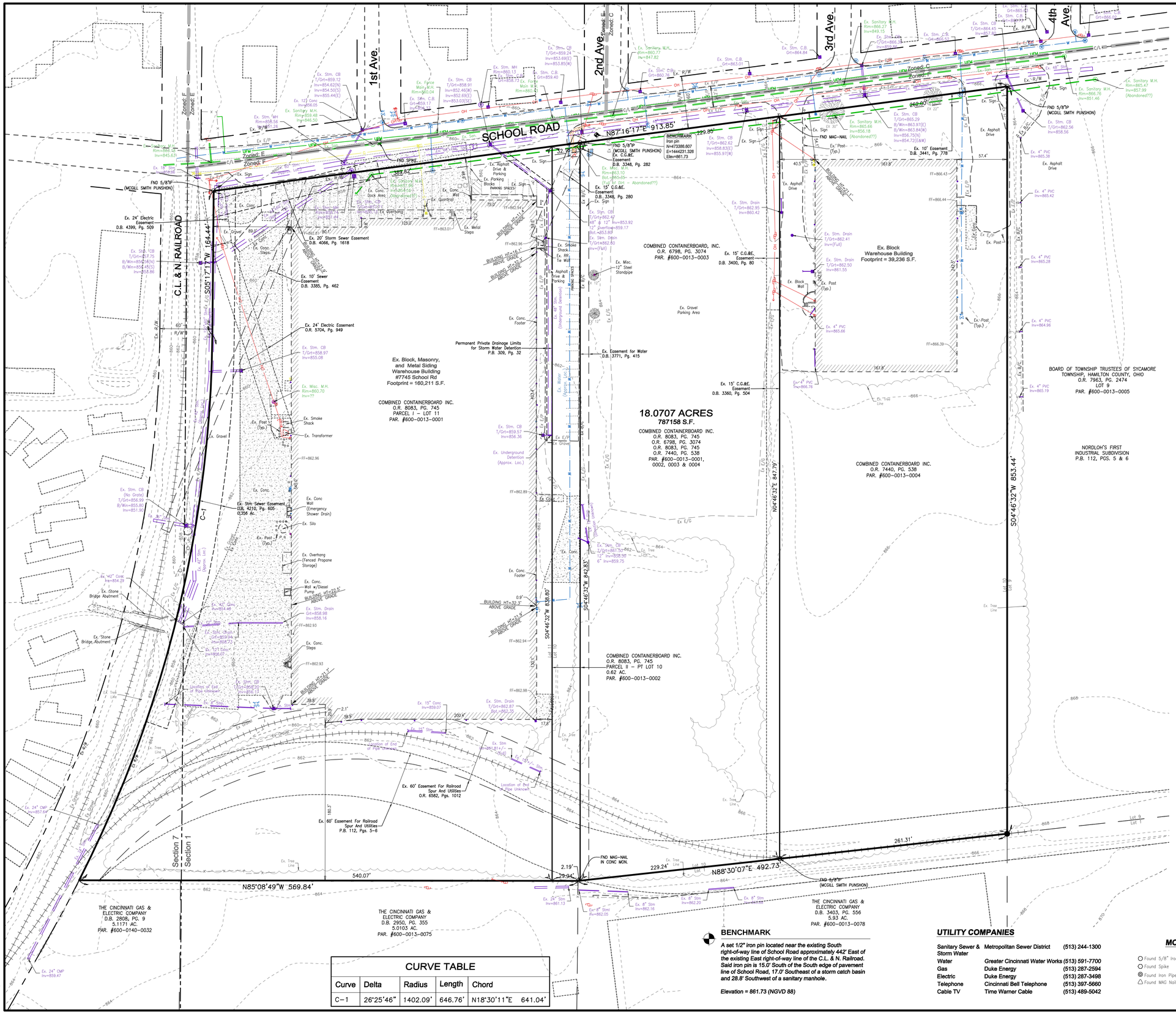
SCHOOL ROAD
1st Ave.
2nd Ave.
3rd Ave.
4th Ave.
