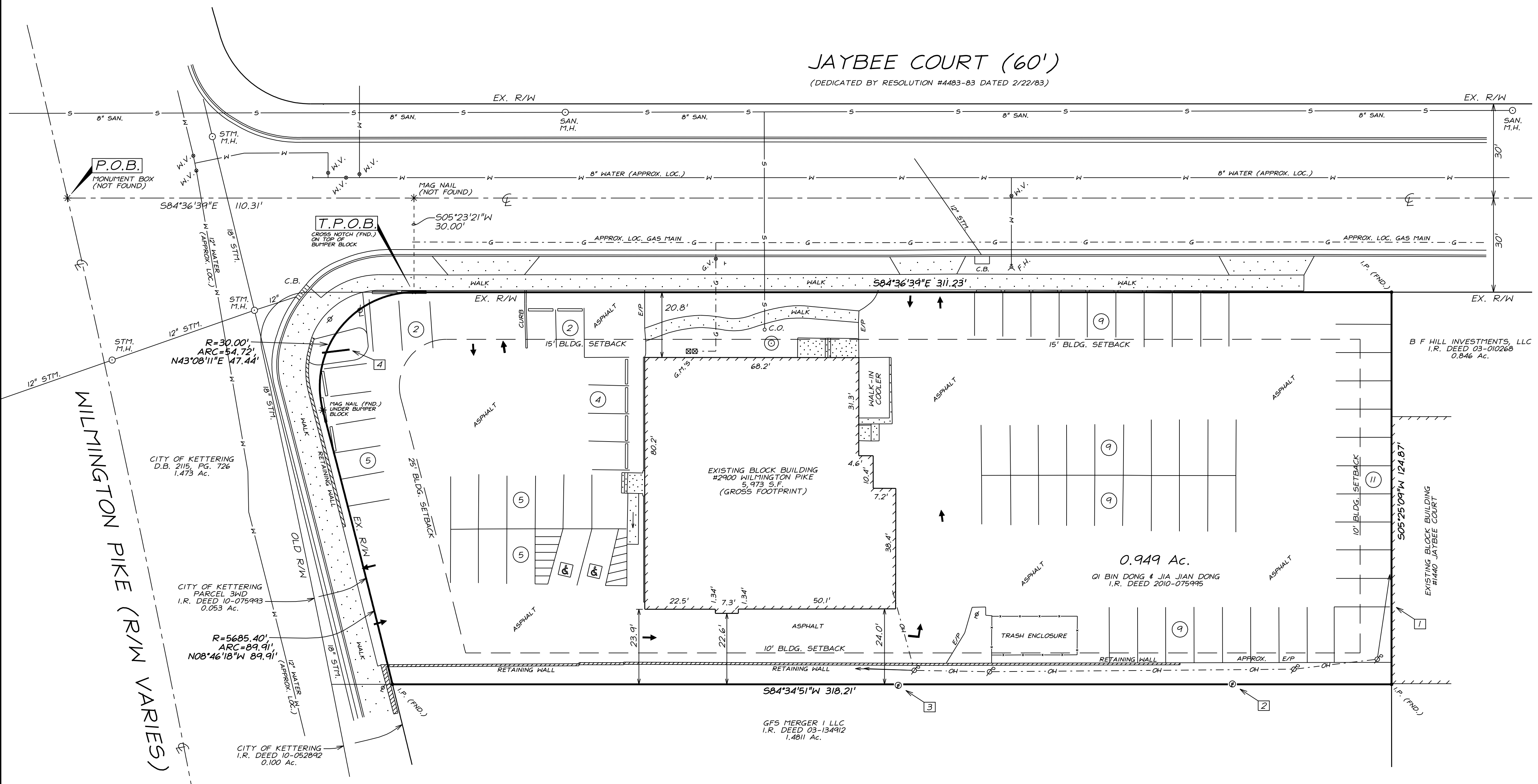


- SYMBOL LEGEND:**
- ⊗ WATER/GAS VALVE (W.V.) (G.V.)
  - ⊕ FIRE HYDRANT (F.H.)
  - POWER POLE
  - POWER POLE W/ ANCHORS
  - LIGHT POLE ON 2' DIA. CONC. BASE
  - PEDESTRIAN WALK SIGNAL POLE
  - CONC. BUMPER BLOCK
  - EXISTING RETAINING WALL
  - EXISTING BUILDING LINE
  - CONCRETE AREAS
  - STORM OR SANITARY MANHOLE (M.H.)
  - 5/8" IRON PIN (FOUND)
  - ✕ CROSS NOTCH (FOUND)
  - ★ MAG NAIL (FOUND)
  - ✱ MONUMENT (NOT FOUND)
  - SANITARY LINE (SAN.)
  - STW STORM LINE (STW.)
  - OH OVERHEAD LINES
  - WATER LINE (APPROX. LOC.)
  - GAS LINE (APPROX. LOCATION)
  - PAINTED DIRECTIONAL ARROWS
  - ④ PARKING SPACE COUNT
  - ④ GENERAL NOTE NUMBER
  - x-x-x- WOOD SCREENING FENCE

