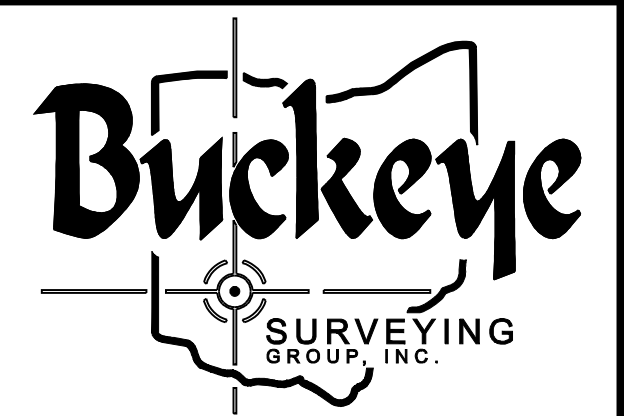
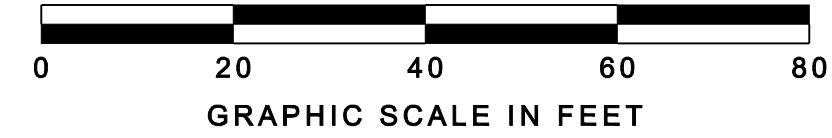
TO: HOSPITALITY RETAIL GROUP, LLC
CASEY'S MARKETING COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

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 ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(b)(b1), 8, 11, 13, AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2022.

Terry W. Hughes



TERRY W. HUGHES
OHIO REG. SURVEYOR No. 7965



933 COTTONWOOD ROAD
DAYTON, OHIO 45419
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fax 937-294-1522
www.BuckeyeSurveyingGroup.com

ALTA/NSPS SURVEY
#721 E. DIXIE DRIVE
(FORMER PNC BANK)
1.018 Acres
SECTION 22, TOWN 1, RANGE 6
CITY OF WEST CARROLLTON
MONTGOMERY COUNTY, OHIO

SCALE: 1"=20' DATE: JUNE 2023
PROJ. No. 22-0637.C SHEET No. 1 of 1