



Bearings:  
Based on State Plane  
Coordinate System Ohio South  
Zone (NAD83).

Vertical Datum:  
Based on NGVD29 as Established  
by ODOT VRS GPS Observations  
Calibrated to City of Cincinnati  
Control Monuments

## LEGEND

- |  |                                  |
|--|----------------------------------|
|  | Power Pole                       |
|  | Pole Anchor                      |
|  | Light Pole                       |
|  | Electric Manhole                 |
|  | Electric Meter                   |
|  | Gas Valve                        |
|  | Gas Meter                        |
|  | Water Valve Manhole              |
|  | Fire Hydrant                     |
|  | Sanitary Manhole                 |
|  | Catch Basin                      |
|  | Drain                            |
|  | Post                             |
|  | Air Conditioning Unit            |
|  | Mailbox                          |
|  | Overhead Utilities               |
|  | Water Per Record                 |
|  | Gas Per Record                   |
|  | Underground Telephone Per Record |
|  | Sanitary Sewer                   |
|  | Storm Sewer                      |
|  | Fence                            |
|  | Guardrail                        |
|  | Building Extents                 |
|  | Concrete                         |
|  | Asphalt                          |
|  | Wall                             |
|  | Zone Change Area                 |

A design ticket requesting utility records and field markings for this site was placed with the Ohio Utilities Protection Service (OUPS) on October 4, 2022. The location of markings which were present at the time of the field survey and provided in response to the OUPS request are denoted as such. Underground utilities noted as being per record are shown based on our interpretation of the records that were provided by the Utility Companies who responded to the OUPS request for records. Berding Surveying cannot verify the accuracy of the records provided.



CAUTION  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORDED AND ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED OR RECORDS PROVIDED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.  
OHIO UTILITIES PROTECTION SERVICES  
CALL: 8-1-1 OR TOLL FREE: 1-800-362-2764

- |  |   |
|--|---|
|  | Indicates Existing Cross Notch            |
|  | Indicates Existing Mag Nail               |
|  | Indicates Sat 5/8" x 30" Iron Pin and Cap |
|  | Indicates Existing Iron Pin               |
|  | Indicates Existing 1.5" Pipe              |

Monument Legend

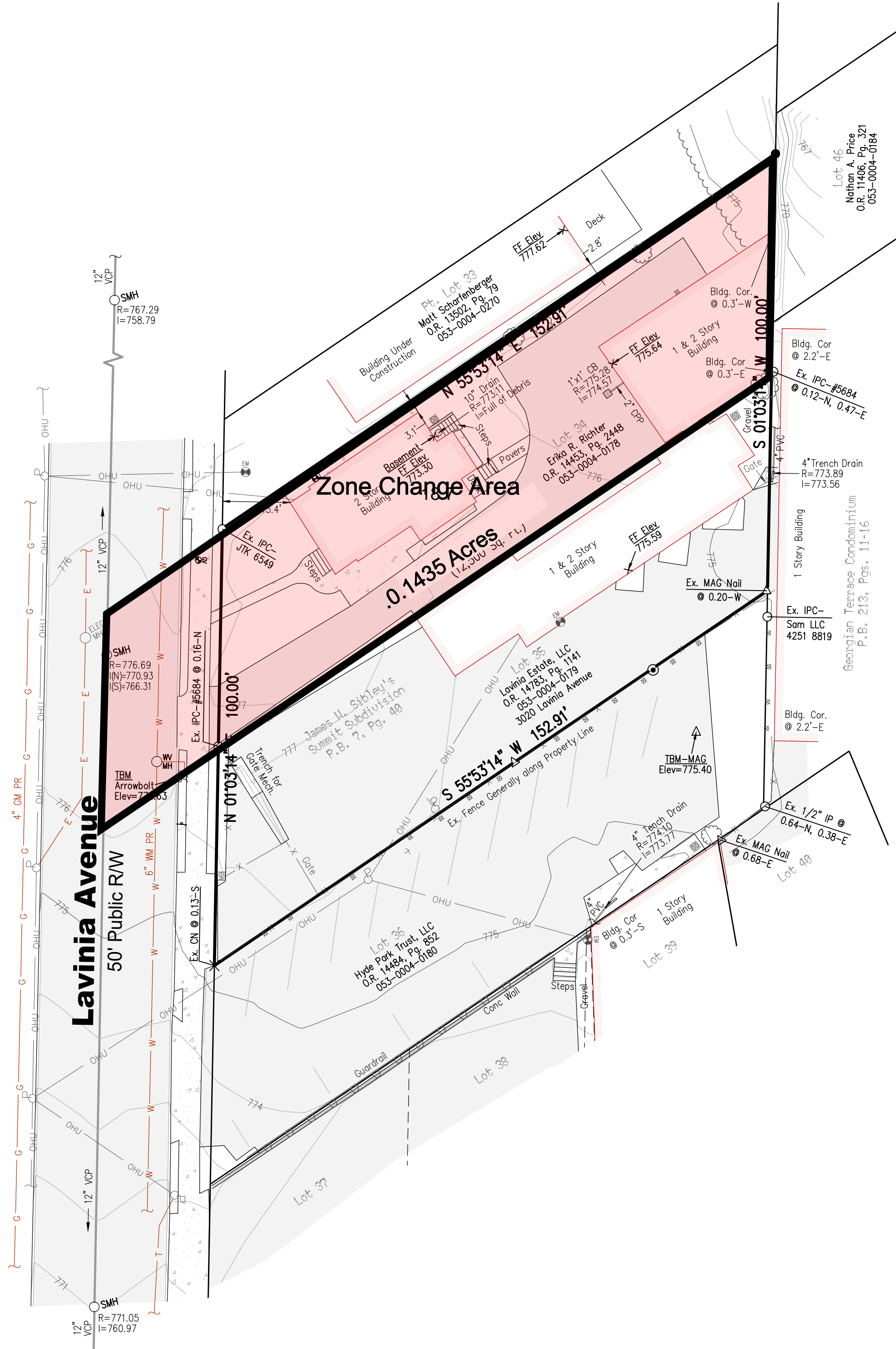
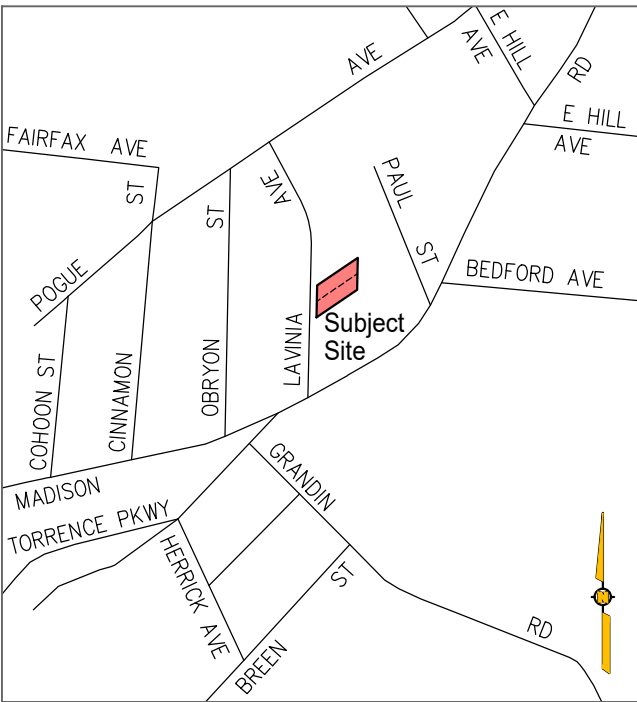