C.L. & N. RAILROAD
N87°16'17"E 913.85'
S05°17'17"W 164.44'
S04°46'32"W 853.44'
N04°46'32"E 847.79'
S04°46'32"W 842.83'
S04°46'32"W 838.80'
N85°08'49"W 569.84'
N88°30'07"E 492.73'
18.0707 ACRES
787158 S.F.
COMBINED CONTAINERBOARD INC.
O.R. 8083, PG. 745
O.R. 6798, PG. 3074
O.R. 8083, PG. 745
O.R. 7440, PG. 538
PAR. #600-0013-0001, 0002, 0003 & 0004
Ex. Block, Masonry, and Metal Siding Warehouse Building
#7745 School Rd
Footprint = 160,211 S.F.
COMBINED CONTAINERBOARD INC.
O.R. 8083, PG. 745
PARCEL I – LOT 11
PAR. #600-0013-0001
COMBINED CONTAINERBOARD, INC.
O.R. 6798, PG. 3074
PAR. #600-0013-0003
Ex. Block Warehouse Building
Footprint = 39,236 S.F.
BOARD OF TOWNSHIP TRUSTEES OF SYCAMORE TOWNSHIP, HAMILTON COUNTY, OHIO
O.R. 7963, PG. 2474
LOT 9
PAR. #600-0013-0005
NORDLOH'S FIRST INDUSTRIAL SUBDIVISION
P.B. 112, PGS. 5 & 6
COMBINED CONTAINERBOARD INC.
O.R. 7440, PG. 538
PAR. #600-0013-0004
COMBINED CONTAINERBOARD INC.
O.R. 8083, PG. 745
PARCEL II – PT LOT 10
0.62 AC.
PAR. #600-0013-0002
THE CINCINNATI GAS & ELECTRIC COMPANY
D.B. 2806, PG. 9
5.1171 AC.
PAR. #600-0140-0032
THE CINCINNATI GAS & ELECTRIC COMPANY
D.B. 2950, PG. 355
5.0103 AC.
PAR. #600-0013-0075
THE CINCINNATI GAS & ELECTRIC COMPANY
D.B. 3403, PG. 556
5.93 AC.
PAR. #600-0013-0078
Section 7
Section 1
C-1
BENCHMARK
Iron pin
N=473380.607
E=1444231.326
Elev=861.73
FND 5/8"IP (MCGILL SMITH PUNSHON)
FND MAG-NAIL IN CONC MON.
FND SPIKE
Ex. 24' Electric Easement D.B. 4399, Pg. 509
Ex. 20' Storm Sewer Easement D.B. 4066, Pg. 1618
Ex. 10' Sewer Easement D.B. 3385, Pg. 462
Ex. 24' Electric Easement O.R. 5704, Pg. 949
Ex. 5th Street Easement D.B. 4210, Pg. 605 0.356 Ac.
Ex. 15' C.G.&E. Easement D.B. 3348, Pg. 280
Ex. 15' C.G.&E. Easement D.B. 3348, Pg. 282
Ex. 15' C.G.&E. Easement D.B. 3400, Pg. 80
Ex. 15' C.G.&E. Easement D.B. 3360, Pg. 504
Ex. 10' Easement D.B. 3441, Pg. 778
Permanent Private Drainage Limits for Storm Water Detention P.B. 309, Pg. 32
Ex. Easement for Water D.B. 3771, Pg. 415
Ex. 60' Easement For Railroad Spur And Utilities O.R. 6582, Pgs. 1012
Ex. 60' Easement For Railroad Spur And Utilities P.B. 112, Pgs. 5-6
540.07'
229.24'
261.31'
262.80'
229.85'
389.82'
32.18'
29.94'
2.19'
57.4'
40.5'
163.8'
163.8'
180.3'
200.4'
59.8'
2.1'
17.8'
Ex. Asphalt Drive
Ex. Gravel Parking Area
Ex. Tree Line
Ex. Block Wall
Ex. Post (Typ.)
Ex. Sign
Ex. Misc. 12" Steel Standpipe
Ex. Smoke Shack
Ex. Transformer
Ex. Conc. Wall (Emergency Shower Drain)
Ex. Silo
Ex. Overhang (Fenced Propane Storage)
Ex. Conc. Wall w/Diesel Pump
Ex. Stone Bridge Abutment
Ex. Conc. Steps
Ex. Conc. Footer
Ex. Underground Detention (Approx. Loc.)
