

SURVEYED PARCEL OR 515, PG 562 & REMAINDER OF PARCELS 2, 4, & 6 OF OR 498, PG 68 35.199 ACRES (INCLUSIVE OF 1.441 ACRES IN EAST STATE STREET R/W)

EAST STATE STREET DEVELOPMENT CO., LLC OR 515, PG 562 15.167 ACRES (INCLUSIVE OF 0.989 ACRES IN EAST STATE STREET R/W)

NOTE: SEE SHEETS 2-5 FOR LEGEND SEE SHEET 5 FOR VICINITY MAP AND OTHER NOTES

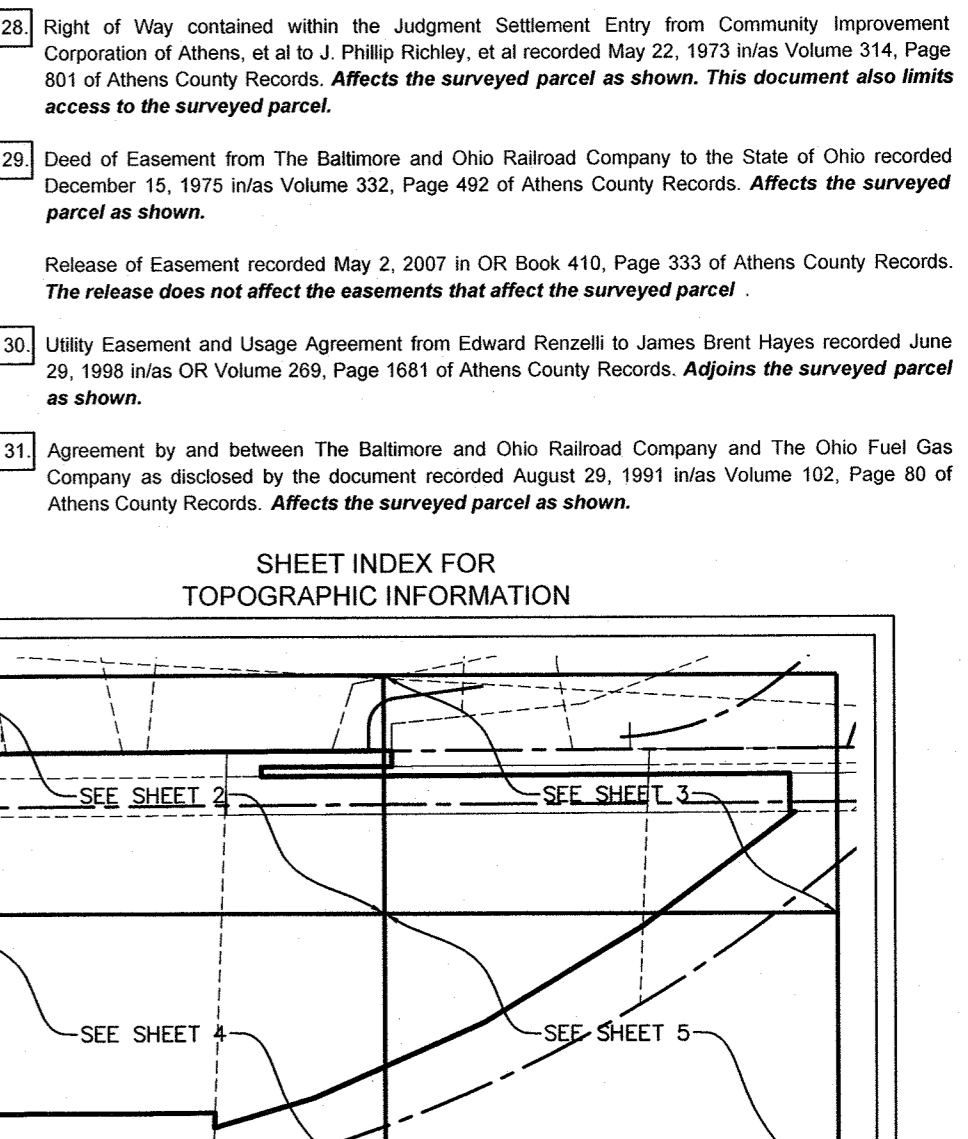
LEGAL DESCRIPTION (recited from First American Title Insurance Company Commitment for Title Insurance File No. NCS-809985-MPLS) Situated in the Township of Canaan, County of Athens, State of Ohio, described as follows: Being a tract of land transferred to Hotzer DOCS, LLC as recorded in Official Records Volume 387 at Page 316 Athens County Recorder's Office, Athens County, Ohio, also being a part of Fraction 34, Section 28, Township 5, Range 13, Canaan Township, Athens County, State of Ohio and being more particularly described as follows: ...

LEGAL DESCRIPTION (recited from First American Title Insurance Company Commitment for Title Insurance File No. NCS-809985-MPLS) Situated in the Township of Canaan, County of Athens, State of Ohio, described as follows: Being a tract of land transferred to Hotzer DOCS, LLC as recorded in Official Records Volume 387 at Page 316 Athens County Recorder's Office, Athens County, Ohio, also being a part of Fraction 34, Section 28, Township 5, Range 13, Canaan Township, Athens County, State of Ohio and being more particularly described as follows: ...

LEGAL DESCRIPTION (recited from First American Title Insurance Company Commitment for Title Insurance File No. NCS-809985-MPLS) CONTINUED Excepting therefrom a tract of land belonging to the Baltimore and Ohio Railroad which is more particularly described as follows: ...

LEGAL DESCRIPTION (recited from First American Title Insurance Company Commitment for Title Insurance File No. NCS-809985-MPLS) CONTINUED Excepting therefrom a tract of land belonging to the Baltimore and Ohio Railroad which is more particularly described as follows: ...

LEGAL DESCRIPTION (recited from First American Title Insurance Company Commitment for Title Insurance File No. NCS-809985-MPLS) CONTINUED Excepting therefrom a tract of land belonging to the Baltimore and Ohio Railroad which is more particularly described as follows: ...

