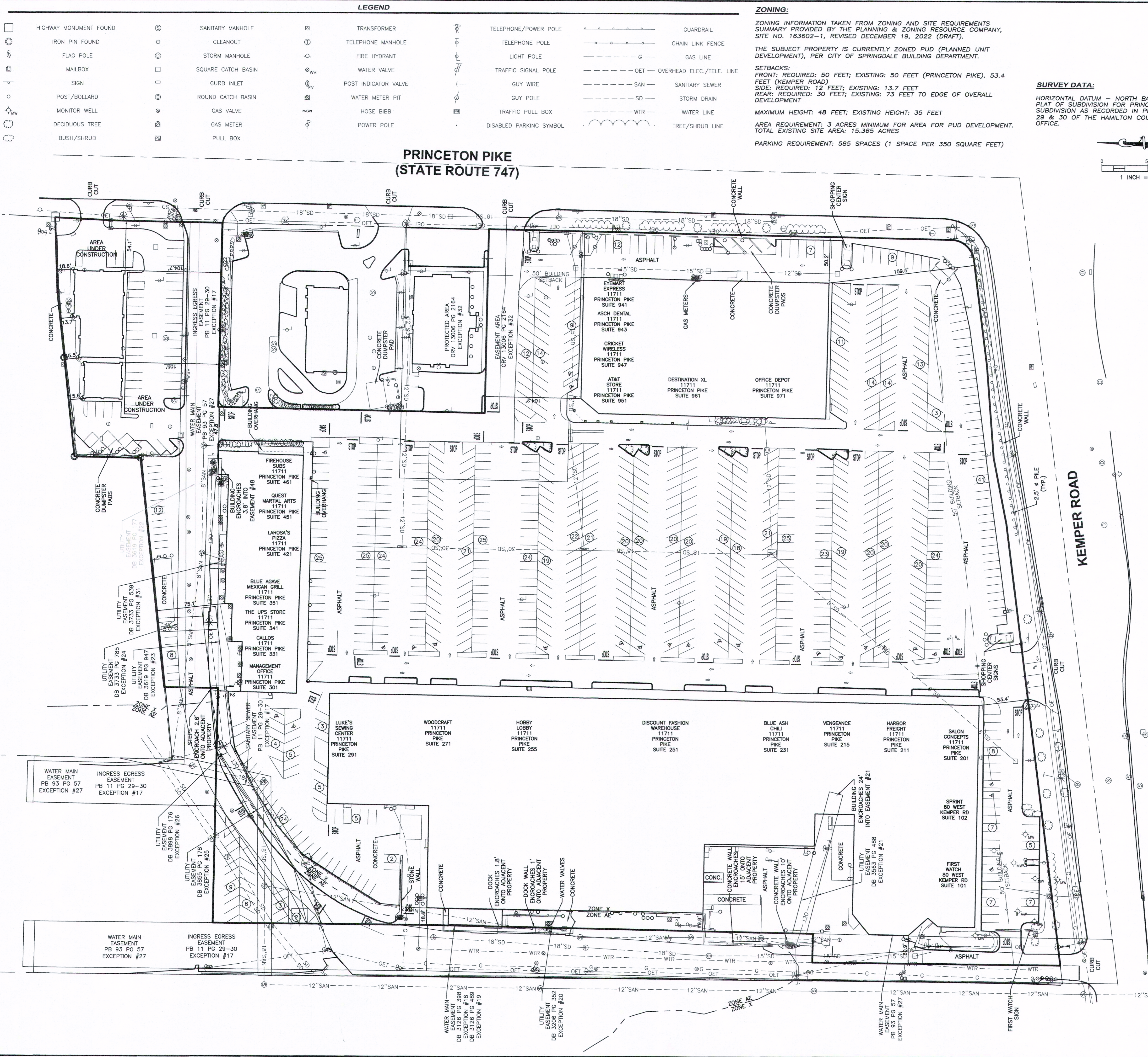


Layout Tab Name: 1 OF 5, Images: Xrefs: 1:14:57 PM
 Last Saved By: Chrismier, 12/20/2022, 1:14:57 PM
 W:\Svfn\GS\Dayton\2\GS\Projects\10017213 Tri County Towne Center ALTA.dwg Plotted: February 22, 2023, 7:26:53 AM

