

VICINITY MAP

Not to Scale

BEARING BASIS

POSSIBLE ENCROACHMENTS OBSERVED

SCHEDULE B, SECTION II - EASEMENTS

AS TO ALL PARCELS

AS TO PARCEL I

AS TO PARCEL II

LEGEND OF SYMBOLS AND ABBREVIATIONS

BENCHMARK AND VERTICAL DATUM

INTERSTATE 75
(PUBLICLY DEDICATED)
(R/W VARIES)

LYONS ROAD
(PUBLIC R/W WIDTH VARIES)

STATE ROUTE 741
(PUBLICLY DEDICATED)
(120' R/W)

LEGEND OF SYMBOLS AND ABBREVIATIONS

BENCHMARK AND VERTICAL DATUM

FLOOD ZONE INFORMATION The subject property is located within unshaded Zone X (Areas determined to be outside the 0.2% annual flood chance) according to FEMA Flood Insurance Rate Map Panel No. 39113C0265E with an effective date of January 06, 2005.	ZONING INFORMATION Zoning: PD-5 (Planned Development), Permitted Uses: B-2, B-3, B-4 Min. Lot Area: None Max. Bldg. Height: Not Restricted Setbacks per PD-5 Zoning: Front: 25 Ft. Side: 0 Ft. Rear: 0 Ft.	GROSS LAND AREA Gross Land Area: 510,060.41 Sq. Ft. (11.709 Acres)	EARTHWORK STATEMENT Portions of site show recent or current signs of earthwork activity. Work occurring in right-of-way around southeast property corner. Staging area for D.O.T. work noted on plan.	UTILITIES NOTE With regard to Table A, Item 11, source information from plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, private utility surveys, or ground penetrating radar surveys, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation or additional underground utility investigation may be necessary. Before digging in this area please call 811, "Call Before You Dig" for underground utility locations.
WETLANDS STATEMENT No wetland delineation observed during survey.	RIGHT-OF-WAY / ROADWAY CHANGES Work being performed in the area of the 2018 right-of-way acquisition at this time.			

Flood zone classification determined by graphic plotting only. No field surveying was performed to determine this zone and an Elevation Certificate may be needed to verify the classification or to apply for a variance from the Federal Emergency Management Agency.

Total Parking = 395 Spaces (Per Report)
Per Zoning Case #407-12
Per Zoning Report No.: 129079-1
Date of Zoning Report: 03/17/2019

LEGAL DESCRIPTION

SURVEYOR'S NOTES

CERTIFICATION STATEMENT

REVISIONS

ALT/ANSPS LAND TITLE SURVEY

for
SOUTHLAND 75

8267, 8287, 8317, 8319, 8341 & 8361 SPRINGBORO PIKE
MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO

ALT/ANSPS Land Title Survey based on Title Commitment No. 38190237 of Fidelity National Title Insurance Company bearing an effective date of April 23, 2019.

BURKHARDT

ENGINEERS & SURVEYORS

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CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Project No.: 19.158

Draw: RGK

Check: MAN

Scale: 1" = 50'

Date: 05.16.2019

Sheet No.: 1 of 1