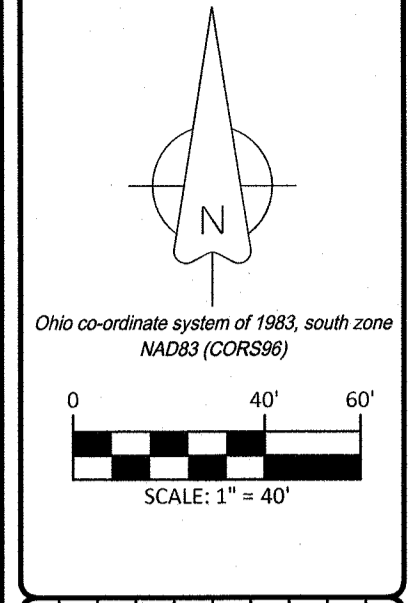
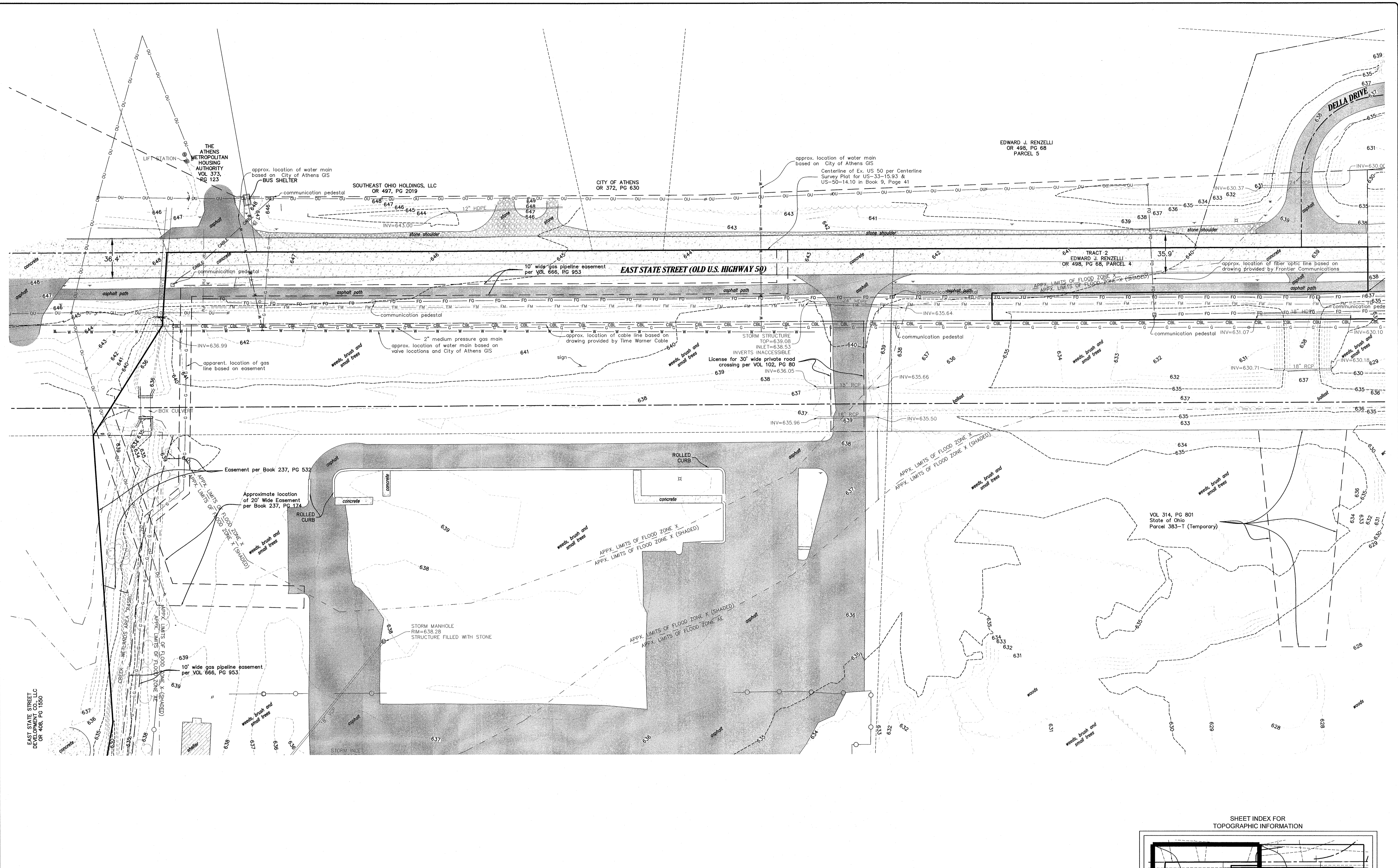


JOSHUA DAVID WERNER 8619 REGISTERED PROFESSIONAL SURVEYOR

Table with columns: Revision, Date, By, Item

VIOX&VIOX Civil Engineers, Surveyors, and Landscape Architects 466 Erlanger Road • Erlanger, Kentucky 41018

MENARD, INC. ALTA/NPS LAND TITLE SURVEY Fraction 24, Section 28, Township 5 North, Range 13 West CITY OF ATHENS, ATHENS COUNTY, OHIO



By	CHK
Date	
Revision	
Item	

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 488 Erlanger Road • Erlanger, Kentucky 41018
 Ph (859) 727-3283 • Fax (859) 727-8432 • www.vioxinc.com

