

ALTA/NSPS LAND TITLE SURVEY

PARCEL 600-21-71
SYCAMORE TOWNSHIP, HAMILTON COUNTY
OHIO

DESCRIPTION:

Situated in Section 6, Town 4, Entire Range 1, Sycamore Township, Hamilton County, Ohio and being part of Lot 34 of Blue Ash Commercial Center, Block "A", as recorded in Plat Book 224, Page 48, Hamilton County Recorder's Office and part of Lot 42 of Blue Ash Commercial Center, Block "D", as recorded in Plat Book 238, Page 31, Hamilton County Recorder's Office and being more particularly described as follows:

Beginning at the Northwest corner of Lot 34 of Blue Ash Commercial Center Block "A", said point also being in the East line of Goldcoast Drive;

Thence from said point of beginning and with the North line of said Lot 34, South 84° 08' East, 195.00 feet to a point;

Thence South 5° 52' West, 306.00 feet to a point in the North line of proposed Northlake Drive;

Thence with the North line of said proposed Northlake Drive, North 84° 08' West, 176.00 feet to a point;

Thence along an arc deflecting to the right having a radius of 19.00 feet, for a distance of 29.84 feet, the chord of said arc bears North 39° 08' West, a distance of 26.87 feet to a point in the East line of Goldcoast Drive;

Thence with the East line of said Goldcoast Drive, North 5° 52' East, 287.00 feet to the point of beginning.

Containing 1.368 acres of land more or less.

FOR INFORMATION ONLY: Parcel Number: 600-0021-0071

SURVEY NOTES:

NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION AT TIME OF SURVEY

NO EVIDENCE OF ANY WETLANDS AT TIME OF SURVEY

SITE HAS 45 REGULAR PARKING SPACES, AND 2 ACCESSABLE PARKING SPACES

FLOOD ZONE INFORMATION:

MAP NO. 39061C0113E
DATED 2/17/2010
ZONE "X" UNSHADED AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE

ZONING:

ZONE "F" LIGHT INDUSTRIAL
MAX BUILDING HEIGHT 35'
MIN LOT AREA 20,000 SQ. FT.
MIN LOT WIDTH 100'
MIN FRONT SETBACK 40'
MIN SIDE SETBACK 0'
MIN REAR SETBACK 10'

SCHEDULE B SECTION II NOTES:

CHICAGO TITLE INSURANCE COMPANY COMMITMENT #16-05-00097
DATED MAY 18, 2016 AT 7:59 AM

(14) EASEMENTS, RESTRICTIONS AND ALL APPLICABLE SEWER CHARGES, ASSESSMENTS, TAP-IN CHARGES AND FEES AS SHOWN IN PLAT BOOK 224, PAGES 48 AND 49, HAMILTON COUNTY, OHIO RECORDS. APPLIES SHOWN HEREON

(15) EASEMENTS, RESTRICTIONS AND ALL APPLICABLE SEWER CHARGES, ASSESSMENTS, TAP-IN CHARGES AND FEES AS SHOWN IN PLAT BOOK 238, PAGE 82, HAMILTON COUNTY, OHIO RECORDS. APPLIES SHOWN HEREON

(16) GRANT OF EASEMENT TO THE CINCINNATI GAS AND ELECTRIC COMPANY, DATED MARCH 2, 1984, FILED FOR RECORD MARCH 16, 1984 OF RECORD IN DEED BOOK 4281, PAGE 299, HAMILTON COUNTY, OHIO RECORDS. APPLIES SHOWN HEREON

SCHEDULE B SECTION II NOTES:

TO FSL HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, MULTI-STATE TITLE AGENCY, LLC AND PARK NATIONAL BANK, ITS 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6A,6B,7A,7B,7C,8,9,11,13,14,16,18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 6TH 2016.

Terry N. Kohler
TERRY N. KOHLER
OHIO REGISTRATION NO. 6364

6/21/2016

DATE

LEGEND

These standard symbols will be found in the drawing.