Table A Notes:  
9. Observed Parking Spaces: 0 regular and 0 disabled.  
11(b). Utility locations are shown per field observations as well as field markings and utility records provided to the surveyor in response to a 811 request at the time of the original survey. See note lower left on this plot.  
No evidence of additional new utility installations were observed at the time of this survey.



Vicinity Map N.T.S.

Lot 34 was surveyed and is included in the 0.2870 Acre area but is not included in Title Commitment File No. PW225205, having an effective date of September 13, 2022 at 7:59 a.m.

Legal Description per Fidelity National Title Insurance Company Title Commitment File No. PW225205, having an effective date of September 13, 2022 at 7:59 a.m.

Situated in the City of Cincinnati, Hamilton County, Ohio, Section 32, Township 4, Fractional Range 2, Miami Purchase, Spencer Township, known, numbered and designated as Lot 35 of James W. Sibley's Subdivision, "Summit," as the same appears of record in Plat Book 7, Page 40, Hamilton County Records of Plats. Said Lot No. 35 fronting 50 feet on the east side of Lavinia Avenue and extending back 152.91 feet.

Parcel Number: 053-0004-0179-00  
Commonly known as: 3020 Lavinia Avenue, Cincinnati, Ohio 45208

Schedule B, Section II per Fidelity National Title Insurance Company Title Commitment File No. PW225205, having an effective date of September 13, 2022 at 7:59 a.m.  
Items 1-10 and 12 not addressed.

Item-11: Subject to terms and conditions of Easements and Restrictions as on Plat of James W. Sibley's Subdivision as recorded in Plat Book 7, Page 40, of the Hamilton County, Ohio Records; including any Building Set Back Line(s), Easements, Covenants, Conditions and Restrictions that affect this property, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), but this policy insures that said covenants have not been violated and that a future violation thereof will not cause a forfeiture or reversion of title. Affects Subject Tract, Nothing to Plat.

2. 5-31-23 MML: Revised per Client Comments.  
1. 11-8-22 MML: Revised per Client Comments.

Revisions

OCCUPATION  
As Shown On Plat

Notes

ALTA/NSPS Land Title Survey

Survey Type

Dial  
Lavinia Avenue

Job Name

City of Cincinnati  
Hamilton County, Ohio

Site Location

MML | GJB | 1" = 20'  
Drawn By | Checked By | Drawing Scale

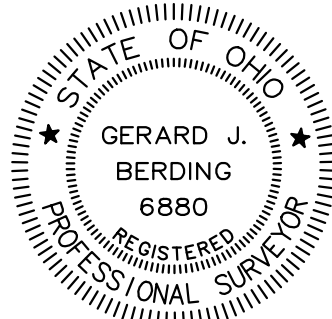
05/31/2023 | 22159  
Issue Date | Project Number

To Christian Dial and Fidelity National 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 8, 9, 11 and 14 of Table A thereof. The field work was completed on October 13, 2022.

Gerard J. Berding  
Gerard J. Berding/P.S.-6880  
berding@berdingsurveying.com

05/31/2023  
Date



Easements and matters of record addressed in preparing this survey were provided in Fidelity National Title Insurance Company Title Commitment File No. PW225205, having an effective date of September 13, 2022 at 7:59 a.m.



Berding Surveying

GPS Surveying • 3D Laser Scanning

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