

Zoning Plat

BOOK: 600 PAGE: 0013  
 PARCELS: 0064, 0065

BASIS OF BEARINGS:  
 O.R. 13073, PG. 1571

DEED OF RECORD  
 O.R. 13073, PG. 1571

VICINITY MAP  
 NORTH EAST OF CINCINNATI  
 (NOT TO SCALE)

- LEGEND**  
 STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:
- IP FOUND-5/8"
  - ⊙ IP FOUND-1"
  - IP SET - 5/8"
  - ⊙ IP SET - 1"
  - ⊙ IRON PIPE FOUND
  - ⊙ PK FOUND
  - ⊙ MAC NAIL SET
  - ⊙ RR SPIKE FOUND
  - ⊙ RR SPIKE SET
  - ⊙ CONC. MON. FOUND
  - ⊙ HUB & TACK SET
  - ⊙ STONE FOUND
  - ⊙ CROSS NOTCH SET
  - ⊙ BENCH MARK
  - ⊙ LATH SET ON-LINE

- X- FENCE
- E- ELECTRIC UTILITY
- ⊙ FIRE HYDRANT (FH)
- ⊙ MANHOLE (MH)
- ⊙ UTILITY POLE (UP)
- ⊙ DRAIN
- ⊙ WATER VALVE (WV)
- ⊙ CATCH BASIN (CB)
- ⊙ GAS VALVE (GV)
- ⊙ CLEANOUT (CO)
- ⊙ WM WATER METER (WM)
- ⊙ LP LIGHT POLE (LP)

CURRENT OWNER:  
 AREA: 1.2274 ACRES  
 CONTINGENT HOLDINGS, LLC  
 O.R. 13073, PG. 1571  
 AUDITOR'S PARCEL: 600-0013-0064  
 600-0013-0065

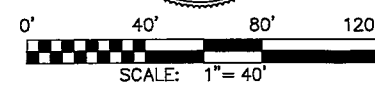
**SITE PLAN  
 PROPOSED  
 CONCRETE PAD**

SITUATE IN  
 SECTION 1, TOWN 3, E.R. 2  
 SYCAMORE TOWNSHIP  
 HAMILTON COUNTY, OHIO  
 SHEET 1 OF 2

8/16/16  
**J. T. KING & CO., INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 9200 MONTGOMERY ROAD • SUITE "21b"  
 CINCINNATI, OHIO 45242  
 TELEPHONE: (513) 793-7867 FACSIMILE: (513) 793-7867

MARCH FIRST MANUFACTURING (KEVIN KLEUNER)  
 7885 EAST KEMPER ROAD  
 CINCINNATI, OHIO 45249

APPROVED BY: J. T. K.	DRAWN BY: NORDLOH	DATE: 7/11/16	CRD NAME: KLEUNER.CRD
SCALE: 1"=40'	.DWG NAME: kleuner_a.dwg		FILE No. 16202-S



GROSS AREA: 1.2274 ACRES  
 NET AREA: 1.2274 ACRES  
 AREA OF R/W: 0.0000 ACRES

NOTES FOR 'MARCH FIRST MANUFACTURING  
 PROPOSED FEATURES':  
 1. SYCAMORE TOWNSHIP ZONING DESIGNATION: FF  
 2. PROPOSED USE AS BREWERY WILL USE  
 ALL OF THE CURRENT WAREHOUSE SPACE: 13026 SQ.FT.

- ① McCAW LAND PARTNERS, LLC  
 O.R. 13067, PG. 2157 (0.3920 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0051
- ② McCAW LAND PARTNERS, LLC  
 O.R. 13067, PG. 2157 (3.9280 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0072
- ③ 1156 GOLDCOAST LLC  
 O.R. 12716, PG. 540 (1.058 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0062  
 600-0013-0063
- ④ AERO PROPERTIES, LLC  
 O.R. 10498, PG. 2126 (1.0 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0054
- ⑤ ZICKA FINANCIAL, LLC  
 O.R. 9262, PG. 5157 (0.6950 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0050
- ⑥ HAMILTON COUNTY BOARD OF COMMISSIONERS  
 PARCELS THAT DEFINE THE KEMPER ROAD RIGHT-OF-WAY  
 AUDITOR'S PARCELS: 600-0013-0112 (0.0920 ACRES)  
 600-0013-0086 (0.0780 ACRES)  
 600-0013-0094 (0.0710 ACRES)  
 600-0013-0095 (0.1730 ACRES)  
 600-0013-0088 (0.0150 ACRES)  
 600-0013-0097 (0.0810 ACRES)  
 600-0013-0107 (0.1320 ACRES)  
 600-0013-0070 (0.5590 ACRES)  
 600-0013-0090 (0.2990 ACRES)  
 600-0013-0116 (0.2454 ACRES)  
 600-0013-0071 (0.3870 ACRES)  
 600-0013-0099 (0.0710 ACRES)
- ⑦ SYCAMORE TOWNSHIP BOARD OF TRUSTEES  
 O.R. 10172, PG. 1765 (2.4062 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0117
- ⑧ CVG PARTNERS III, LLC  
 O.R. 13027, PG. 1239 (5.1964 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0118

- ⑨ HWGA LTD  
 O.R. 7958, PG. 1248 (1.5480 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0113
- ⑩ KEMPER ROAD PROPERTIES, LLC  
 O.R. 8988, PG. 3913 (9.0110 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0027
- ⑪ McCAW LAND PARTNERS, LLC  
 O.R. 13067, PG. 2157 (0.3810 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0052
- ⑫ NILPETER USA, INC.  
 O.R. 9809, PG. 2085 (2.0780 ACRES)  
 AUDITOR'S PARCEL: 600-0013-0066  
 600-0013-0067
- ⑬ NORTHLAKE STATION, LLC  
 O.R. 10369, PG. 1767 (6.1030 ACRES)  
 AUDITOR'S PARCEL: 600-0021-0081