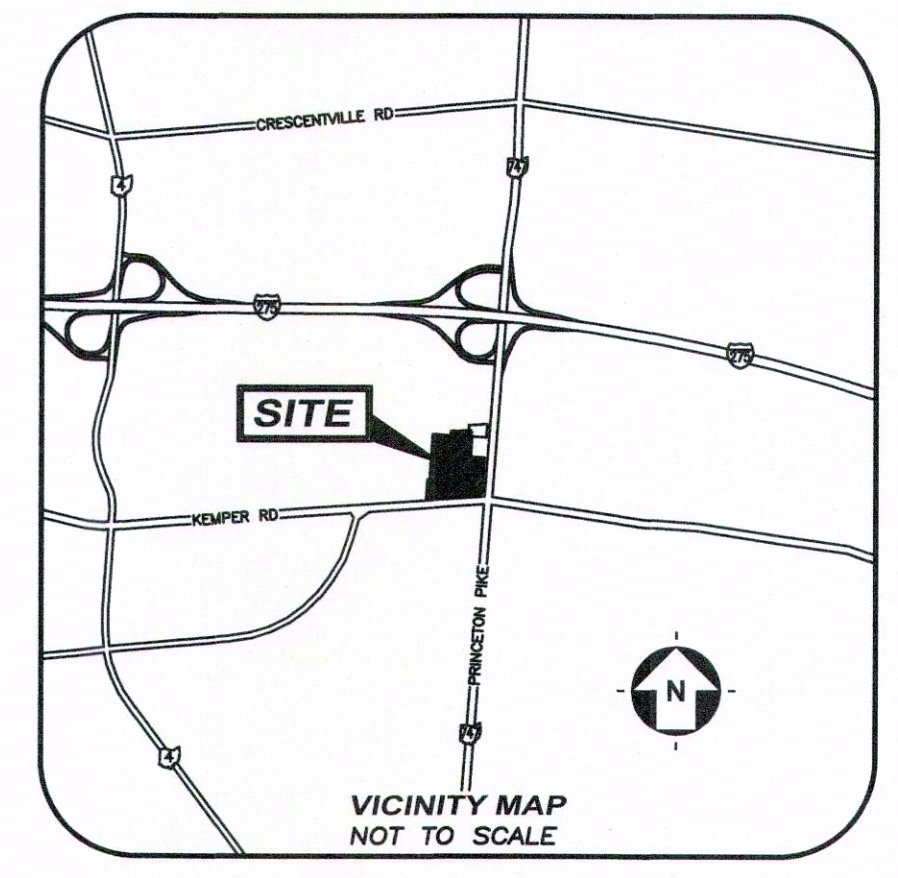


LEGEND

○	HIGHWAY MONUMENT FOUND	⊙	SANITARY MANHOLE	⊠	TRANSFORMER	—	TELEPHONE/POWER POLE	—	GUARDRAIL
○	IRON PIN FOUND	⊙	CLEANOUT	⊠	TELEPHONE MANHOLE	—	TELEPHONE POLE	—	CHAIN LINK FENCE
○	FLAG POLE	⊙	STORM MANHOLE	⊠	FIRE HYDRANT	—	LIGHT POLE	—	GAS LINE
○	MAILBOX	⊙	SQUARE CATCH BASIN	⊠	WATER VALVE	—	TRAFFIC SIGNAL POLE	—	OET — OVERHEAD ELEC./TELE. LINE
○	SIGN	⊙	CURB INLET	⊠	POST INDICATOR VALVE	—	GUY WIRE	—	SAN — SANITARY SEWER
○	POST/BOLLARD	⊙	ROUND CATCH BASIN	⊠	WATER METER PIT	—	GUY POLE	—	SD — STORM DRAIN
○	MONITOR WELL	⊙	GAS VALVE	⊠	HOSE BIBB	—	TRAFFIC PULL BOX	—	WTR — WATER LINE
○	DECIDUOUS TREE	⊙	GAS METER	⊠	PULL BOX	—	DISABLED PARKING SYMBOL	—	WTR — WATER LINE
○	BUSH/SHRUB	⊙	PULL BOX			—		—	TREE/SHRUB LINE

ZONING:
 ZONING INFORMATION TAKEN FROM ZONING AND SITE REQUIREMENTS SUMMARY PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY, SITE NO. 163602-1, REVISED DECEMBER 19, 2022 (DRAFT).
 THE SUBJECT PROPERTY IS CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT), PER CITY OF SPRINGDALE BUILDING DEPARTMENT.
SETBACKS:
 FRONT: REQUIRED: 50 FEET; EXISTING: 50 FEET (PRINCETON PIKE), 53.4 FEET (KEMPER ROAD)
 SIDE: REQUIRED: 12 FEET; EXISTING: 13.7 FEET
 REAR: REQUIRED: 30 FEET; EXISTING: 73 FEET TO EDGE OF OVERALL DEVELOPMENT
 MAXIMUM HEIGHT: 48 FEET; EXISTING HEIGHT: 35 FEET
 AREA REQUIREMENT: 3 ACRES MINIMUM FOR AREA FOR PUD DEVELOPMENT. TOTAL EXISTING SITE AREA: 15.365 ACRES
 PARKING REQUIREMENT: 585 SPACES (1 SPACE PER 350 SQUARE FEET)

SURVEY DATA:
 HORIZONTAL DATUM — NORTH BASED UPON THE PLAT OF SUBDIVISION FOR PRINCETON PLAZA CENTER SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGES 29 & 30 OF THE HAMILTON COUNTY RECORDER'S OFFICE.
 1 INCH = 50 FEET



SURVEY NOTES:
 PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY WOOLPERT ON JUNE 24, 2015 AND UPDATED ON DECEMBER 14, 2022 AND WILL NOT REFLECT ANY CHANGES TO THE PHYSICAL SITE THROUGH MANMADE OR NATURAL OCCURRENCES BEYOND SAID DATE.
 SAID DESCRIBED PROPERTY IS LOCATED PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND PARTIALLY WITHIN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NOS. 39061C0086E AND 39061C0087E, WITH A DATE OF IDENTIFICATION OF FEBRUARY 17, 2010, FOR COMMUNITY NUMBER 390877, IN HAMILTON COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 NOTE: ALL BUILDINGS ON THE DESCRIBED PROPERTY LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 THE LOCATION OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATION OF PHYSICAL STRUCTURES OR BY PLANS PROVIDED BY UTILITY COMPANIES AND CONFORMS TO ASCE STANDARD C/ASCE 38-02, SUE QUALITY LEVEL C AND D UNLESS OTHERWISE NOTED HEREON.
 NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH OHIO811 AT THE TIME OF EXCAVATION.
 THE PROPERTY IS CONTIGUOUS TO AND HAS DIRECT PHYSICAL ACCESS TO KEMPER ROAD AND PRINCETON PIKE (STATE ROUTE 747), BOTH DEDICATED PUBLIC STREETS, WITH NO GAPS, STRIPS OR GORES.
 PROPERTY CORNERS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 THE LAND DESCRIBED ON THIS SURVEY FORMS A MATHEMATICALLY CLOSED FIGURE, WITHIN THE STATE OF OHIO STANDARDS FOR BOUNDARY SURVEYS.
 NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED ON THE SURVEYED PROPERTY.
 NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED ON THE SURVEYED PROPERTY.
 NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED ON THE SURVEYED PROPERTY.
 NO CEMETERIES WERE OBSERVED ON THE SURVEYED PROPERTY.
 THE SUBJECT PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES WITH NO GAPS, GORES OR OVERLAPS NOTED.
 LINES OF OCCUPATION (WHERE EXISTING) GENERALLY AGREE WITH PROPERTY LINES. ENCROACHMENTS ACROSS PROPERTY LINES ARE AS NOTED ON THE SURVEY.
 THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2253610324 WITH AN EFFECTIVE DATE OF NOVEMBER 28, 2022 AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 EXISTING PARKING: 1199 TOTAL PARKING SPACES (1161 STANDARD, 38 HANDICAP) AVAILABLE FOR USE, DISTRIBUTED AS FOLLOWS:
 848 TOTAL SPACES ON SUBJECT PARCELS (820 STD., 28 HANDICAP); 297 TOTAL PARKING SPACES ON LOT 7 (281 STANDARD, 6 HANDICAP); 54 TOTAL PARKING SPACES ON LOT 4 (50 STANDARD, 4 HANDICAP)
 OFFSITE PARKING COUNTS SHOWN PURSUANT TO "GRANT OF COMMON USE" AS SHOWN ON PRINCETON PLAZA CENTER SUBDIVISION, PLAT BOOK 11, PAGES 29-30.
 THE USER OF THIS SURVEY WILL NEED TO REVIEW ALL ZONING INFORMATION AVAILABLE. SINCE ALL ZONING REQUIREMENTS CAN NOT BE DEPICTED GRAPHICALLY, TO DETERMINE THE SUITABILITY OF THE SITE FOR A SPECIFIC INTENDED USE.