Ex. Gravel
Ex. Conc.
Ex. Conc. Dock Area
Ex. Overhang
Ex. Quonset
Ex. Metal Steps
Ex. Asphalt Drive & Parking
Ex. Parking Blocks
Ex. Parking Spaces
Ex. Conc. Wall
Ex. Conc. Footer
Ex. Rip Rap
Ex. Retaining Wall
Ex. Stm. Drain
Ex. Sanitary M.H.
Ex. Stm. C.B.
Ex. Stm. M.H.
Ex. Stm. Inlet
Ex. Force Main M.H.
Ex. 12" Conc. Inv=856.05
Ex. Sanitary M.H. Rim=859.48 Inv=848.50
Ex. Stm. M.H. Rim=858.56 Inv=851.26
Ex. Stm. M.H. Rim=845.63
Ex. Stm. C.B. T/Grt=859.12 Inv=854.62(N) Inv=854.50(S) Inv=855.44(E)
Ex. Stm. C.B. T/Grt=858.97 Inv=855.08
Ex. Misc. M.H. Rim=860.70 Inv=??
Ex. Stm. C.B. (No Grate) T/Grt=856.99 B/Wlr=855.80 Inv=851.16
Ex. 42" Conc. Inv=854.79
Ex. 42" Conc. Inv=854.48
Ex. 24" CMP Inv=857.64
Ex. 24" CMP Inv=859.47
Ex. Stm. C.B. T/Grt=859.57 Inv=856.36
Ex. Stm. C.B. T/Grt=862.42 48" & 12" Inv=853.92 12" Overflow=859.17 Bot.=853.83
Ex. Stm. Drain T/Grt=862.80 Inv=(Full)
Ex. Stm. C.B. T/Grt=862.56 Inv=858.56
Ex. Stm. C.B. T/Grt=865.29 B/Wlr=863.97(E) B/Wlr=863.84(W) Inv=856.76(N) Inv=854.72(E&W)
Ex. Stm. C.B. T/Grt=864.84
Ex. Stm. C.B. T/Grt=863.01
Ex. Stm. C.B. T/Grt=864.45 Inv=857.87
Ex. Stm. C.B. T/Grt=862.82 Inv=858.83(E) Inv=855.97(W)
Ex. Stm. Drain T/Grt=862.95 Inv=860.42
Ex. Stm. Drain T/Grt=862.41 Inv=(Full)
Ex. Stm. Drain T/Grt=862.50 Inv=861.55
Ex. 4" PVC Inv=865.42
Ex. 4" PVC Inv=865.28
Ex. 4" PVC Inv=864.96
Ex. 4" PVC Inv=865.19
Ex. 4" PVC Inv=866.76
Ex. 4" PVC Inv=865.66
Ex. 4" PVC Inv=865.38
Ex. Sanitary M.H. Rim=865.47 Inv=857.99 (Abandoned??)
Ex. Sanitary M.H. Rim=866.76 Inv=851.46
Ex. Sanitary M.H. Rim=865.66 Inv=856.18 (Abandoned??)
Ex. Sanitary M.H. Rim=866.27 Inv=849.15
Ex. Sanitary M.H. Rim=866.15 Inv=852.27
Ex. Sanitary M.H. Rim=860.77 Inv=847.82
Ex. Stm. C.B. Grt=859.24 Inv=853.69(E) Inv=853.85(W)
Ex. Stm. C.B. Grt=859.40
Ex. Stm. C.B. Grt=859.12
Ex. Stm. C.B. Grt=859.17
Ex. Stm. C.B. T/Grt=858.91 Inv=852.46(W) Inv=852.69(E) Inv=853.03(SE)
Ex. Stm. M.H. Rim=860.11 Inv=853.73
Ex. Force Main M.H. Rim=860.04
Ex. Stm. M.H. Rim=858.73
Ex. Stm. M.H. Rim=860.42
Ex. Stm. M.H. Rim=860.77
Ex. Stm. M.H. Rim=860.70
Ex. Stm. M.H. Rim=860.76
Ex. Stm. M.H. Rim=860.77
Ex. Stm. M.H. Rim=860.77
Ex. Stm. M.H. Rim=860.77