

POINT OF
COMMENCEMENT
INTERSECTION OF THE
CENTERLINE OF MONTGOMERY
WITH THE NORTH LINE OF SECTION 2

REAL POINT
OF BEGINNING
TRACT 'A'

TRACT 'A'
0.5141 ACRES

- ① FOUR X LLC
O.R. 10657, PG. 1729 (0.5060 ACRES)
AUDITOR'S PARCEL: 600-0060-0052
- ② DANIEL P. & JANE P. SHANNON JR.
AFFIDAVIT: O.R. 13419, PG. 1851 (0.4570 ACRES)
AUDITOR'S PARCEL: 600-0060-0172
- ③ MARSHA ANN WEAVER-BUTLER
O.R. 10120, PG. 2286 (0.4590 ACRES)
AUDITOR'S PARCEL: 600-0060-0173
- ④ DEBORAH S. MISALI TR
O.R. 12503, PG. 659 (0.4560 ACRES)
AUDITOR'S PARCEL: 600-0060-0174
- ⑤ MARY B. HENSEL
O.R. 7788, PG. 252 (0.5770 ACRES)
AUDITOR'S PARCEL: 600-0060-0086

PROPOSED
70"x8'(96") DIA. CONDUIT
STORM WATER DETENTION
(UNDER PARKING LOT)

PROPOSED
RESTRICTED OUTLET
CONTROL
STRUCTURE

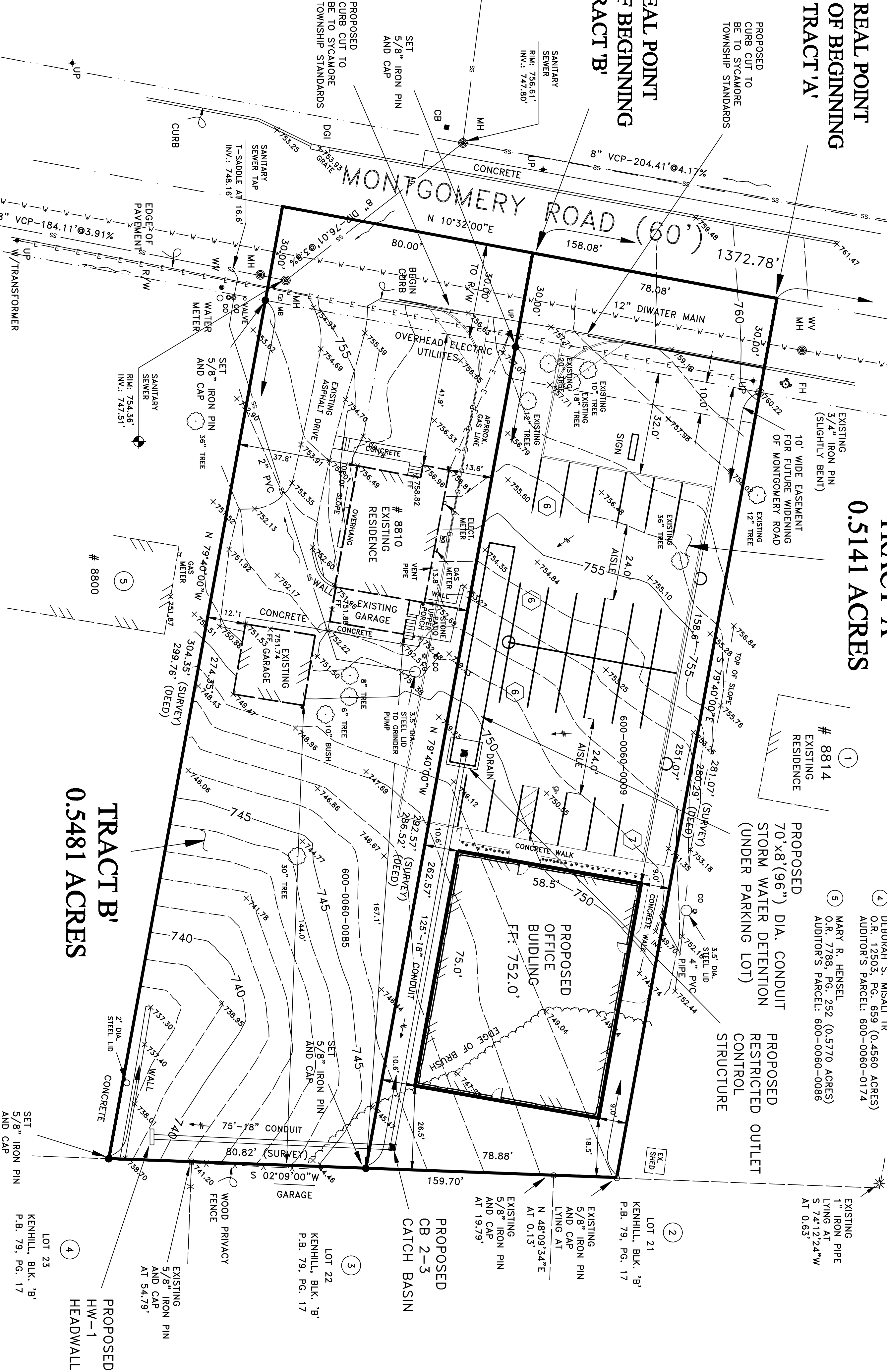
BOOK: 600 PAGE: 0060
PARCELS: 0009, 0085