CERTIFICATION:
 TO HAUPPAGE PROPERTIES, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, TRI-COUNTY TOWNE CENTER, LLC; ISLAND ABSTRACT INC.; COMMERCIAL BANK IT SUCCESSORS AND OR ASSIGNS
 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 2, 4, 6(A), 7(A), 7(B), 8, 9, 11(A), 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 14, 2022.
 DATE OF PLAT: DECEMBER 20, 2022

MICHAEL J. WILSON
 OHIO PROFESSIONAL SURVEYOR NO. 8281
 WOOLPERT, INC.
 DATE: 2/22/2023



PROJECT No:	10017213
DATE:	12/20/2022
DR.	TMC
DES.	DR.
CKD.	MAW
REVISION	
DATE	
No.	
1205 Walnut Street	
2nd Floor	
Cincinnati, OH 45202	
513.272.8300	
FAX: 937.461.0743	
W WOOLPERT ARCHITECTURE/ENGINEERING/LANDSCAPE	
TRI-COUNTY TOWNE CENTER	
11711 PRINCETON PIKE	
CITY OF SPRINGDALE, HAMILTON COUNTY, OHIO	
ALTA/NSPS LAND TITLE SURVEY	
SHEET NO.	
1 OF 5	

TITLE COMMITMENT NOTES:

1. - 16. NOT SURVEY MATTERS.

17. TERMS AND CONDITIONS OF THE EASEMENTS CONTAINED IN THAT CERTAIN PLAT FILED FOR RECORD AUGUST 30, 1962, IN REGISTERED LAND PLAT VOLUME 11, PAGE 29 & 30, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO ALL PARCELS)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

18. EASEMENT TO THE CITY OF CINCINNATI, FILED FOR RECORD SEPTEMBER 29, 1961, IN DEED BOOK 3126, PAGE 398, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1 AND PARCEL 4-TRACT 1)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

19. EASEMENT TO THE CITY OF CINCINNATI, A MUNICIPAL CORPORATION, FILED FOR RECORD NOVEMBER 2, 1961, IN DEED BOOK 3126, PAGE 489, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1 AND PARCEL 4-TRACT 1)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

20. EASEMENT TO THE CINCINNATI GAS & ELECTRIC COMPANY, FILED FOR RECORD SEPTEMBER 5, 1962, IN DEED BOOK 3206, PAGE 352, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1-TRACTS 4-6 AND PARCEL 4-TRACT 1)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

21. EASEMENT TO THE CINCINNATI GAS & ELECTRIC COMPANY, FILED FOR RECORD FEBRUARY 6, 1968, IN DEED BOOK 3563, PAGE 486, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1-TRACTS 1, 5 & 6)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

22. EASEMENT TO THE CINCINNATI GAS & ELECTRIC COMPANY, FILED FOR RECORD AUGUST 26, 1968, IN DEED BOOK 3619, PAGE 177, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1-TRACTS 2, 3, 5 & 6, PARCEL 3 AND PARCEL 4-TRACT 1)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

23. EASEMENT TO THE CINCINNATI GAS & ELECTRIC COMPANY, FILED FOR RECORD MAY 20, 1969, IN DEED BOOK 3619, PAGE 947, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1-TRACTS 2 & 5 AND PARCEL 4-TRACT 1)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

24. EASEMENT TO THE CINCINNATI GAS & ELECTRIC COMPANY, FILED FOR RECORD MAY 13, 1971, IN DEED BOOK 3733, PAGE 785, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1-TRACTS 2 & 3)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

25. EASEMENT TO THE CINCINNATI GAS & ELECTRIC COMPANY, FILED FOR RECORD JULY 13, 1972, IN DEED BOOK 3855, PAGE 178, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1-TRACT 5)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

26. EASEMENT TO THE CINCINNATI GAS & ELECTRIC COMPANY, FILED FOR RECORD APRIL 26, 1973, IN DEED BOOK 3898, PAGE 176, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 1-TRACTS 5 & 6)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

27. WATERMAIN EASEMENT TO THE CITY OF CINCINNATI, FILED FOR RECORD OCTOBER 12, 2012, IN OR VOLUME 12135, PAGE 2051 AND OR VOLUME 12135, PAGE 2052 AND IN RL PLAT BOOK 93, PAGE 57, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO ALL OF PARCEL 1 AND PARCEL 3)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

28. - 30. LEASES AND OTHER RELATED DOCUMENTS - NOT SURVEY MATTERS.

31. GRANT OF EASEMENT TO THE CINCINNATI GAS & ELECTRIC COMPANY, FILED FOR RECORD JANUARY 29, 1971, IN DEED BOOK 3733, PAGE 539, OF THE HAMILTON COUNTY, OHIO RECORDS. (AS TO PARCEL 4-TRACT 2)
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

32. ACCESS, PARKING AND UTILITIES EASEMENT AGREEMENT BY AND BETWEEN TRI-COUNTY TOWNE CENTER 15 A, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TRI-COUNTY TOWNE CENTER 15 B, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TRI-COUNTY TOWNE CENTER 15 C, LLC, A DELAWARE LIMITED LIABILITY COMPANY; GILHART ENTERPRISES, INC., AN OHIO CORPORATION; DENRICK PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY AND JOHN RICHMAN GILHART, FILED FOR RECORD OCTOBER 7, 2015, IN OR VOLUME 13006, PAGE 2164 OF THE HAMILTON COUNTY, OHIO RECORDS.
DOES ENTER THE SURVEYED PROPERTY AS SHOWN.

33. - 34. NOT SURVEY MATTERS.