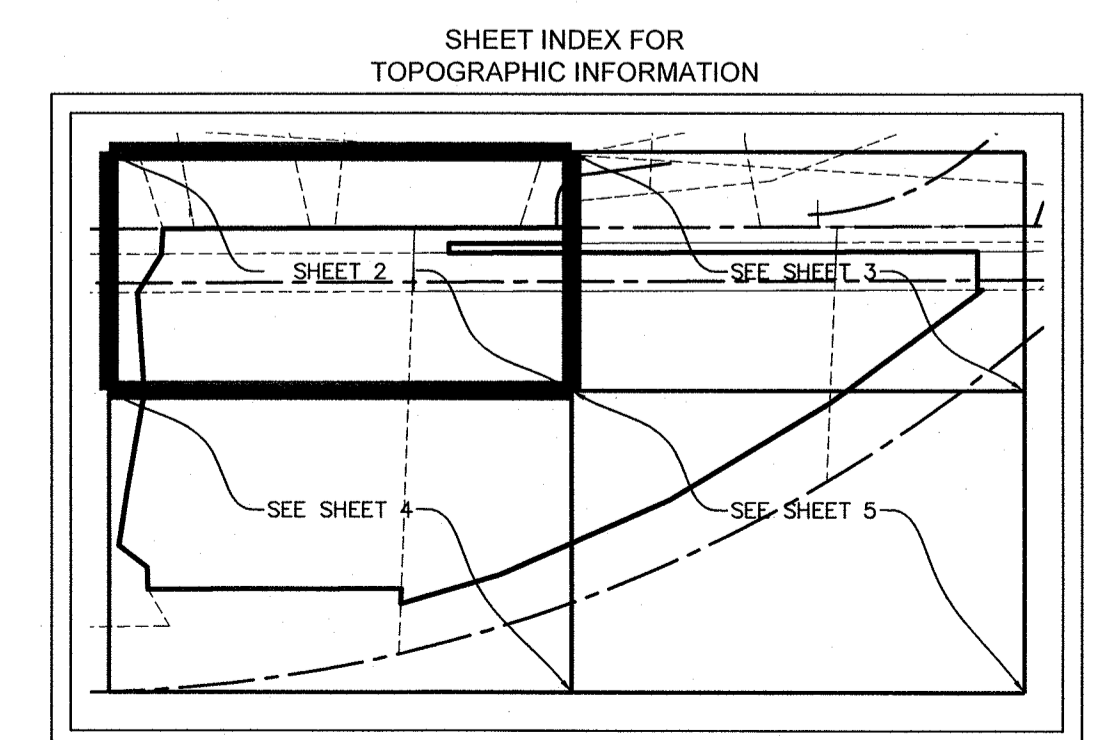
Project No: _____
 Checked: _____
 Approved: _____
 Date: _____

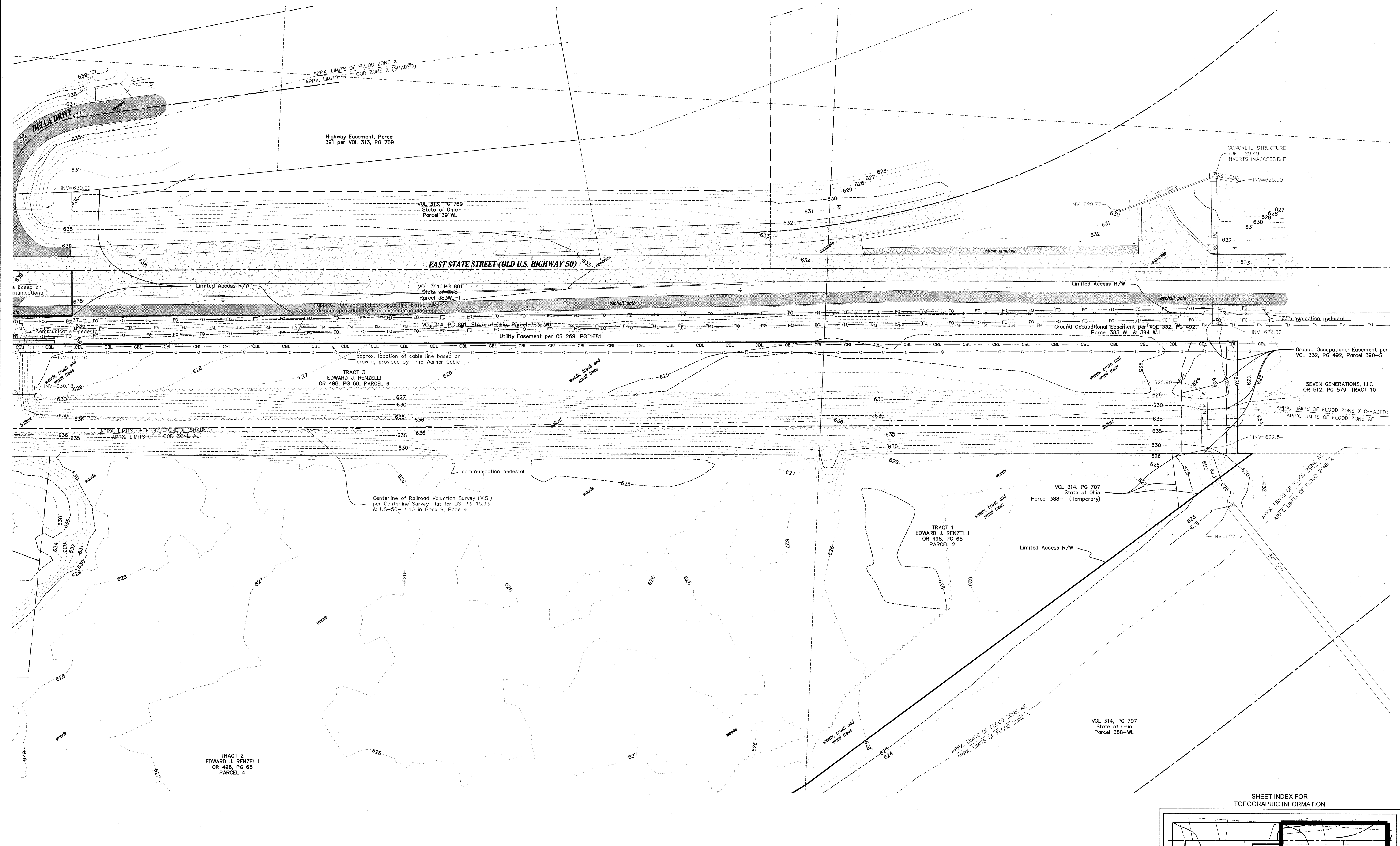
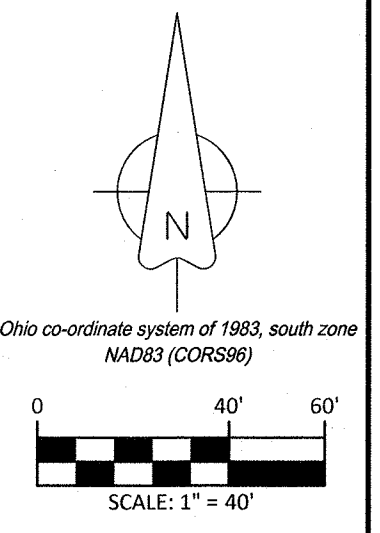
Ref: _____
 Plot Stamp: 6/28/2017 2:58 PM

