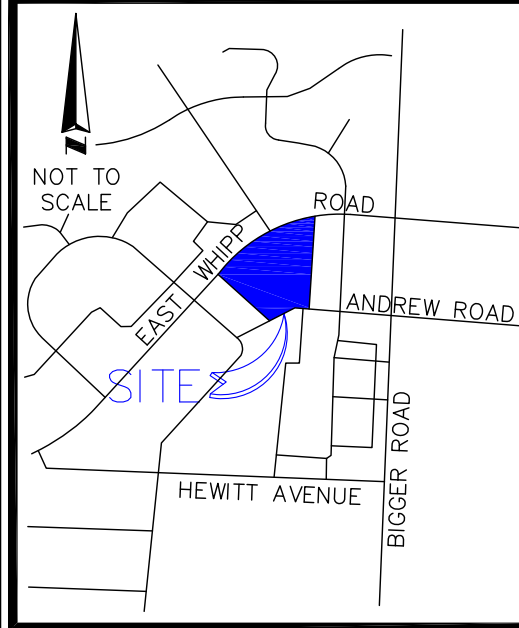
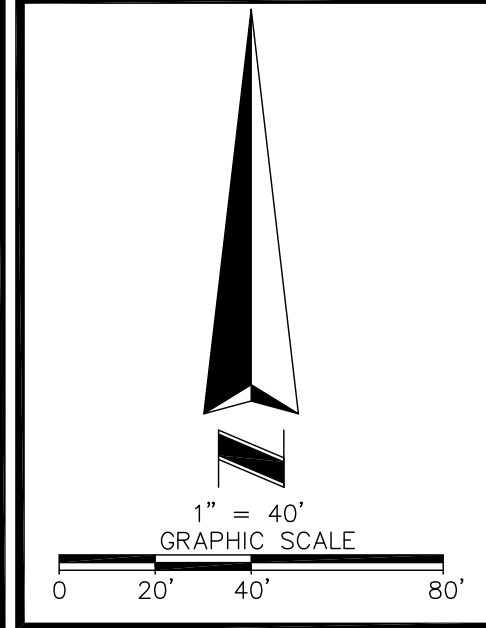


6Di VICINITY MAP



6Di NORTH ARROW & SCALE



CURVE DATA					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1(R)(M)	960.00'	37°11'25"	623.13'	612.25'	S57°40'42"W
C2(R)(M)	95.00'	35°10'03"	58.31'	57.40'	S74°35'25"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(R)(M)	N87°49'35"W	53.14'
L2(R)(M)	N32°59'35"W	30.00'

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

▲ DUMPSTER PAD ENCRACHES ONTO ADJOINING PROPERTY BY AT MOST 0.2'

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 390412 0267 E (MAP NO. 39113C0267E), WHICH BEARS AN EFFECTIVE DATE OF JANUARY 6, 2005, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6Di LEGEND AND ABBREVIATIONS

- CONCRETE SURFACE
- NO PARKING AREA
- HANDICAP PARKING
- FOUND 3/4" IRON ROD NO CAP
- FIRE DEPARTMENT CONNECTION
- UTILITY POLE
- GUY ANCHOR
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- CURB STORM INLET
- SQ. FT. AIR CONDITIONER
- (R) RECORD/PLAT
- UV UTILITY VAULT
- UR UTILITY MARKER
- TF TRANSFORMER
- PS PARKING SPACES
- GM GAS METER
- HR HAND RAIL
- FRZ FREEZER
- P PLANTER
- CW CONCRETE WALL

22 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	B RETAIL	
MINIMUM LOT AREA (SF)	NONE	±282,961
MINIMUM FRONTAGE	NONE	814.23'
MINIMUM LOT WIDTH	N/S	—
MAX BUILDING COVERAGE	N/S	22%
MAX BUILDING HEIGHT	45'	24.2'

DATE CONTACTED: 7/16/14  
PHONE: 937-296-2441

NOTES: B, GENERAL BUSINESS DISTRICT  
N/S NOT SPECIFIED

PARKING REQUIREMENTS: 1 SPACE FOR EACH 150 SQ. FT. OF GROSS FLOOR AREA USED FOR SALES AND DISPLAY AND 1 SPACE FOR EVERY 250 SQ. FT. OF STORAGE