- ⊕ FIRE HYDRANT
- ⊙ SEWER MANHOLE
- ▣ DOUBLE GRATE INLET
- ⊙ WATER METER
- 2' x 2' CATCH BASIN
- ⊙ LIGHT POLE



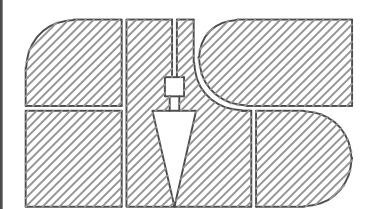
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	19.00'	29.85'	26.87'	N 39°08'00" W	90°00'00"



Nothing shown on this drawing shall create a contractual relationship with or cause of action in favor of any third party against American Land Surveys, Inc. Use of this drawing by anyone other than those named hereon is strictly prohibited unless agreed to in writing by American Land Surveys, Inc.

REVISION	BY
COMMENTS	TNK
6/21/2016	

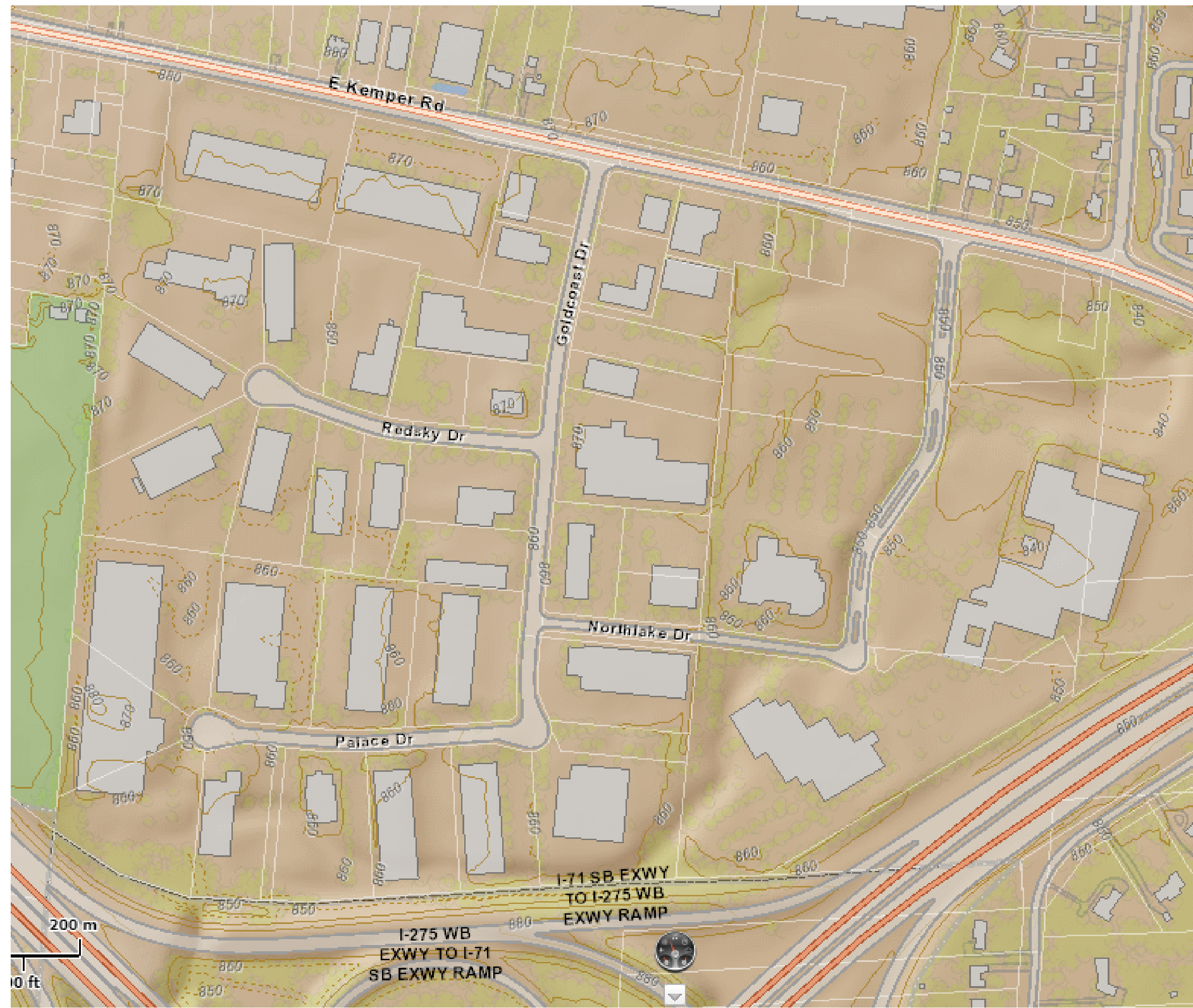
ALTA/NSPS LAND TITLE SURVEY
PARCEL 600-21-71
SYCAMORE TOWNSHIP, HAMILTON COUNTY
OHIO