MENARD, INC.
 ALTA/NSPS LAND TITLE SURVEY
 Fraction 24, Section 28, Township 5 North, Range 13 West
 CITY OF ATHENS, ATHENS COUNTY, OHIO

LEGEND

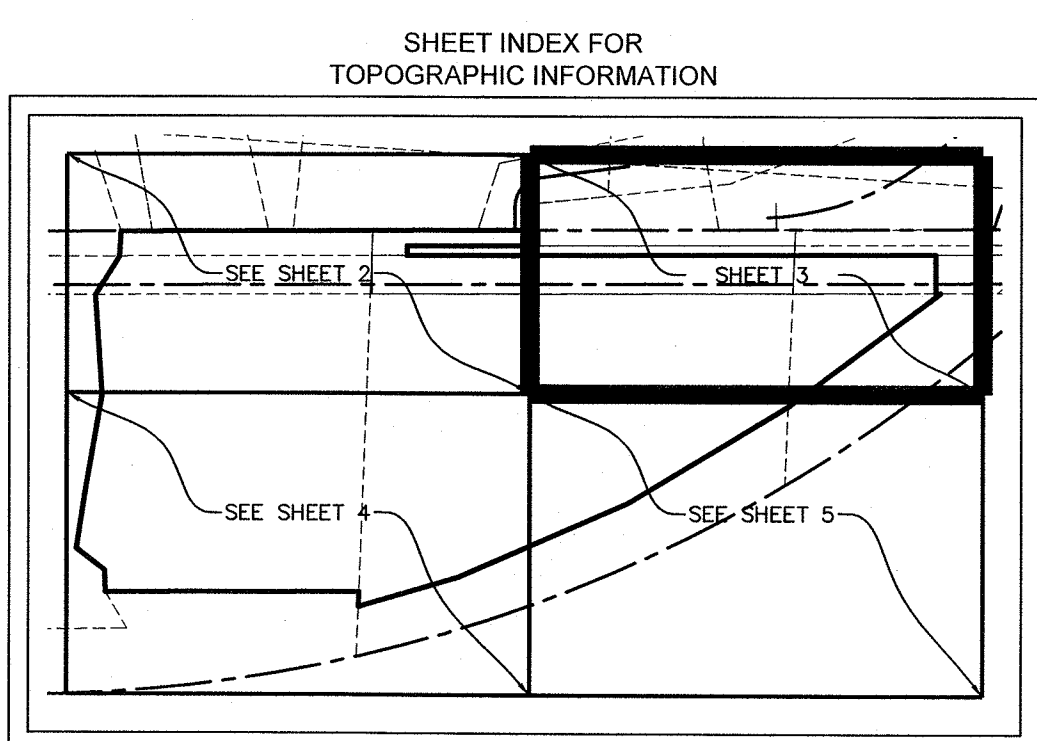
- | | | | |
|--------------------|--------------------|---|-------------------------------------|
| ● BOLLARD | □ UTILITY PEDESTAL | —x—x—x—x— WOVEN WIRE FENCE LINE | B.G. BELOW GRADE |
| ■ CATCH BASIN | + GUY ANCHOR | —o—o—o—o— CHAINLINK FENCE LINE | INV INVERT |
| ⊕ STORM MANHOLE | ⊗ LIGHT POLE | —ou—ou—ou—ou— OVERHEAD UTILITY LINE | RCP REINFORCED CONCRETE PIPE |
| ▬ HEADWALL | ○ POLE | —g—g—g—g— GAS LINE | VCP VITRIFIED CLAY PIPE |
| ⊙ SANITARY MANHOLE | ☁ DECIDUOUS TREE | —w—w—w—w— WATER LINE | HDPE HIGH DENSITY POLYETHYLENE PIPE |
| ⊕ UTILITY VALVE | | —fo—fo—fo—fo— FIBER OPTIC LINE | DIP DUCTILE IRON PIPE |
| ⊕ FIRE HYDRANT | | —fm—fm—fm—fm— SANITARY SEWER FORCE MAIN | |
| ⊕ WATER METER | ⊕ SIGN | —t—t—t—t— TREE LINE | |





LEGEND

⊙	BOLLARD	□	UTILITY PEDESTAL	-x-x-x-x-	WOVEN WIRE FENCE LINE	B.G.	BELOW GRADE
⊞	CATCH BASIN	+	GUY ANCHOR	-o-o-o-	CHAINLINK FENCE LINE	INV	INVERT
⊕	STORM MANHOLE	x	LIGHT POLE	-ou-ou-ou-	OVERHEAD UTILITY LINE	RCP	REINFORCED CONCRETE PIPE
⌒	HEADWALL	○	POLE	-g-g-g-g-	GAS LINE	VCP	VITRIFIED CLAY PIPE
⊕	SANITARY MANHOLE	☁	DECIDUOUS TREE	-w-w-w-	WATER LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
⊕	UTILITY VALVE	⊕	SIGN	-fo-fo-fo-	FIBER OPTIC LINE	DIP	DUCTILE IRON PIPE
⊕	FIRE HYDRANT			-fm-fm-fm-	SANITARY SEWER FORCE MAIN		
⊕	WATER METER			-t-t-t-t-	TREE LINE		