**JAYBEE COURT (60')**  
(DEDICATED BY RESOLUTION #4483-83 DATED 2/22/83)



**LEGAL DESCRIPTION:**

Situated in Section 24, Town 2, Range 6, M.Rs., City of Kettering, Montgomery County Ohio, and being part of a 1.0035 acre (dead) parcel conveyed to Dang Shu Ying & Ni Zhou Ren in IR Deed 06-088338 as recorded in the Montgomery County Recorder's Office and being more particularly described as follows:

Commencing at the centerline of right-of-way intersection of Wilmington Pike and Jaybee Court as shown on the centerline of survey plat for Dorothy Lane and Wilmington Pike Intersection Improvements and recorded in P.B. 210, Pg. 12 (1" iron pin in monument box to be set upon completion of construction);

Thence along the centerline of right-of-way of Jaybee Court, S84°36'39"E a distance of 110.31 feet to a set 1/4" iron pin;

Thence leaving said centerline, S05°23'21"W a distance of 30.00 feet to a set 1/4" iron pin at the Point of Beginning, said point being in the existing Southerly right-of-way line of Jaybee Court;

Thence along said Southerly right-of-way line of Jaybee Court, S84°36'39"E a distance of 311.23 feet to a set 5/8" iron pin and cap at the Northwest corner of a 0.846 acre (dead) parcel conveyed to B.F. Hill Investments LLC in IR Deed 03-010268;

Thence along the West line of said 0.846 acre (dead) parcel, S05°25'09"W a distance of 124.87 feet to an existing 5/8" iron pin at the Northeast corner of a 1.5831 acres (dead) parcel conveyed to GFS Merger 1 LLC in IR Deed 03-134912;

Thence along the North line of said 1.5831 acres (dead) parcel, N84°34'51"W a distance of 318.21 feet to a set 5/8" iron pin and cap in the proposed East right-of-way line of Wilmington Pike, said point being the Southeast corner of parcel 3ND of the Dorothy Lane/Wilmington Pike Intersection Improvements (Montgomery County Common Pleas Court Case No. 09-9816, still pending at date of survey);

Thence along said parcel 3ND and said proposed East right-of-way line of Wilmington Pike, along a non tangent curve to the left an arc distance of 89.91 feet to a set 1/4" iron pin, said curve having a radius of 5,685.40 feet, a central angle of 0°54'22" and a chord bearing N08°46'18"W for a distance of 89.91 feet;

Thence continuing along said parcel 3ND and said proposed East right-of-way line of Wilmington Pike, along a curve to the right an arc distance of 54.72 feet to the Point of Beginning, said curve having a radius of 30.00 feet, a central angle of 104°30'21" and a chord bearing N43°08'11"E for a distance of 47.44 feet.

Containing 0.949 acre of land more or less and being subject to easements, restrictions and rights-of-way of record.

Bearings are based on the centerline of Jaybee Court, being S84°36'39"E per the centerline of survey plat for Dorothy Lane and Wilmington Pike Intersection Improvements as recorded in P.B. 210, Pg. 12.

Monuments referred to as iron pins set are 5/8" diameter x 30 inch long iron bars with a 1-1/4 inch diameter plastic cap marked "Kleingers & Associates".

All references to Deed Books, Official Records, Microfiche Numbers, Instrument Numbers, and/or Plat Books refer to the Montgomery County Recorder's Office, Montgomery County, Ohio.