AMERICAN LAND SURVEYS
200 TECHNECENTER DR.
SUITE 107
MILFORD, OHIO 45150
(513) 735-4200

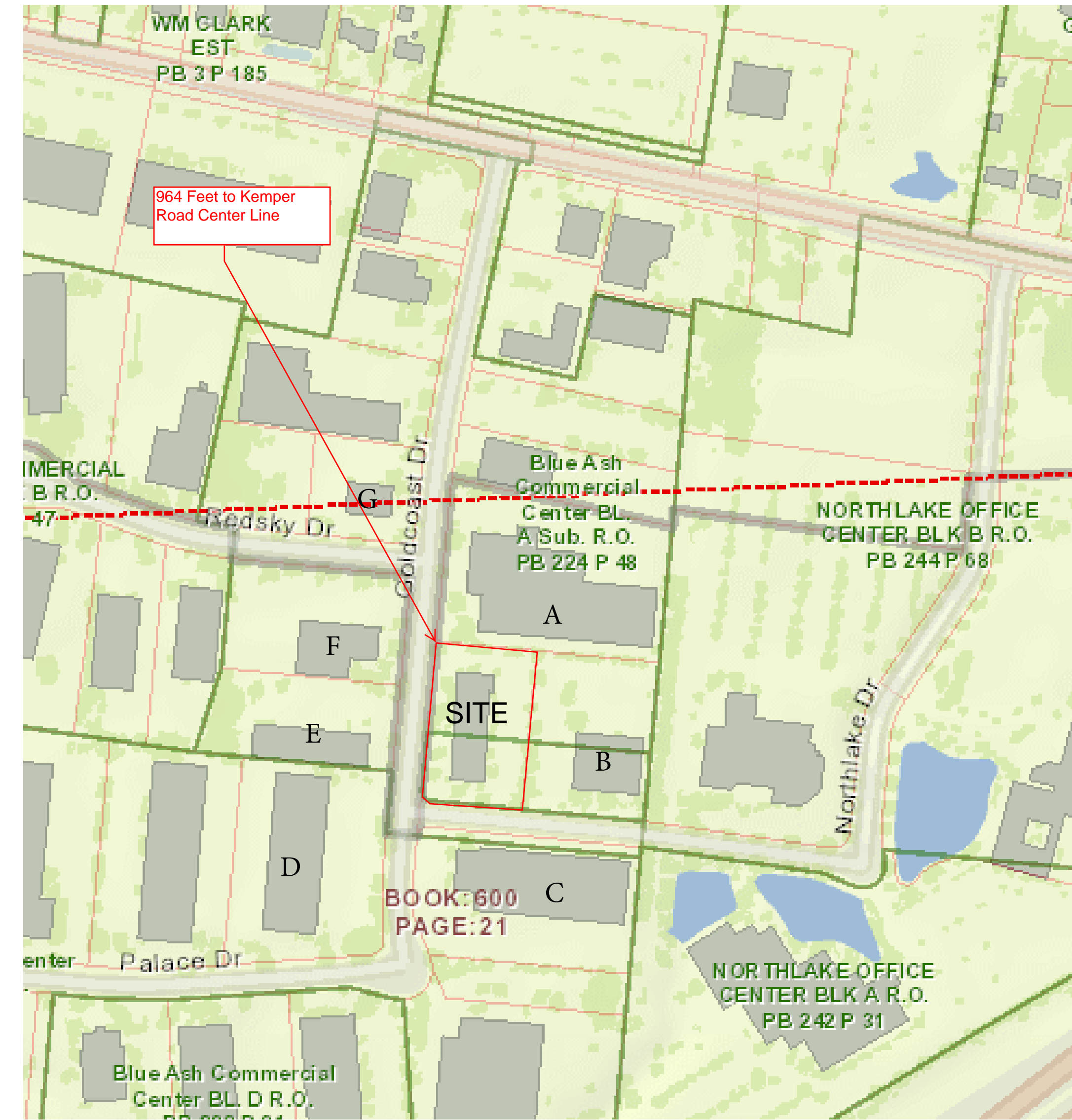


DRAWN: MJN
CHECKED: TNK
DATE: 6/10/2016
SCALE: 1" = 30'
JOB NO: 7350
SHEET
1
OF 1 SHEETS



Existing Topography

No watercourses or areas subject to 50 year flood and 100 year flood exist within 200 feet of the site. FEMA Panel 39061C01113E Eff. 2/17/2010