EXISTING LEGAL DESCRIPTIONS (FROM TITLE COMMITMENT):

FREE PARCELS:

PARCEL NO. 1:

TRACT 1:

SITUATED IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, SPRINGFIELD TOWNSHIP, IN THE CITY OF SPRINGDALE, HAMILTON COUNTY, OHIO, BEING PART OF LOT 2 AND PART OF LOT 7 OF PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 11, PAGE 29 AND 30 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING IN THE NORTHERLY RIGHT OF WAY LINE OF KEMPER ROAD AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT 7 NORTH 0° 28' EAST A DISTANCE OF 140.01 FEET, SOUTH 88° 32' EAST A DISTANCE OF 15.00 FEET, NORTH 0° 28' EAST A DISTANCE OF 1.45 FEET AND NORTH 1° 10' EAST A DISTANCE OF 81.55 FEET; THENCE RUNNING ALONG THE FACE OF A CONCRETE BLOCK THEATRE BUILDING AND ITS EXTENSION EAST AND WEST SOUTH 89° 32' EAST A DISTANCE OF 152.33 FEET, SOUTH 0° 28' WEST A DISTANCE OF 60.67 FEET AND SOUTH 89° 32' EAST A DISTANCE OF 98.83 FEET; THENCE NORTH 1° 11' EAST A DISTANCE OF 102.04 FEET TO THE SOUTH FACE OF A CONCRETE BLOCK STORE BUILDING; THENCE NORTH 88° 49' WEST ALONG THE SOUTH FACE OF SAID STORE BUILDING AND ITS EXTENSION WESTWARDLY A DISTANCE OF 283.16 FEET; THENCE SOUTH 0° 28' WEST A DISTANCE OF 269.92 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF KEMPER ROAD; THENCE NORTH 82° 51' EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF KEMPER ROAD A DISTANCE OF 15.13 FEET TO THE PLACE OF BEGINNING.

PPN 599-0032-0260

TRACT 2:

SITUATE IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING PART OF LOT 6 OF PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 30 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF PRINCETON ROAD, AT A POINT WITH IS SOUTH 1° 10' WEST A DISTANCE OF 10 FEET FROM THE SOUTHEAST CORNER OF LOT 5 OF SAID PRINCETON PLAZA CENTER, THENCE SOUTH 1° 10' WEST, ALONG THE WEST LINE OF PRINCETON ROAD, A DISTANCE OF 10 FEET; THENCE NORTH 88° 50' WEST, A DISTANCE OF 199.90 FEET; THENCE SOUTH 89° 51' WEST, A DISTANCE OF 171.79 FEET; THENCE SOUTH 1° 18' WEST, A DISTANCE OF 114.71 FEET; THENCE NORTH 88° 46' WEST, A DISTANCE OF 125 FEET; THENCE NORTH 88° 46' WEST, A DISTANCE OF 156.46 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE NORTH 83° 57' EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 241.20 FEET; THENCE SOUTH 1° 10' WEST, A DISTANCE OF 59.56 FEET; THENCE NORTH 89° 51' EAST, A DISTANCE OF 57.45 FEET; THENCE SOUTH 88° 50' EAST, A DISTANCE OF 199.95 FEET TO THE PLACE OF BEGINNING. CONTAINING 30,411 SQUARE FEET.

PPN 599-0032-0273

TRACT 3:

SITUATE IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, IN THE VILLAGE OF SPRINGDALE, BEING PART OF LOT 6 OF PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 30 OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF PRINCETON ROAD, AT A POINT WHICH IS SOUTH 1° 10' WEST A DISTANCE OF 20 FEET FROM THE SOUTHEAST CORNER OF LOT 5 OF SAID PRINCETON PLAZA CENTER, THENCE SOUTH 1° 10' WEST, ALONG THE WEST LINE OF PRINCETON ROAD, A DISTANCE OF 15 FEET TO THE NORTHEAST CORNER OF LOT 4 OF SAID PRINCETON PLAZA CENTER; THENCE NORTH 88° 50' WEST, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 1° 10' WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 103.85 FEET; THENCE NORTH 88° 46' WEST A DISTANCE OF 171.91 FEET; THENCE NORTH 1° 18' EAST A DISTANCE OF 114.71 FEET; THENCE NORTH 89° 51' EAST, A DISTANCE OF 171.79 FEET; THENCE SOUTH 88° 50' EAST, A DISTANCE OF 199.90 FEET TO THE PLACE OF BEGINNING. CONTAINING 23,061 SQUARE FEET.

PPN 599-0032-0275 & 0276 CONS.

TRACT 4:

SITUATE IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, IN THE VILLAGE OF SPRINGDALE, BEING PART OF LOTS 3 AND 6 OF PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 30 OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF PRINCETON ROAD AT A POINT WHICH IS SOUTH 1° 10' WEST, A DISTANCE OF 10.02 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3, THENCE 1° 10' WEST, ALONG THE WEST LINE OF PRINCETON ROAD, A DISTANCE OF 10.00 FEET; THENCE NORTH 88° 50' WEST, A DISTANCE OF 220.00 FEET; THENCE NORTH 1° 10' EAST A DISTANCE OF 69.67 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 88° 48' WEST ALONG THE SOUTH LINE OF SAID LOT 6 AND ITS EXTENSION WESTWARDLY, A DISTANCE OF 538.97 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 0° 28' EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 110.87 FEET; THENCE SOUTH 88° 48' EAST, A DISTANCE OF 243.30 FEET; THENCE SOUTH 1° 12' WEST, A DISTANCE OF 100.87 FEET; THENCE SOUTH 88° 48' EAST, A DISTANCE OF 297.08 FEET; THENCE SOUTH 1° 10' WEST A DISTANCE OF 69.66 FEET; THENCE SOUTH 88° 50' EAST, A DISTANCE OF 210.00 FEET TO THE PLACE OF BEGINNING. CONTAINING 33,771 SQUARE FEET.

PPN 599-0032-0277 & 0278 CONS.

EXISTING LEGAL DESCRIPTIONS (CONTINUED):

TRACT 5:

SITUATE IN SECTION 7, TOWNSHIP 2, ENTIRE RANGE 2, MIAMI PURCHASE, CITY OF SPRINGDALE, COUNTY OF HAMILTON, STATE OF OHIO, AND BEING PART OF LOTS 2 AND 3 OF PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 11, PAGES 29-30 AND BEING PART OF A 9.8303 ACRE TRACT OF LAND AS CONVEYED TO CHARLES C. GILHART JR., INC. BY DEED RECORDED IN INSTRUMENT NO. 504638, PARCEL V, TRACT A (ALL REFERENCES TO DEEDS, MICROFICHE, PLATS, SURVEYS, ETC. REFER TO THE RECORDS OF THE HAMILTON COUNTY RECORDER OF DEEDS, UNLESS NOTED OTHERWISE) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID PRINCETON PLAZA CENTER, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF PRINCETON PIKE (STATE ROUTE 747);