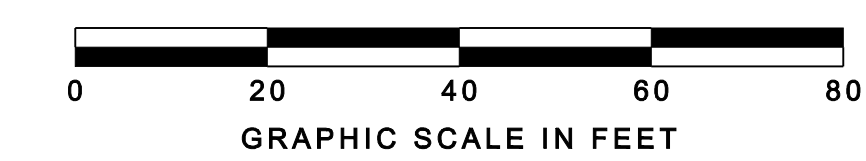
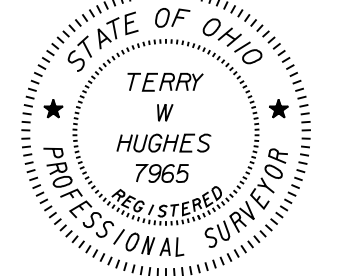
The above description is based upon a field survey made September 29, 2010 by Kleingers & Associates, Inc., under the direction of Brian M. Elbe, Ohio Professional Surveyor No. 8321 and recorded in Vol. 210, Pg. 0262 of the Montgomery County Engineers Record of Land Surveys.

**CERTIFICATION:**

TO: ZGB PROPERTIES LLC  
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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(b)(b), 8, 11, 13, AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2023.

*Terry W. Hughes*  
TERRY W. HUGHES  
OHIO REG. SURVEYOR No. 7965



**GENERAL NOTES:**

1. THE EXISTING BLOCK BUILDING LINE TO THE EAST OF THE PREMISES IS GENERALLY ALONG THE PROPERTY LINE.
2. THE EXISTING LIGHT POLE ON A 2' DIA. CONC. BASE ENCLOSES THE PREMISES BY APPROX. 1.1' (IT IS ASSUMED THAT THE LIGHT POLE IS FOR THE NEIGHBORING GFS).
3. THE EXISTING LIGHT POLE ON A 2' DIA. CONC. BASE ENCLOSES THE PREMISES BY APPROX. 0.7' (IT IS ASSUMED THAT THE LIGHT POLE IS FOR THE NEIGHBORING GFS).
4. THE EXISTING "BRIGHT MOON BUFFET" SIGN IS ENCLOSED BY THE R/W BY APPROX. 1.2'.
5. BEARINGS ARE BASED UPON THE CENTERLINE OF JAYBEE COURT BEING SOUTH 84°36'39" EAST PER THE CENTERLINE OF SURVEY PLAT FOR DOROTHY LANE AND WILMINGTON PIKE INTERSECTION IMPROVEMENTS AS RECORDED IN P.B. 210, PG. 12.
6. UTILITIES SHOWN ARE THE RESULT OF ACTUAL FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS. IT IS BELIEVED THAT THEY ARE ESSENTIALLY CORRECT, BUT THE SURVEYOR DOES NOT GUARANTEE THEIR ACCURACY OR COMPLETENESS.
7. O.U.P.S. TICKET NO. A-222-803-468. NO UTILITIES WERE MARKED AT THE TIME OF THE FIELD SURVEY.
8. THE PREMISES CONTAIN NO STORM SEWER SYSTEM AND IS "SHEET RUNOFF".
9. THE PREMISES LIE WITHIN FLOOD ZONE "X", "AREAS OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 39113C0259F WITH AN EFFECTIVE DATE OF OCTOBER 27, 2022.
10. THE PREMISES ARE CURRENTLY ZONED "B", SUBURBAN CENTER. THE SETBACKS SHOWN ARE AS INTERPRETED BY THE CITY OF KETTERING PLANNING DEPT.
11. THE PREMISES CONTAIN 38 REGULAR PARKING SPACES AND 2 HANDICAPPED. (NOTE THAT THE PARKING SPACE COUNT IS +/- DUE TO THE FADING OF THE STRIPES)

**EXCEPTIONS:**

- THE SURVEY RELATED ITEMS BELOW ARE AS LISTED IN TITLE COMMITMENT NO. 1103-2771480 DATED FEBRUARY 9, 2023 PREPARED BY FIRST AMERICAN TITLE COMPANY:
15. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2276, PG. 429. (DOES NOT AFFECT PREMISES)
  16. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2319, PG. 416. (DOES NOT AFFECT PREMISES)
  17. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2319, PG. 418. (DOES NOT AFFECT PREMISES)

**Buckeye**  
SURVEYING GROUP, INC.

933 COTTONWOOD ROAD  
DAYTON, OHIO 45419  
phone 937-293-8166  
fax 937-294-1522  
www.BuckeyeSurveyingGroup.com

ALTA/NSPS SURVEY  
**#2900 WILMINGTON PIKE**  
(BRIGHT MOON BUFFET)  
0.949 Acres  
SECTION 24, TOWN 2, RANGE 6, M.Rs.  
CITY OF KETTERING  
MONTGOMERY COUNTY, OHIO

SCALE: 1"=20'  
DATE: MAR. 2023  
PROJ. No. 23-0643  
SHEET No. 1 of 1