Label	Owner	Parcel Number
A	Nilpeter USA, Inc.	600-0021-0039-00
B	Sycamore Triad LLC	600-0021-0038-00
C	Rosco Real Estate Investment LLC	600-0021-0061-01
D	Blue Ash Commerce Center	600-0021-0049-00
E	JBR Holdings LTD	600-0021-0036-00
F	Red Sky Investments, LLC	600-0021-0040-00
G	W R V B LLC	600-0013-0124-00

The subject site and all properties within 200 feet are zoned Light Industrial

ZONING PLAT

Owner: First Star Logistics
11461 Northlake LLC



PRIME AE Group, Inc.
7870 Kemper Road
Suite 130
Cincinnati, Ohio 45249
Phone: 513 401 6301

DATE:

1-16-2018

SHEET:

1 of 1





EXISTING FEATURES

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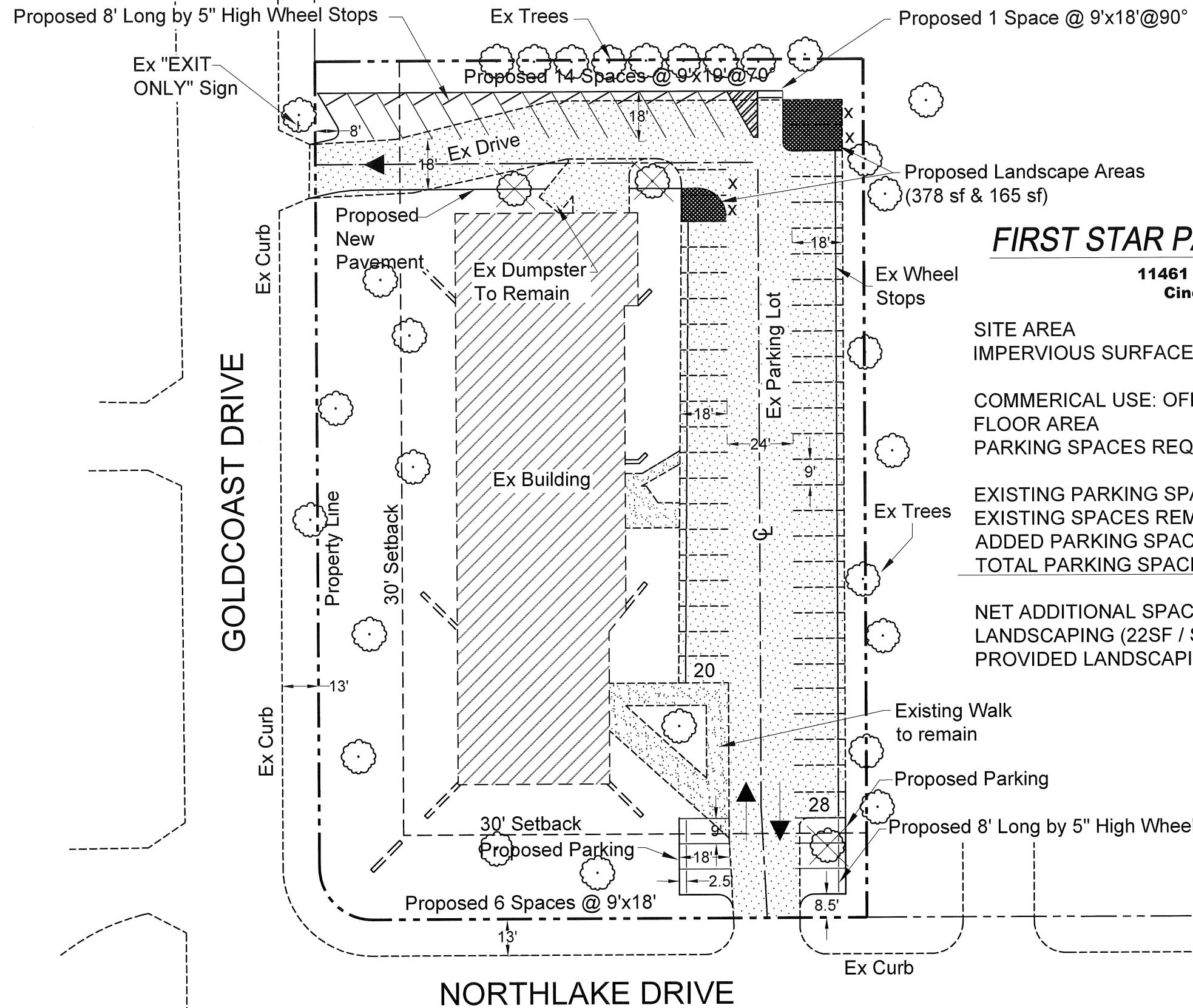
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FIRST STAR PARKING EXPANSION