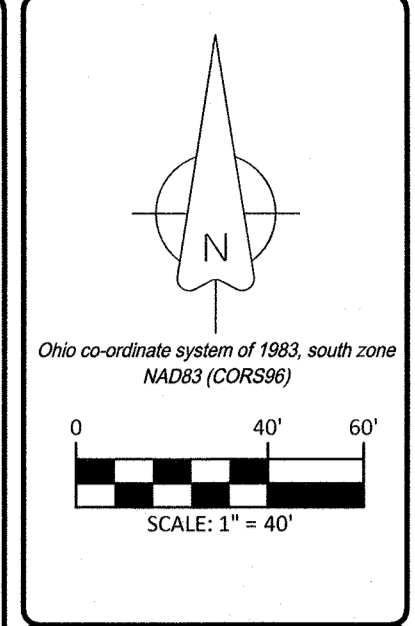
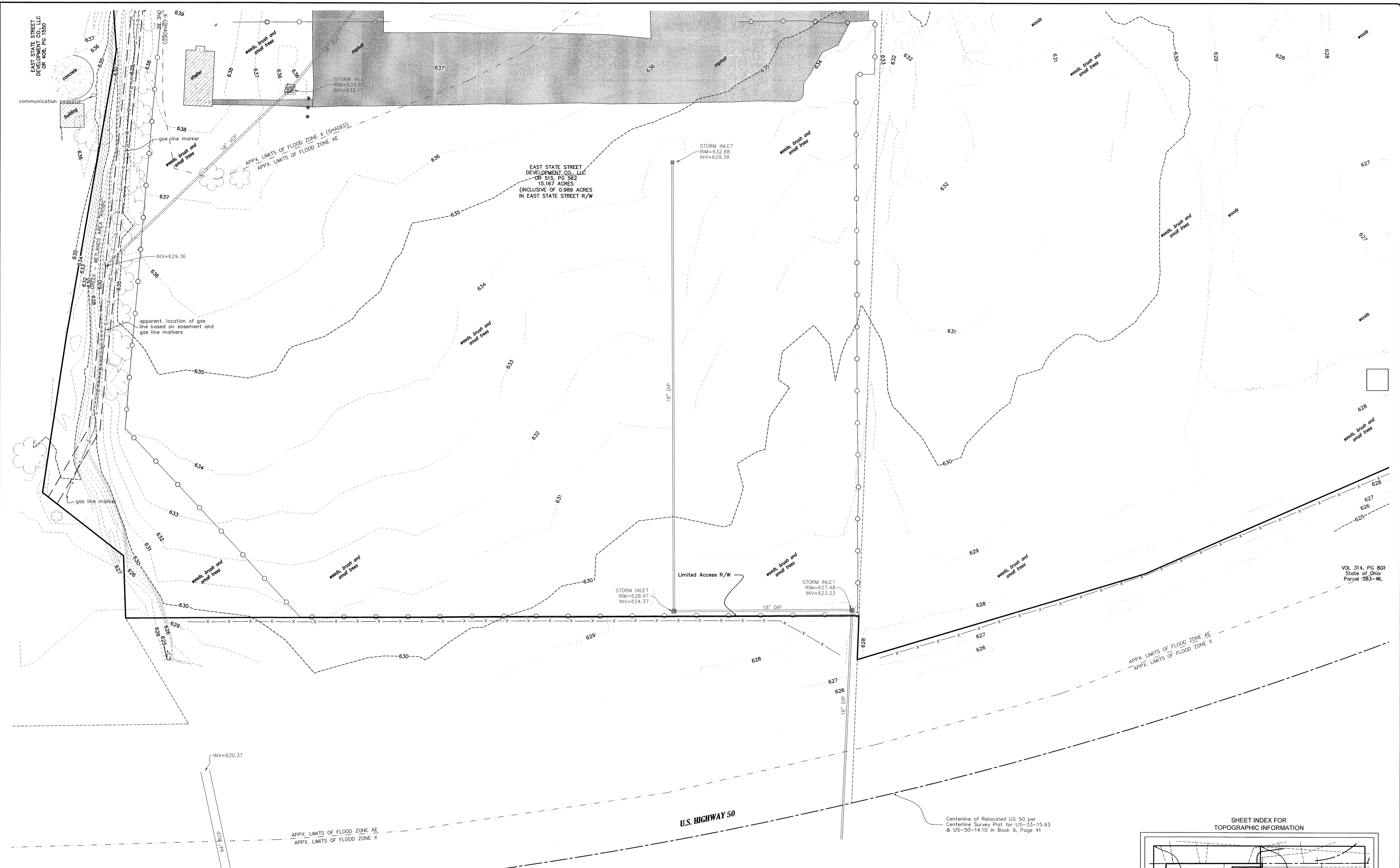


No.	By	Chk.

VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 468 E. Elder Road, Ellettsville, Kentucky 40118
 Ph: (859) 727-3233 • Fax: (859) 727-4462 • www.vioxinc.com

Project No: _____
 Checked: _____
 Ref: _____
 Approval: _____
 Approval: _____
 Approval: _____
 Approval: _____
 Plot Stamp: 6/27/2017 3:00 PM

MENARD, INC.
 ALTA/NSPS LAND TITLE SURVEY
 Fraction 24, Section 28, Township 5 North, Range 13 West
 CITY OF ATHENS, ATHENS COUNTY, OHIO



By:	CHL
Date:	
Revision:	
Item:	

Project No.:	
Date:	

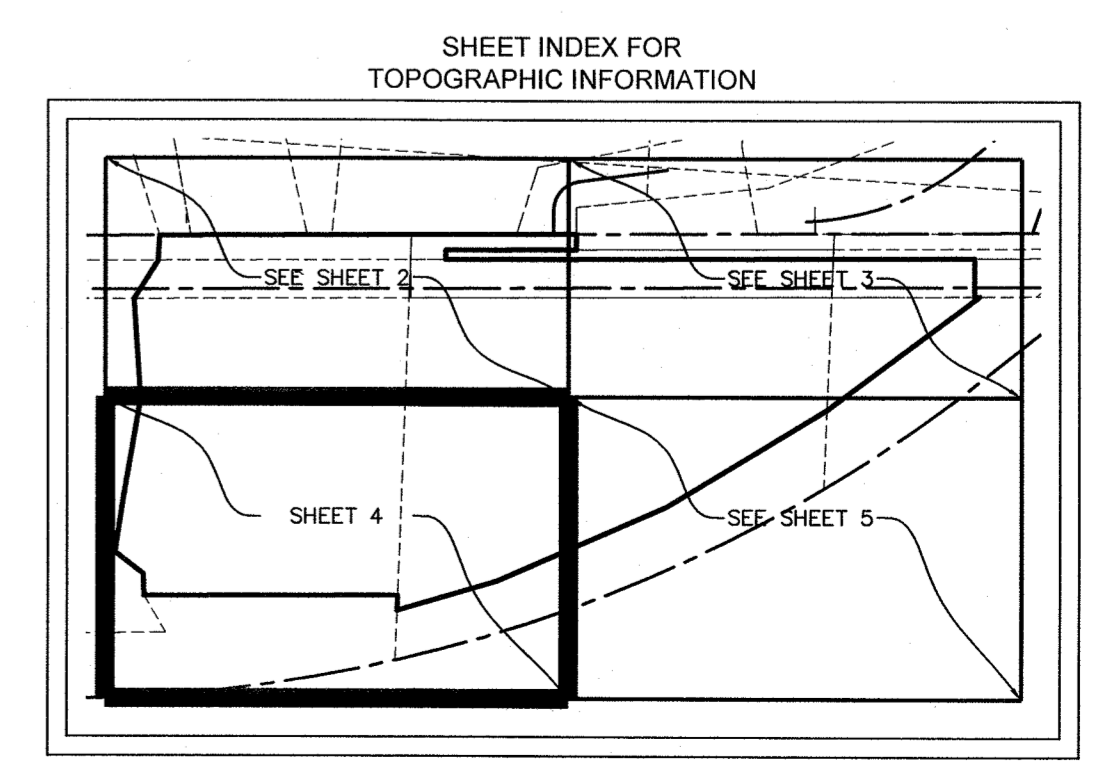
VIOX & VIOX
 Civil Engineers, Surveyors, and Landscape Architects
 486 Ettinger Road • Ettinger, Kentucky 41018
 Ph (606) 727-5283 • Fax (606) 727-8452 • www.vioxinc.com