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID PRINCETON PIKE SOUTH TWO DEGREES FIFTY-FOUR MINUTES ZERO SECONDS WEST (S02 DEG 54' 00" W) FOR SIXTY-SIX AND 32/100 FEET (66.32') TO A POINT;

THENCE CONTINUING ALONG SAID LINE SOUTH ONE DEGREE TEN MINUTES ZERO SECONDS WEST (S01 DEG 10' 00" W) FOR FOUR HUNDRED TWENTY-FIVE AND 86/100 FEET (425.86') TO THE NORTHEAST CORNER OF SAID 9.8303 ACRE TRACT AND THE SOUTHEAST CORNER OF A 0.775 ACRE TRACT OF LAND AS CONVEYED TO CHARLES C. GILHART JR., INC. BY DEED RECORDED IN INSTRUMENT NO. 504638, PARCEL IV, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF SAID PRINCETON PIKE AND THE EAST LINE OF SAID 9.8303 ACRE TRACT SOUTH ONE DEGREE TEN MINUTES ZERO SECONDS WEST (S01 DEG 10' 00" W) FOR FOURTEEN AND 61/100 FEET (14.61') TO THE NORTHEAST CORNER OF A 1.837 ACRE TRACT OF LAND AS CONVEYED TO CHARLES C. GILHART JR., INC. BY DEED RECORDED IN INSTRUMENT NO. 566505;

THENCE ALONG THE NORTH LINE OF SAID 1.837 ACRE TRACT NORTH EIGHTY-EIGHT DEGREES FIFTY MINUTES ZERO SECONDS WEST (N88 DEG 50' 00" W) FOR TWO HUNDRED THIRTY-EIGHT AND 21/100 FEET (238.21') TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF SAID 1.837 ACRE TRACT SOUTH ONE DEGREE TEN MINUTES ZERO SECONDS WEST (S01 DEG 10' 00" W) FOR THREE HUNDRED THIRTY-FIVE AND 63/100 FEET (335.63') TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE SOUTH LINE OF SAID 1.837 ACRE TRACT SOUTH EIGHTY-EIGHT DEGREES FORTY-FOUR MINUTES ZERO SECONDS EAST (S88 DEG 44' 00" E) FOR TWO HUNDRED THIRTY-EIGHT AND 21/100 FEET (238.21') TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID PRINCETON PIKE;

THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID 9.8303 ACRE TRACT SOUTH ONE DEGREE TEN MINUTES ZERO SECONDS WEST (S01 DEG 10' 00" W) FOR ONE HUNDRED THIRTY-TWO AND 60/100 FEET (132.60') TO A POINT;

THENCE CONTINUING ALONG SAID LINES ON A CURVE TO THE RIGHT WITH A RADIUS OF TWENTY-FIVE AND 00/100 FEET (25.00') FOR AN ARC DISTANCE OF THIRTY-FIVE AND 64/100 FEET (35.64') [CHORD BEARING SOUTH FORTY-TWO DEGREES ZERO MINUTES THIRTY SECONDS WEST (S42 DEG 00' 30" W) FOR THIRTY-TWO AND 70/100 FEET (32.70')], DELTA ANGLE OF SAID CURVE BEING EIGHTY-ONE DEGREES FORTY-ONE MINUTES SIXTEEN SECONDS (81 DEG 41' 16") TO A POINT ON THE NORTH RIGHT OF WAY LINE OF KEMPER ROAD AND THE SOUTH LINE OF SAID 9.8363 ACRE TRACT;

THENCE ALONG SAID LINES FOR THE FOLLOWING FOUR (4) COURSES:

1. SOUTH EIGHTY-TWO DEGREES FIFTY-ONE MINUTES ZERO SECONDS WEST (S 82 DEG 51' 00" W) FOR ONE HUNDRED SIXTEEN AND 42/100 FEET (116.42') TO A POINT;

2. SOUTH EIGHTY-FIVE DEGREES FORTY-TWO MINUTES ZERO SECONDS WEST (S 85 DEG 42' 00" W) FOR ONE HUNDRED AND 12/100 FEET (100.12') TO A POINT;

3. SOUTH SEVENTY-EIGHT DEGREES FIFTY-SIX MINUTES ZERO SECONDS WEST (S 78 DEG 56' 00" W) FOR SEVENTY-THREE AND 16/100 FEET (73.16') TO A POINT;

4. SOUTH EIGHTY-TWO DEGREES FIFTY-ONE MINUTES ZERO SECONDS WEST (S 82 DEG 51' 00" W) FOR THREE HUNDRED NINETEEN AND 42/100 FEET (319.42') TO A SOUTHWEST CORNER OF SAID 9.8303 ACRE TRACT AND THE SOUTHEAST CORNER OF LOT 3 OF SAID PRINCETON PLAZA CENTER AS CONVEYED TO GILHART ENTERPRISES INC. BY DEED RECORDED IN DEED BOOK 3733, PAGE 552;

THENCE ALONG A WEST LINE OF SAID 9.8303 ACRE TRACT AND THE EAST LINE OF SAID LOT 1 NORTH ZERO DEGREES TWENTY-EIGHT MINUTES ZERO SECONDS EAST (N 00 DEG 28' 00" E) FOR ONE HUNDRED TWENTY AND 16/100 FEET (120.16') TO THE NORTHEAST CORNER OF SAID LOT 1 AND A CORNER OF SAID 9.8303 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID LOT 1 AND A SOUTH LINE OF SAID 9.8303 ACRE TRACT NORTH EIGHTY-NINE DEGREES THIRTY-TWO MINUTES ZERO SECONDS WEST (N 89 DEG 32' 00" W) FOR ONE HUNDRED THIRTY-THREE AND 68/100 FEET (133.68') TO A CORNER OF SAID 9.8303 ACRE TRACT AND A CORNER OF A 0.524 ACRE TRACT OF LAND AS CONVEYED TO CHARLES C. GILHART JR., INC. BY DEED RECORDED IN INSTRUMENT NO. 504638, PARCEL II;

THENCE ALONG THE LINES COMMON TO SAID 9.8303 ACRE TRACT AND SAID 0.524 ACRE TRACT FOR THE FOLLOWING SEVEN (7) COURSES:

1. NORTH ZERO DEGREES TWENTY-EIGHT MINUTES ZERO SECONDS EAST (N 00 DEG 28' 00" E) FOR ONE AND 45/100 FEET (1.45') TO A POINT;

EXISTING LEGAL DESCRIPTIONS (CONTINUED):