11461 Northlake Road
Cincinnati, Ohio

SITE AREA	1.37 AC
IMPERVIOUS SURFACE RATIO (ISR)	EX. = 0.54 PROP. = 0.57
COMMERICAL USE: OFFICE	
FLOOR AREA	12,000 SF
PARKING SPACES REQUIRED	32
EXISTING PARKING SPACES	48
EXISTING SPACES REMOVED	4 (x)
ADDED PARKING SPACES	21
TOTAL PARKING SPACES	65
NET ADDITIONAL SPACES	17
LANDSCAPING (22SF / SPACE)	418 SF
PROVIDED LANDSCAPING	543 SF

NORHLAKE DRIVE

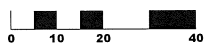
PROPOSED FEATURES
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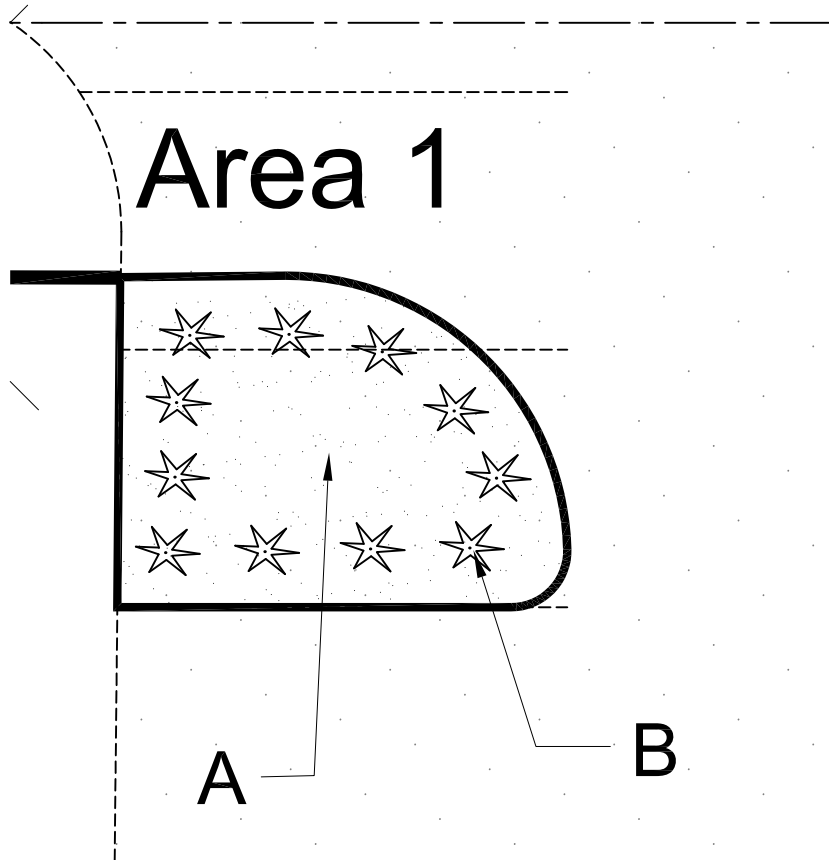
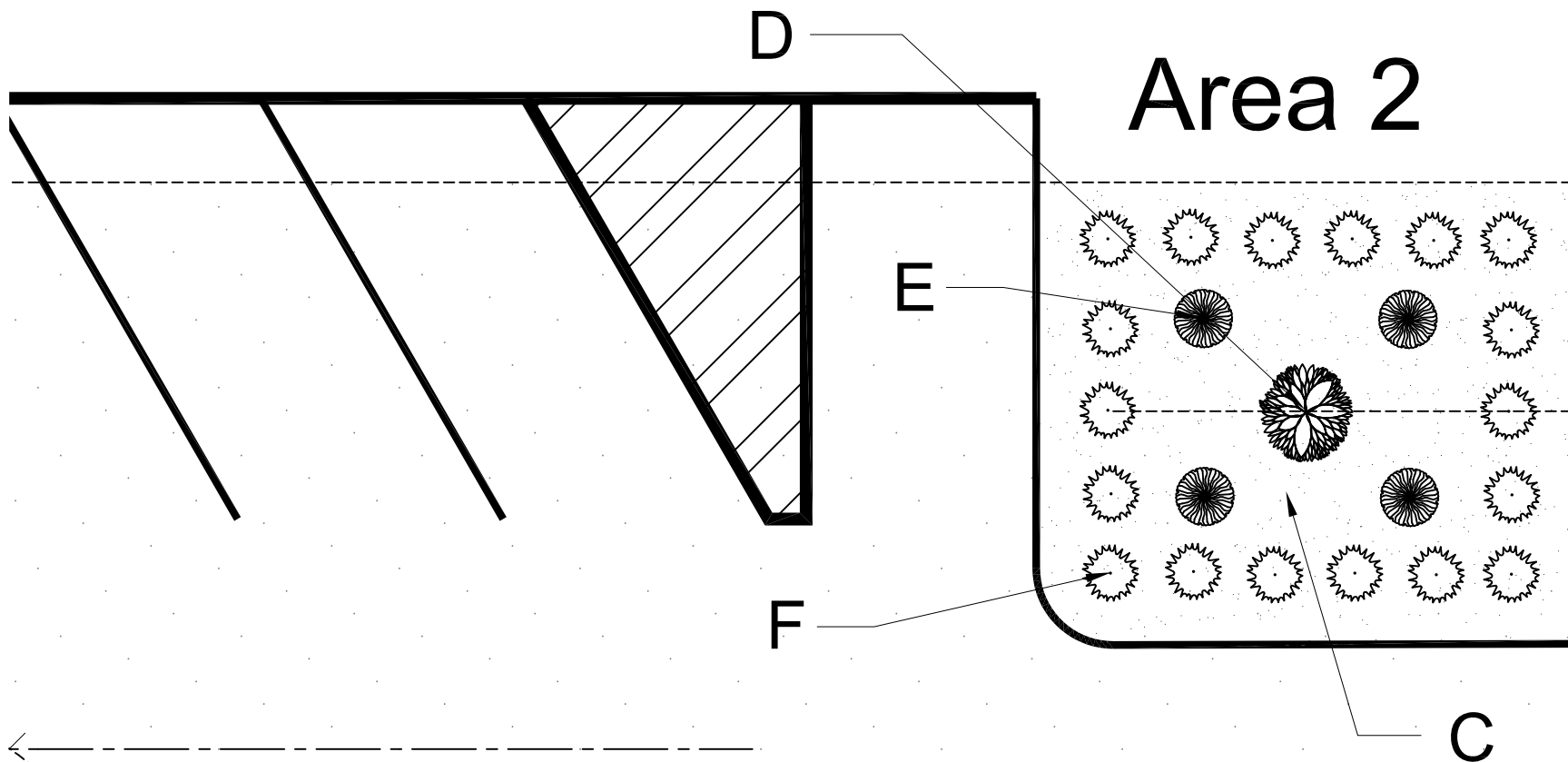
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**FIRST STAR PARKING EXPANSION
LANDSCAPING PLAN**

**11461 Northlake Road
Cincinnati, Ohio**

LANDSCAPING SUBSUMMARY			
AREA 1	165 SF		
REF	QTY	UNIT	DESCRIPTION
A	4	CY	RIVER ROCK
B	10	EA	LIROPE
AREA 2	378 SF		
REF	QTY	UNIT	DESCRIPTION
C	5	CY	MULCH
D	1	EA	1-2' GLOBE SPRUCE
E	4	EA	PINK KNOCK ROSE BUSH
F	18	EA	YELLOW STELLA DAYLILY - 1 GALLON