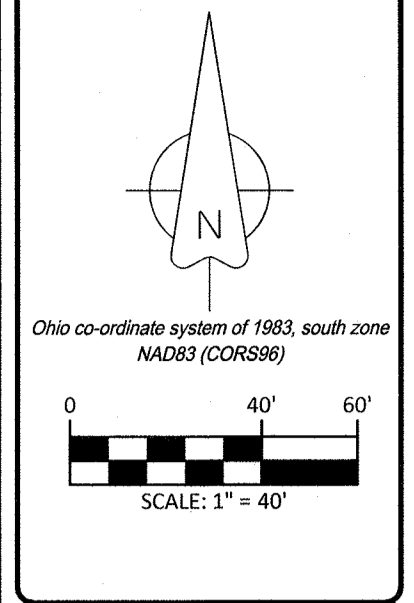
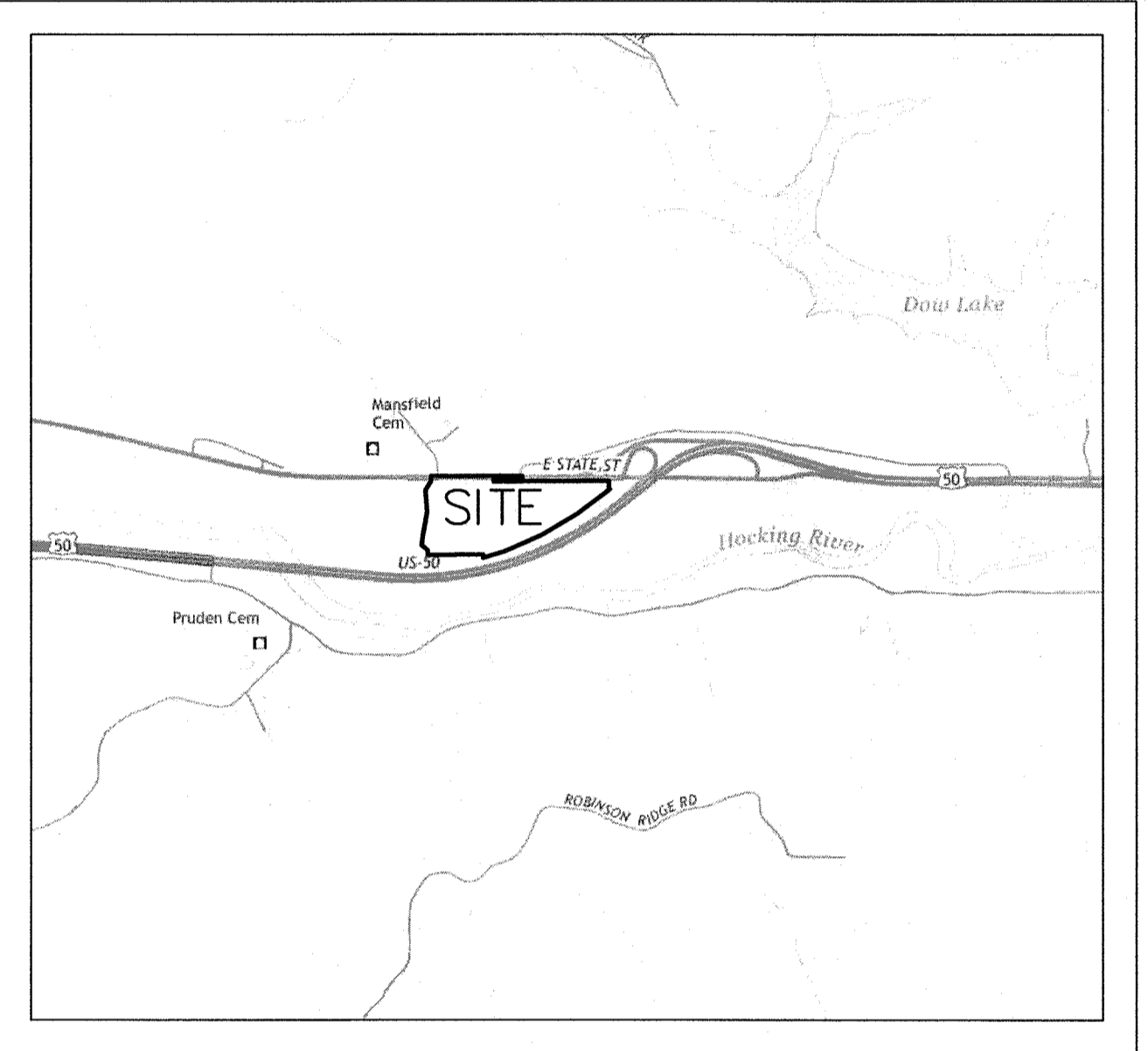
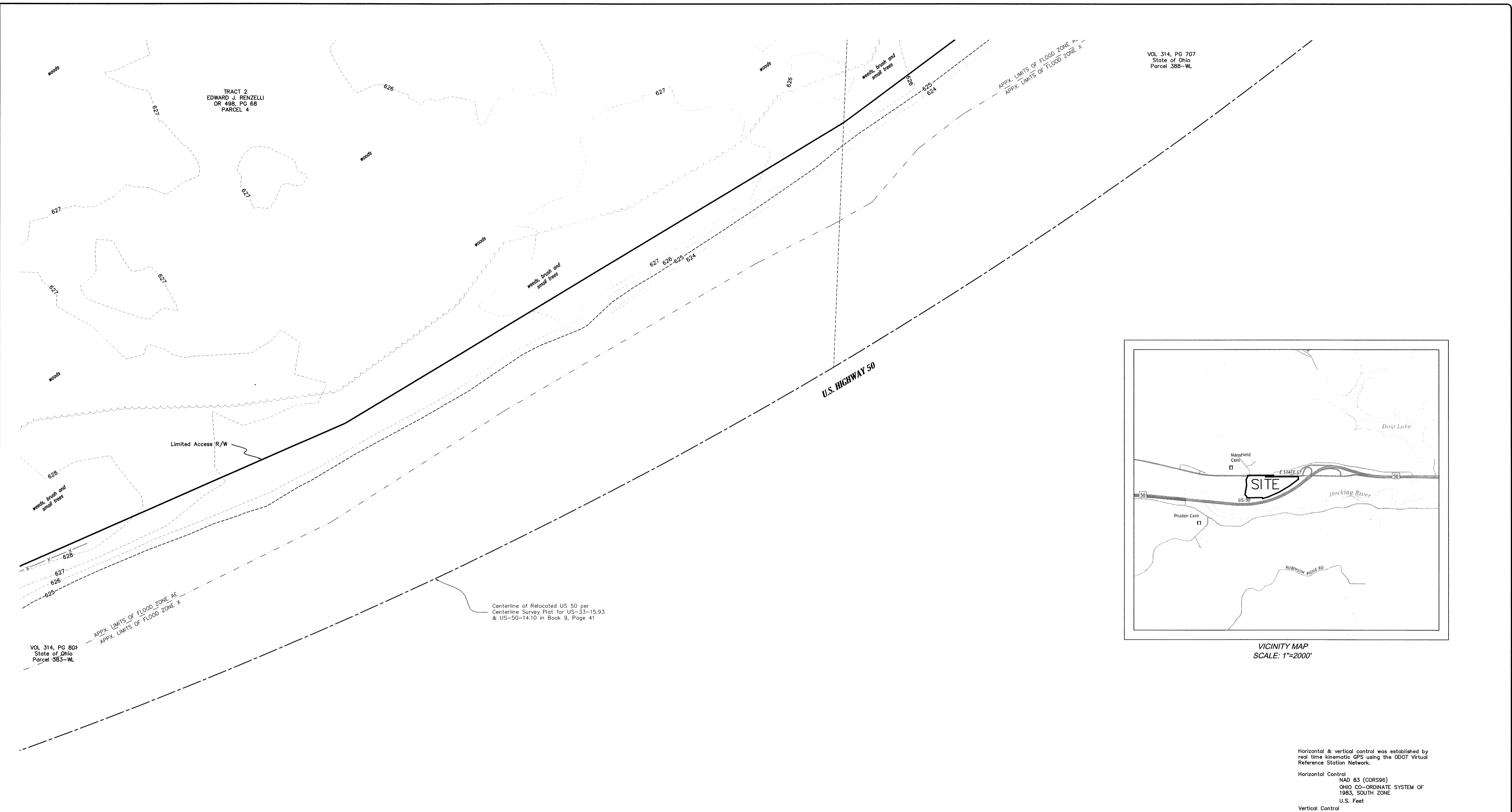
Checked: [] Approved: []
 Plot Stamp: 6/26/2017 2:00 PM