BASIS OF BEARINGS:
O.R. 7935, PG. 2958

DEED OF RECORD
O.R. 7935, PG. 2958

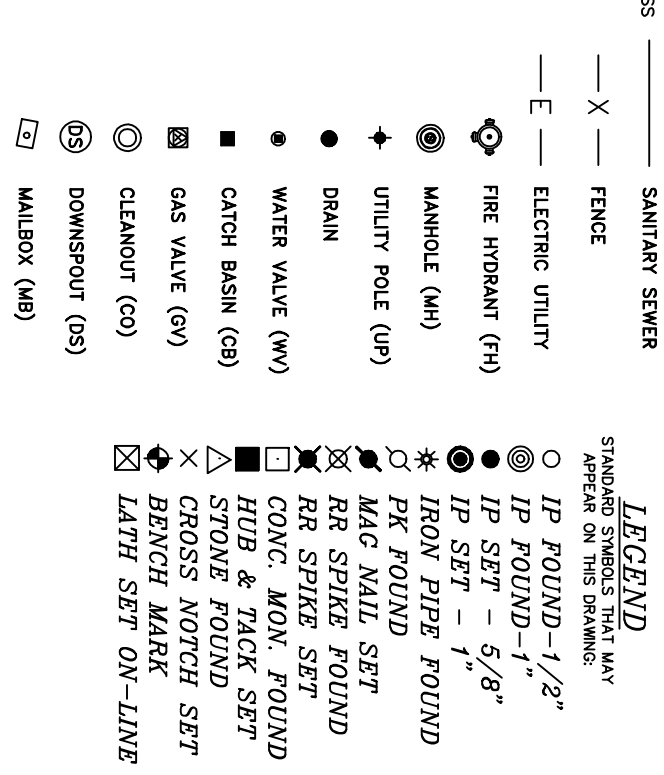
REAL POINT
OF BEGINNING
TRACT 'B'

TRACT 'B'
0.5481 ACRES



AREA CLOSURE: TRACT 'A'				
PI ID	Ang Rt	Bearing	Distance PI ID	Northing
501		S 79°40'00"E	281.07	502
502	98°11'00"	S 02°09'00"W	4870.58	503
503	81°49'00"	S 79°40'00"W	253.57	504
504	89°48'00"	N 10°32'00"E	78.08	501
501	90°11'59"			
Perimeter: 730.60 Accum/Perimeter: 730.60				
Approx: Sq. Feet: 22394 Acres: 0.5141				
Approx: Accum: - Sq. Feet: 22394 Acres: 0.5141				
Correct Ending Coordinates, North: 5000.000 East: 5000.000				
Ending Coordinates, North: 5000.003 East: 5000.001				
Error: N: 0.00 E: 0.00 Total: 0.00 Brg: S 10°58'56"W				
Distance Traversed: 730.60 Closure: 269857				

AREA CLOSURE: TRACT 'B'				
PI ID	Ang Rt	Bearing	Distance PI ID	Northing
504		S 79°40'00"E	292.57	503
503	98°11'00"	S 02°09'00"W	80.82	508
508	81°49'00"	N 79°40'00"W	304.35	509
509	89°48'00"	N 10°32'00"E	80.00	504
504	90°12'00"			
Perimeter: 757.74 Accum/Perimeter: 757.74				
Approx: Sq. Feet: 23876 Acres: 0.5481				
Approx: Accum: - Sq. Feet: 23876 Acres: 0.5481				
Correct Ending Coordinates, North: 4923.238 East: 4985.727				
Ending Coordinates, North: 4923.240 East: 4985.731				
Error: N: 0.00 E: 0.00 Total: 0.00 Brg: S 6°32'14"W				
Distance Traversed: 757.74 Closure: 186132				



NOTE: UNABLE TO LOCATE WATER METER/VALVE OR GAS VALVE.

PARKING SUMMARY:
STANDARD 9'x18' PARKING SPACES: 24
HANDICAP 9'x14' PARKING SPACE: 1
TOTAL NUMBER OF PARKING SPACES: 25

IMPERVIOUS SURFACE CALCULATION:
NET AREA OF SITE: 0.4603 ACRES (20,052 SQ.FT.)
IMPERVIOUS SURFACES: (13,689 SQ.FT.)

NON-IMPERVIOUS SURFACES: 6,363 SQ.FT.
PERCENTAGE OF IMPERVIOUS SURFACES: 68.3%

CURRENT OWNER:
ELIZABETH K. TOFT
O.R. 7935, PG. 2958 (W/ AFFIDAVIT O.R. 11823, PG. 1099)

AUDITOR'S PARCEL: 600-0060-0009 (# 8812)
GROSS AREA: 0.5141 ACRES (22,394 SQ. FT.)
NET AREA: 0.4603 ACRES (20,051 SQ. FT.)
R/W AREA: 0.0538 ACRES (2,343 SQ. FT.)

AUDITOR'S PARCEL: 600-0060-0085 (# 8810)
GROSS AREA: 0.5481 ACRES (23,876 SQ. FT.)
NET AREA: 0.4603 ACRES (21,476 SQ. FT.)
R/W AREA: 0.0551 ACRES (2,400 SQ. FT.)

SITE PLAN FOR
PROPOSED OFFICE
BUILDING

SITUATE IN
SECTION 2, TOWN 4, E.R. 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

7/23/18

J. T. KING & CO., INC.
CIVIL ENGINEERS • LAND SURVEYORS
8200 MONTGOMERY ROAD • SUITE 2410
CINCINNATI, OHIO 45242

TELEPHONE: (613) 793-7667 FACSIMILE: (613) 793-7667

STEPHEN HEBERT (TUTOR PROPERTIES, LLC)
8810 & 8812 MONTGOMERY ROAD
CINCINNATI, OHIO 45236

APPROVED BY: DRAWN BY: DATE: 6/19/18 CPO NAME: HEBERT, C.D.

SCALE: 1"=20' DWG NAME: 18180-S