Proposed 8' Long by 5" High Wheel Stops

Ex Trees

Proposed 1 Space @ 9'x18'@90°

Ex "EXIT ONLY" Sign

Proposed 14 Spaces @ 9'x19'@70°

Proposed Landscape Areas
(378 sf & 165 sf)

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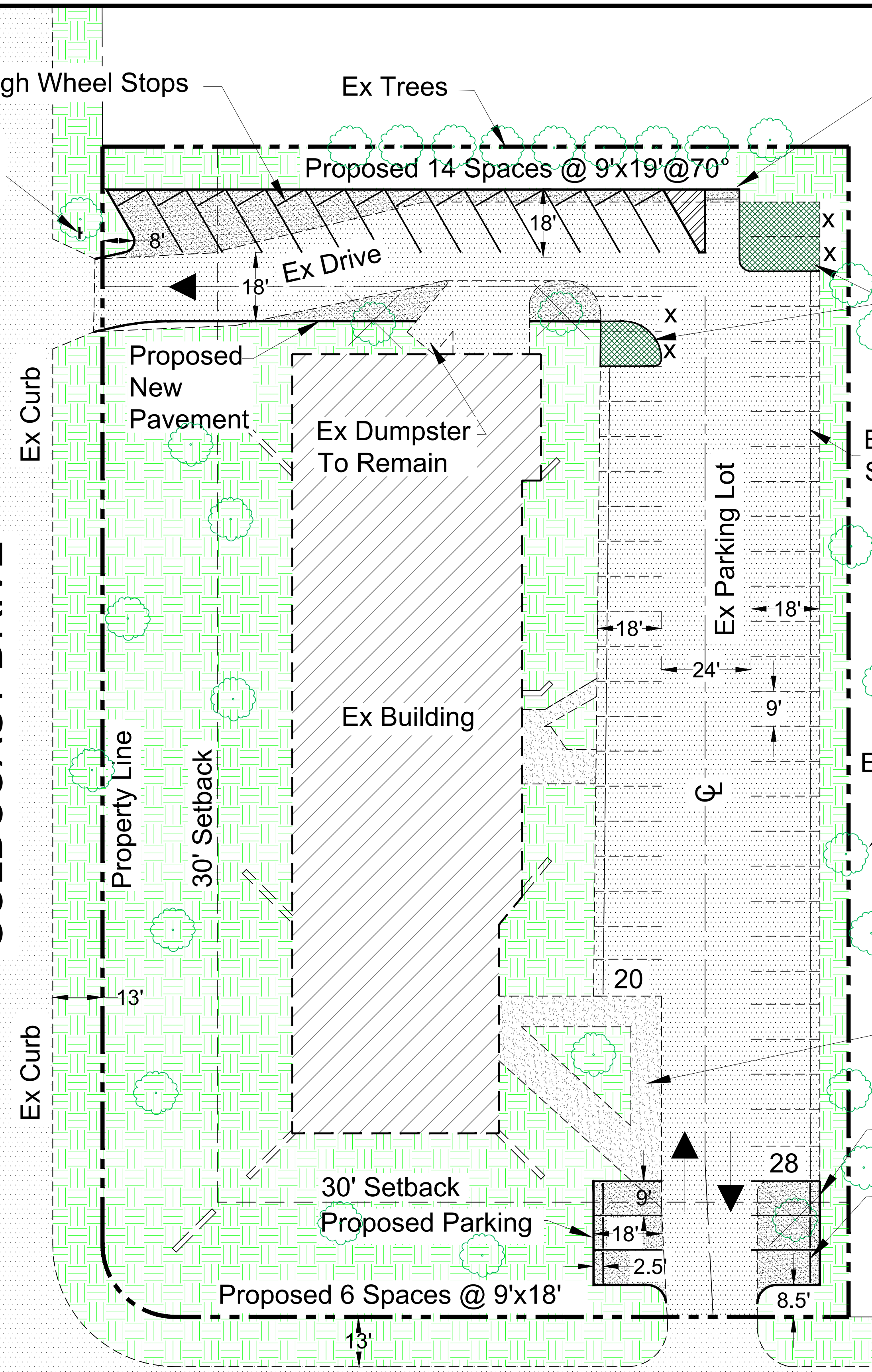
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