6B RECORDED SETBACKS/RESTRICTIONS

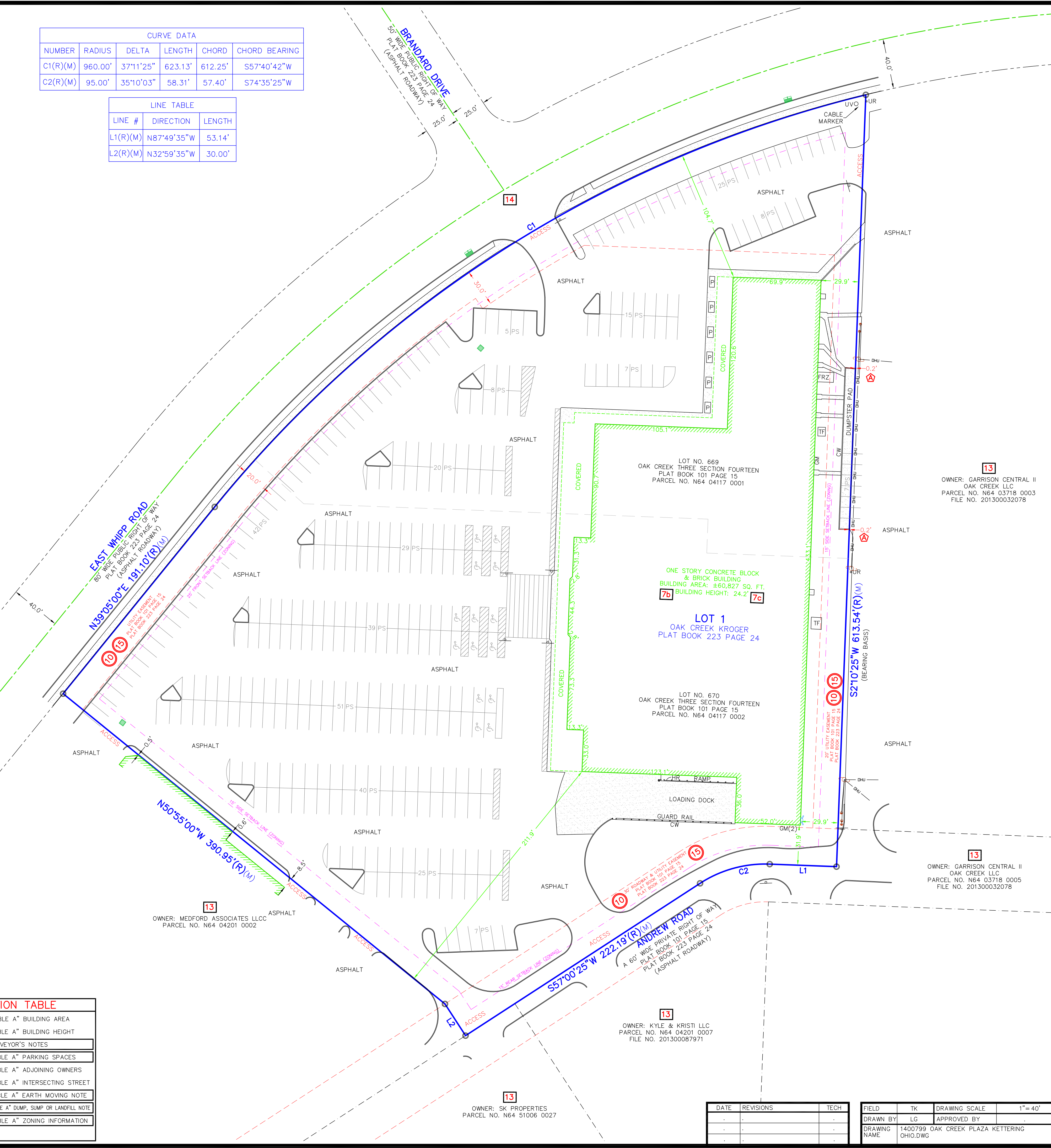
NONE PROVIDED TO THIS SURVEYOR.