MENARD, INC.
 ALTA/NPS LAND TITLE SURVEY
 Fraction 24, Section 28, Township 5 North, Range 13 West
 CITY OF ATHENS, ATHENS COUNTY, OHIO

LEGEND

- | | | | |
|--------------------|--------------------|---|-------------------------------------|
| ● BOLLARD | □ UTILITY PEDESTAL | —x—x—x—x— WOVEN WIRE FENCE LINE | B.G. BELOW GRADE |
| ▣ CATCH BASIN | + GUY ANCHOR | —o—o—o—o— CHAINLINK FENCE LINE | INV INVERT |
| ⊙ STORM MANHOLE | ⊗ LIGHT POLE | —ou—ou—ou—ou— OVERHEAD UTILITY LINE | RCP REINFORCED CONCRETE PIPE |
| ▤ HEADWALL | ○ POLE | —g—g—g—g— GAS LINE | VCP VITRIFIED CLAY PIPE |
| ⊙ SANITARY MANHOLE | ☁ DECIDUOUS TREE | —w—w—w—w— WATER LINE | HDPE HIGH DENSITY POLYETHYLENE PIPE |
| ⊕ UTILITY VALVE | ⊗ SIGN | —fo—fo—fo—fo— FIBER OPTIC LINE | DIP DUCTILE IRON PIPE |
| ⊕ FIRE HYDRANT | | —fm—fm—fm—fm— SANITARY SEWER FORCE MAIN | |
| ⊕ WATER METER | | —t—t—t—t— TREE LINE | |





Item	Revision	Date	By	Chk.

NOTES

- LOCATION OF UTILITIES AND STRUCTURES, BOTH SURFACE AND SUB-SURFACE, ARE SHOWN ON THE PLANS FROM DATA AVAILABLE AT TIME OF THE SURVEY, AND ARE NOT NECESSARILY COMPLETE OR CORRECT. DURING CONSTRUCTION THE CONTRACTOR SHALL USE DILIGENCE IN PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SAME.
- ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY, ONLINE WETLANDS MAPPER, THE SURVEYED PARCEL CONTAINS WETLANDS. THE SUBJECT PARCEL CONTAINS WETLANDS: R4SBC (RIVERINE, INTERMITTENT, STREAMBED, SEASONALLY FLOODED) AND PEMIA (PALUSTRINE, EMERGENT, PERSISTENT, TEMPORARY FLOODED) AS SHOWN HEREON BY SCALE FROM SAID MAPPER.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 3900960235C DATED DECEMBER 18, 2009, THE SURVEYED PARCEL CONTAINS SPECIAL FLOOD HAZARD AREA ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED), OTHER FLOOD AREA ZONE X (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE FLOOD). THE LIMITS OF SAID FLOOD ZONES AREA SHOWN HEREON BY SCALE FROM SAID FIRM.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED.
- IT IS UNKNOWN IF THERE ARE ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
- THAT PORTION OF THE SURVEYED PARCEL THAT IS CURRENTLY TITLED TO EAST STATE STREET DEVELOPMENT IS LOCATED IN UNINCORPORATED ATHENS COUNTY AND HAS NO ZONING.