2. NORTH ONE DEGREE TEN MINUTES ZERO SECONDS EAST (N 01 DEG 10' 00" E) FOR EIGHTY-ONE AND 55/100 FEET (81.55') TO A POINT;

3. SOUTH EIGHTY-NINE DEGREES THIRTY-TWO MINUTES ZERO SECONDS EAST (S 89 DEG 32' 00" E) FOR ONE HUNDRED FIFTY-TWO AND 33/100 FEET (152.33') TO A POINT;

4. SOUTH ZERO DEGREES TWENTY-EIGHT MINUTES ZERO SECONDS WEST (S 00 DEG 28' 00" W) FOR SIXTY AND 67/100 FEET (60.67') TO A POINT;

5. SOUTH EIGHTY-NINE DEGREES THIRTY-TWO MINUTES ZERO SECONDS EAST (S 89 DEG 32' 00" E) FOR NINETY-EIGHT AND 54/100 FEET (98.54') TO A POINT;

6. NORTH ONE DEGREE ELEVEN MINUTES ZERO SECONDS EAST (N 01 DEG 11' 00" E) FOR ONE HUNDRED TWO AND 4/100 FEET (102.04') TO A POINT;

7. NORTH EIGHTY-EIGHT DEGREES FORTY-NINE MINUTES ZERO SECONDS WEST (N 88 DEG 49' 00" W) FOR TWO HUNDRED FIFTY-ONE AND 62/100 FEET (251.62') TO A SOUTHWEST CORNER OF SAID 9.8303 ACRE TRACT AND A SOUTHEAST CORNER OF A 4.834 ACRE TRACT OF LAND AS CONVEYED TO GILHART ENTERPRISES INC. BY DEED RECORDED IN DEED BOOK 3733, PAGE 552;

THENCE ALONG THE WEST LINE OF SAID 9.8303 ACRE TRACT AND THE EAST LINE OF SAID 4.834 ACRE TRACT NORTH ONE DEGREE TEN MINUTES ZERO SECONDS EAST (N 01 DEG 10' 00" E) FOR FOUR HUNDRED EIGHTEEN AND 93/100 FEET (418.93') TO A POINT;

THENCE CONTINUING ALONG SAID LINES NORTH ZERO DEGREES TWENTY-EIGHT MINUTES ZERO SECONDS EAST (N 00 DEG 28' 00" E) FOR ONE AND 10/100 FEET (1.10') TO THE NORTHWEST CORNER OF SAID 9.8303 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.775 ACRE TRACT;

THENCE ALONG THE LINES COMMON TO SAID 9.8303 ACRE TRACT AND SAID 0.775 ACRE TRACT FOR THE FOLLOWING THREE (3) COURSES:

1. SOUTH EIGHTY-EIGHT DEGREES FORTY-EIGHT MINUTES ZERO SECONDS EAST (S 88 DEG 48' 00" E) FOR FIVE HUNDRED THIRTY-EIGHT AND 97/100 FEET (538.97') TO A POINT;

2. SOUTH ONE DEGREE TEN MINUTES ZERO SECONDS WEST (S 01 DEG 10' 00" W) FOR SIXTY-NINE AND 67/100 FEET (69.67') TO A POINT;

3. SOUTH EIGHTY-EIGHT DEGREES FIFTY MINUTES ZERO SECONDS EAST (S 88 DEG 50' 00" E) FOR TWO HUNDRED TWENTY AND 00/100 FEET (220.00') TO THE TRUE POINT OF BEGINNING CONTAINING 7.994 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY WOOLPERT IN JUNE, 2015, WITH BEARINGS BASED UPON THE PLAT OF SUBDIVISION FOR PRINCETON PLAZA CENTER SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGES 29-30.

PPN: 599-0032-0262 & 0294 CONS.

TRACT 6:

SITUATED IN THE CITY OF SPRINGDALE, IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, HAMILTON COUNTY, OHIO, BEING PARTS OF LOTS 2, 3 AND 6 OF PRINCETON PLAZA CENTER, AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 30 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF PRINCETON ROAD AT A POINT WHICH IS SOUTH 1° 10' WEST, A DISTANCE OF 91.02 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 1° 10' WEST, ALONG THE WEST LINE OF PRINCETON ROAD, A DISTANCE OF 10.00 FEET; THENCE NORTH 88° 50' WEST, A DISTANCE OF 210.00 FEET; THENCE NORTH 1° 10' EAST, A DISTANCE OF 69.66 FEET; THENCE NORTH 88° 48' WEST, A DISTANCE OF 297.08 FEET; THENCE NORTH 1° 12' EAST, A DISTANCE OF 100.87 FEET; THENCE NORTH 88° 48' WEST, A DISTANCE OF 253.30 FEET TO THE WEST LINE OF SAID LOT 3; THENCE NORTH 0° 28' EAST, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 122.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 88° 50' EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 255.53 FEET TO THE WEST LINE OF SAID LOT 6; THENCE NORTH 1° 10' EAST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 58.81 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE NORTH 83° 57' EAST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9.60 FEET; THENCE SOUTH 1° 15' WEST, A DISTANCE OF 156.46 FEET; THENCE SOUTH 88° 46' EAST, A DISTANCE OF 296.91 FEET TO THE EAST LINE OF SAID LOT 6; THENCE SOUTH 1° 10' WEST, ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 186.17 FEET; THENCE SOUTH 88° 50' EAST, A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.6998 ACRES.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PPN 599-0032-0258 & 0259 CONS.

PARCEL 2:

THE TOWNSHIP OF SPRINGFIELD, COUNTY OF HAMILTON AND STATE OF OHIO AN ACCURATE DESCRIPTION AND PLAT OF EACH SEPARATE BODY OR PARCEL OF WHICH ARE AS FOLLOWS, TO WIT:

SITUATED IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, CITY OF SPRINGDALE, MIAMI PURCHASE, HAMILTON COUNTY, OHIO, BEING PART OF A TRACT ON REGISTERED LAND CERTIFICATE 124375 AND BEING PART OF LOT NO. 3 OF PRINCETON PLAZA CENTER, AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 30, OF THE HAMILTON COUNTY OHIO REGISTERED LAND RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXISTING LEGAL DESCRIPTIONS (CONTINUED):

BEGINNING IN THE WEST LINE OF PRINCETON ROAD AT THE SOUTHEAST CORNER OF SAID LOT NO. 3, THENCE NORTH 1° 10' EAST ALONG THE WEST LINE OF PRINCETON ROAD, A DISTANCE OF 336.05 FEET; THENCE NORTH 88° 50' WEST A DISTANCE OF 238.21 FEET; THENCE SOUTH 1° 10' WEST A DISTANCE OF 335.63 FEET TO THE SOUTH LINE OF SAID LOT NO. 3; THENCE SOUTH 88° 44' EAST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 238.21 FEET TO THE PLACE OF BEGINNING, CONTAINING 80,000 SQUARE FEET.