5Ei SCHEDULE "B" ITEMS

- 10 MATTERS SHOWN ON THE RECORD PLAT OF OAK CREEK KROGER RECORDED IN PLAT BOOK 223, PAGE 24 OF MONTGOMERY COUNTY RECORDS. (AFFECTS, AS SHOWN)
- 13 STORM SEWER EASEMENT FROM MRS. HOWARD L. NEWELL, AN UNMARRIED WIDOW, TO CITY OF KETTERING, DATED DECEMBER 2, 1969, FILED DECEMBER 16, 1969 AND RECORDED IN DEED VOLUME 2492, PAGE 473. (UNABLE TO PLOT, DOCUMENT REFERS TO PLAT BOOK 78, PAGE 14, NOT PROVIDED)
- 23 SUBJECT TO AND TOGETHER WITH DECLARATION OF EASEMENTS FILED OCTOBER 13, 1976 AT DEED MICROFICHE 76-531-A01. (AFFECTS, BLANKET IN NATURE)
- 24 MAINTENANCE AGREEMENT BETWEEN WANCY JOHNSON AND KIMCO DEVELOPMENT OF KETTERING, INC., DATED DECEMBER 21, 1983, FILED DECEMBER 23, 1983 AND RECORDED AT DEED MICROFICHE 83-616-B01. (AFFECTS, BLANKET IN NATURE)
- 25 EASEMENTS SHOWN ON THE RECORDED PLAT OF OAK CREEK THREE SECTION FOURTEEN IN PLAT BOOK 101, PAGE 15. (AFFECTS, AS SHOWN)
- 26 DECLARATION OF RESTRICTIONS AND EASEMENTS BY AND BETWEEN KIMCO DEVELOPMENT OF KETTERING, INC. AND GARRISON CENTRAL II OAK CREEK LLC, FILED APRIL 4, 2013 AS FILE NO. 2013-00022309 OF MONTGOMERY COUNTY RECORDS. (AFFECTS, BLANKET IN NATURE)

ALTA/ACSM LAND TITLE SURVEY IDENTIFICATION TABLE

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3 TABLE A FLOOD INFORMATION	6Bxi TITLE INFORMATION	7c TABLE A BUILDING HEIGHT
4 TABLE A LAND AREA	6Bii TITLE DESCRIPTION	8 SURVEYOR'S NOTES
5Biii ACCESS TO PROPERTY	6Biv BEARING BASIS	9 TABLE A PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENT	6Di NORTH ARROW & SCALE	13 TABLE A ADJOINING OWNERS
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5F CEMETERY NOTE	6Di VICINITY MAP	16 TABLE A EARTH MOVING NOTE
6B RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	6Dvi TYPE OF SURVEY	18 TABLE A DUMP, SUMP OR LANDFILL NOTE
	7 SURVEYOR'S CERTIFICATE	22 TABLE A ZONING INFORMATION



6Bx TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 3020-673553, HAVING AN EFFECTIVE DATE OF MAY 30, 2014.

6B1 TITLE DESCRIPTION

SITUATED IN THE CITY OF KETTERING, COUNTY OF MONTGOMERY, STATE OF OHIO, DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF KETTERING, COUNTY OF MONTGOMERY AND STATE OF OHIO, AND BEING ALL OF LOT NUMBER 1 IN THE RECORD PLAT OF OAK CREEK KROGER AS RECORDED IN PLAT BOOK 223, PAGE 24 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 SURVEYOR'S NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- 2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- 3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.

4 LAND AREA

±282,961 SQUARE FEET ±6.496 ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 1 AS BEING S02°10'25"W, PER PLAT BOOK 223, PAGE 24.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 328 HANDICAP = 14 TOTAL = 342

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO EAST WHIPP ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY & INDIRECT ACCESS TO KENTSHIRE DRIVE AND BIGGER ROAD, BOTH BEING A DEDICATED PUBLIC STREET OR HIGHWAY, THROUGH A 30' ROADWAY EASEMENT AS SHOWN IN PLAT BOOK 101, PAGE 15.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18 DUMP, SUMP OR LANDFILL NOTE

THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

6Bvii CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: XXX; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 7/21/14. DATE OF PLAT OR MAP: 7/21/14.

STEVEN J. HYDE DATE

PROFESSIONAL LAND SURVEYOR NO. LS 7529  
STATE OF OHIO  
PROJECT NO: #1400799  
SURVEY PREPARED BY:  
AMERICAN SURVEYING AND MAPPING, INC.  
3191 MAGUIRE BLVD., SUITE 200  
ORLANDO, FL 32803  
PHONE: (407) 426-7979  
FAX: (407) 426-9741

ALTA/ACSM LAND TITLE SURVEY OF OAK CREEK PLAZA 2100 EAST WHIPP ROAD CITY, OHIO COUNTY



DATE	REVISIONS	TECH	FIELD	TK	DRAWING SCALE	1" = 40'
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-