THAT PORTION OF THE SURVEYED PARCEL THAT IS CURRENTLY TITLED TO RENZELLI IS CURRENTLY ZONED M - INDUSTRIAL ZONE. THE FOLLOWING RESTRICTIONS ARE LISTED PER THE CITY OF ATHENS ZONING CODE TITLE 23, TABLE A:

MINIMUM FRONT YARD:	25 FEET
MINIMUM SIDE YARD:	NONE, EXCEPT WHEN ADJOINING AN R-ZONE,
MINIMUM REAR YARD:	THEN NOT LESS THAN 25 FEET
MAXIMUM BUILDING HEIGHT:	REQUIRES INTERPRETATION
MAXIMUM LOT COVERAGE:	REQUIRES INTERPRETATION
PARKING REQUIREMENTS:	NONE LISTED
	REQUIRES INTERPRETATION

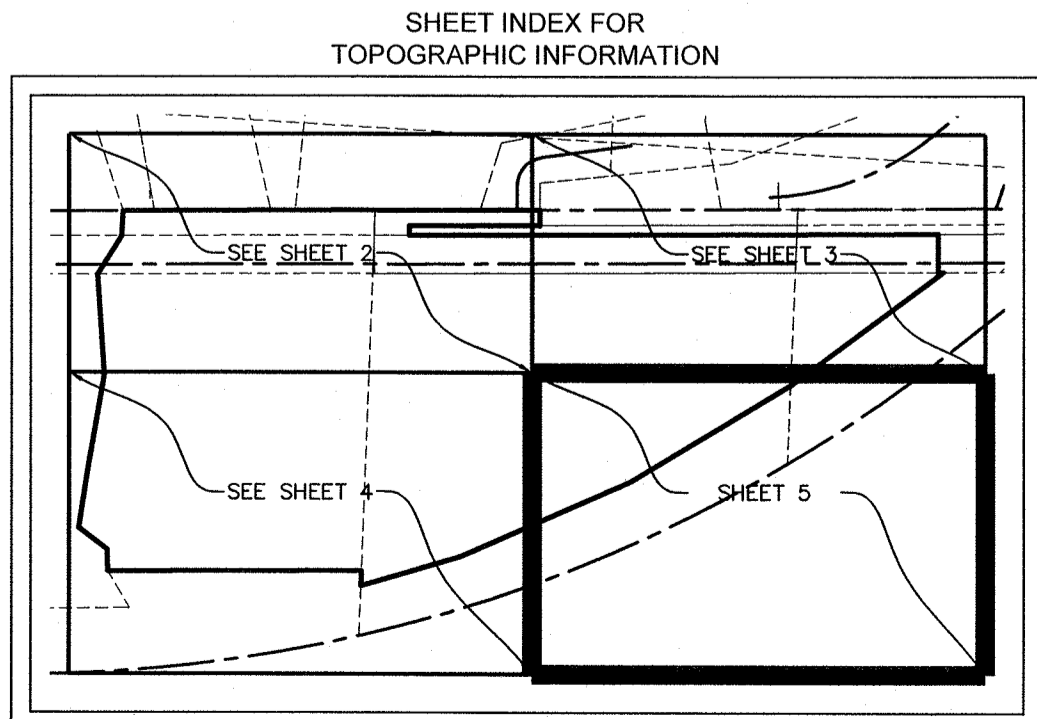
LEGEND

● BOLLARD	□ UTILITY PEDESTAL	—x—x—x—x—x— WOVEN WIRE FENCE LINE	B.G. BELOW GRADE
■ CATCH BASIN	+ GUY ANCHOR	—o—o—o—o—o— CHAINLINK FENCE LINE	INV INVERT
⊖ STORM MANHOLE	⊗ LIGHT POLE	—ou—ou—ou—ou— OVERHEAD UTILITY LINE	RCP REINFORCED CONCRETE PIPE
⊖ HEADWALL	○ POLE	—g—g—g—g— GAS LINE	VCP VITRIFIED CLAY PIPE
⊖ SANITARY MANHOLE	☁ DECIDUOUS TREE	—w—w—w—w— WATER LINE	HDPE HIGH DENSITY POLYETHYLENE PIPE
⊖ UTILITY VALVE	⊗ FIRE HYDRANT	—fo—fo—fo—fo— FIBER OPTIC LINE	DIP DUCTILE IRON PIPE
⊖ FIRE HYDRANT	⊗ SIGN	—fm—fm—fm—fm— SANITARY SEWER FORCE MAIN	
⊖ WATER METER		—t—t—t—t— TREE LINE	

Horizontal & vertical control was established by real time kinematic GPS using the ODOT Virtual Reference Station Network.

Horizontal Control
 NAD 83 (GORS96)
 OHIO CO-ORDINATE SYSTEM OF
 1983, SOUTH ZONE
 U.S. Feet

Vertical Control
 NAVD 88
 U.S. Feet



VIOX & VIOX

Civil Engineers, Surveyors and Landscape Architects
 468 Selma Road, Ellettsburg, Kentucky 40118
 Ph: (859) 727-3293 • Fax: (859) 727-4462 • www.vioxinc.com

Checked: _____
 Project No: _____
 Date: _____

Approved: _____
 Title: _____

Checked: _____
 Project No: _____
 Date: _____

Approved: _____
 Title: _____

MENARD, INC.

ALTA/NSPS LAND TITLE SURVEY

Fraction 24, Section 28, Township 5 North, Range 13 West
 CITY OF ATHENS, ATHENS COUNTY, OHIO

Sheet:
5 OF 5