PPN 599-0032-0293

PARCEL 3:

SITUATE IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, SPRINGFIELD TOWNSHIP, HAMILTON COUNTY, OHIO, AND BEING PART OF LOT NO. 5 OF SAID PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 30, OF THE REGISTERED LAND RECORDS OF HAMILTON COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF PRINCETON ROAD AT THE SOUTHEAST CORNER OF LOT NO. 5 OF SAID PRINCETON PLAZA CENTER; THENCE SOUTH 1° 10' WEST ALONG THE WEST LINE OF PRINCETON ROAD A DISTANCE OF 10 FEET; THENCE NORTH 88° 50' WEST A DISTANCE OF 199.95 FEET; THENCE SOUTH 89° 51' WEST A DISTANCE OF 57.45 FEET; THENCE NORTH 1° 10' EAST A DISTANCE OF 59.56 FEET TO A POINT IN THE NORTHERLY LINE OF SAID LOT NO. 6; THENCE WITH THE NORTHERLY LINE OF SAID LOT NO. 6 NORTH 1° 10' EAST A DISTANCE OF 72 FEET AND NORTH 83° 57' EAST A DISTANCE OF 108.24 FEET TO THE NORTHWEST CORNER OF SAID LOT NO. 5; THENCE SOUTH 1° 10' WEST A DISTANCE OF 133.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT NO. 5; THENCE SOUTH 88° 50' EAST A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

PPN 599-0032-0272

PARCEL 4:

TRACT 1:

SITUATED IN THE VILLAGE OF SPRINGDALE, SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, SPRINGFIELD TOWNSHIP, HAMILTON COUNTY, OHIO, BEING PART OF LOT 5 OF PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 30 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS.

PPN 599-0032-0261

TRACT 2:

SITUATE IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE AND BEING ALL OF LOT 5 OF PRINCETON PLAZA CENTER, AS RECORDED IN PLAT BOOK 106, PAGES 33 AND 34 OF THE RECORDS OF HAMILTON COUNTY, OHIO, THE REGISTERED LAND PORTION OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE VILLAGE OF SPRINGDALE, IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, SPRINGFIELD TOWNSHIP, HAMILTON COUNTY, OHIO BEING PART OF LOT 5 OF PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 11, PAGES 29 AND 30 OF THE HAMILTON COUNTY, OHIO REGISTERED LAND RECORDS, DESCRIBED AS FOLLOWS:

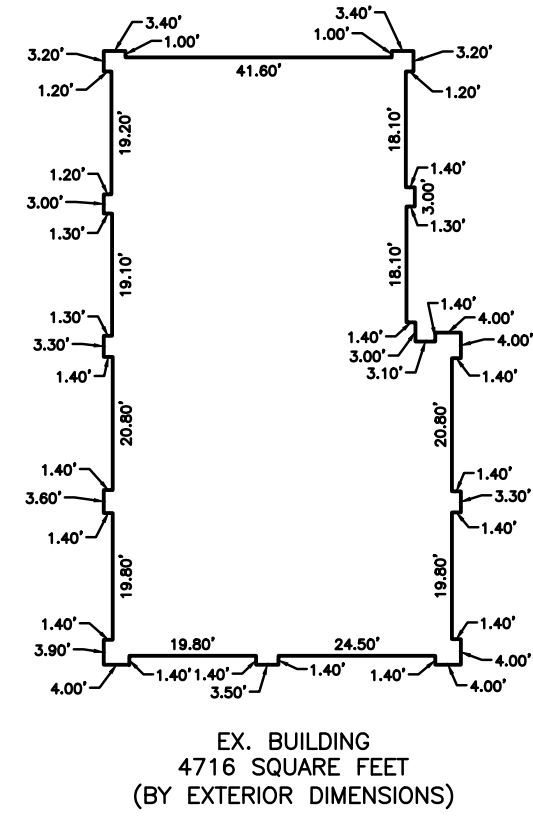
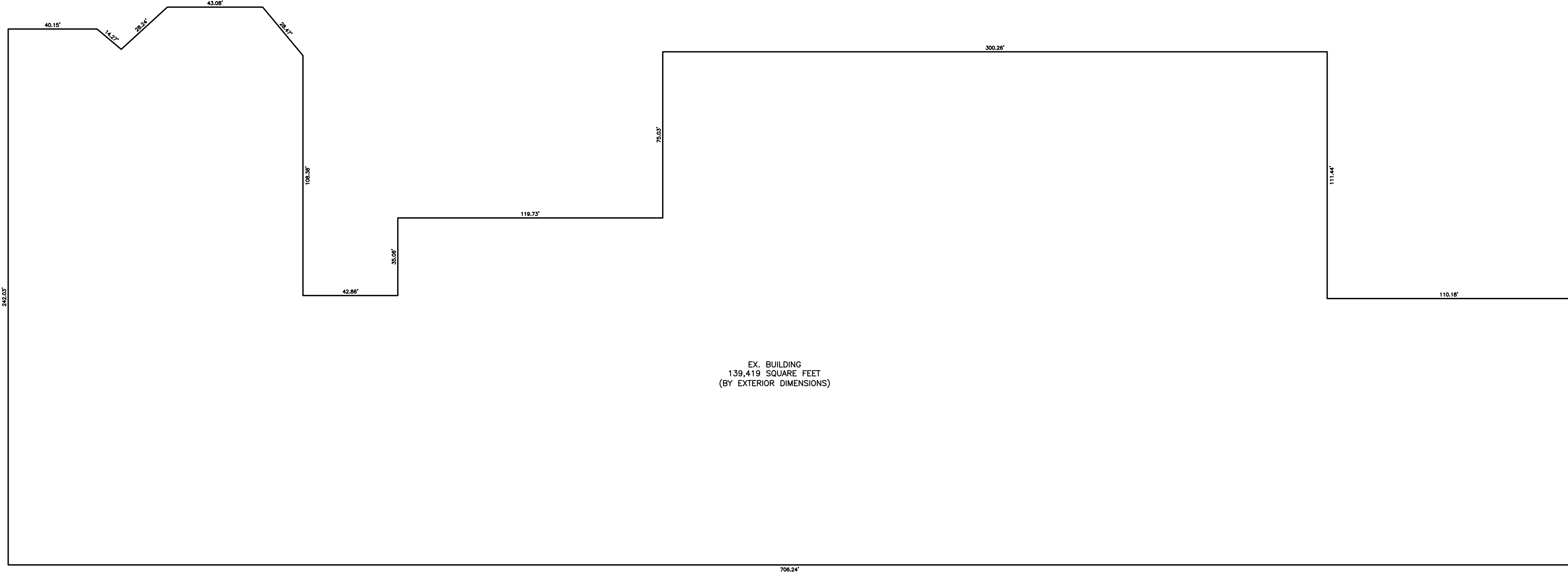
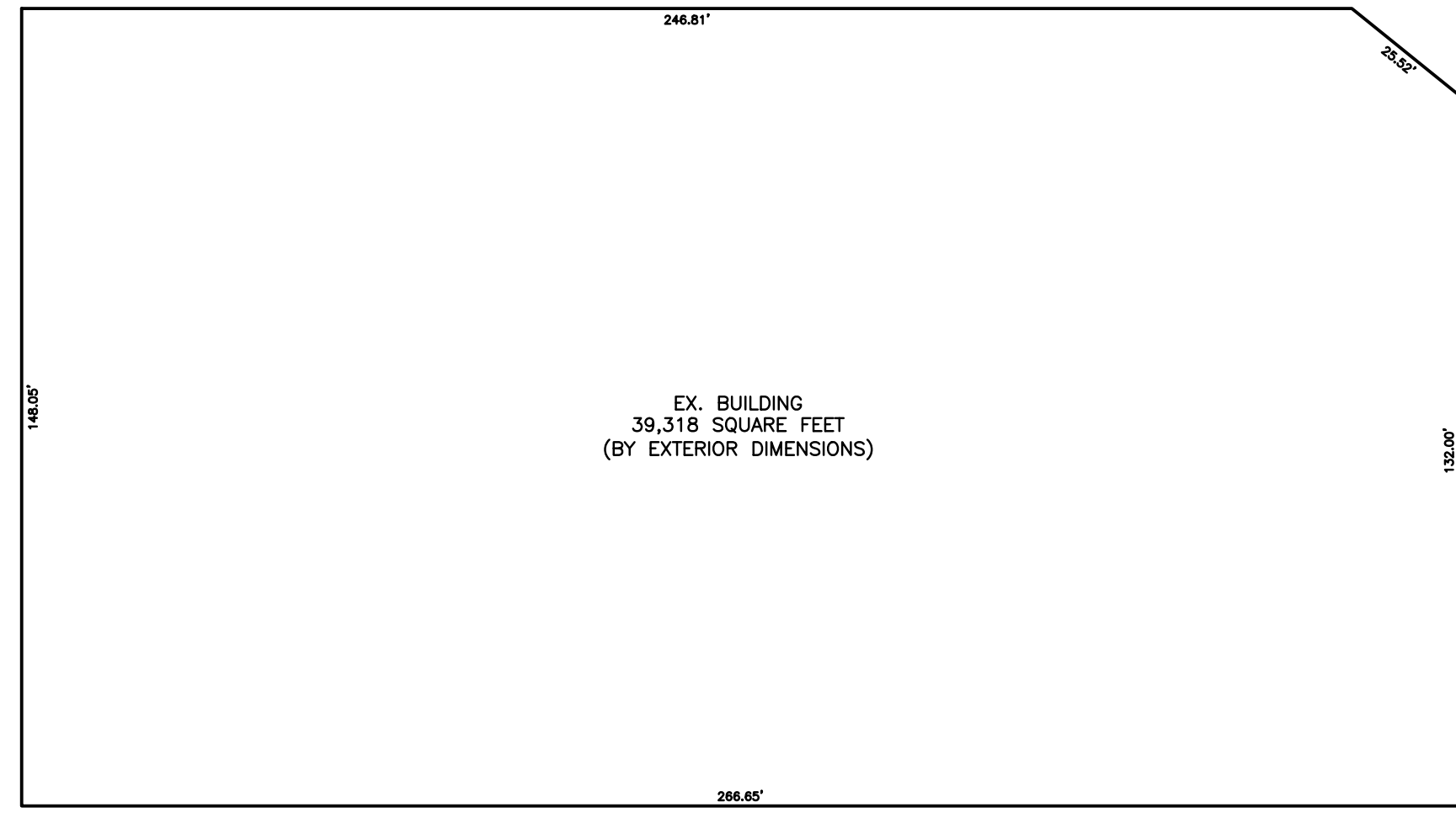
BEGINNING IN THE WEST LINE OF PRINCETON ROAD AT THE SOUTHEAST CORNER OF SAID LOT 5, THENCE NORTH 1° 10' EAST, ALONG THE WEST LINE OF PRINCETON ROAD, A DISTANCE OF 80.84 FEET; THENCE SOUTH 83° 57' WEST A DISTANCE OF 151.20 FEET TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH 1° 10' WEST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 61.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 88° 50' EAST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.

THE UNREGISTERED LAND PORTION OF SAID LOT 5 IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE VILLAGE OF SPRINGDALE, IN SECTION 7, TOWN 2, ENTIRE RANGE 2, MIAMI PURCHASE, SPRINGFIELD TOWNSHIP, HAMILTON COUNTY, OHIO BEING PART OF LOT 5 OF PRINCETON PLAZA CENTER AS RECORDED IN PLAT BOOK 106, PAGES 33 AND 34 OF THE HAMILTON COUNTY, OHIO RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING IN THE WEST LINE OF PRINCETON ROAD, AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 2° 54' WEST, ALONG THE WEST LINE OF PRINCETON ROAD, A DISTANCE OF 66.32 FEET; THENCE SOUTH 83° 57' WEST, A DISTANCE OF 151.20 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 1° 10' EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 72 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE AL

Layout Tab Name: 5 OF 5, Images: , Xrefs: ,
 Last Saved By: Chrismer, 12/20/2022 1:14:57 PM
 W:\Smin\GS\Dayton\Projects\10017213 Tri County Towne Center ALTA 2022\SV\Drawings\10017213_ALTA.dwg Plotted By: Wilson, Mike Plotted: February 22, 2023, 7:23:27 AM



BUILDING DIMENSIONS
 NOT TO SCALE

