



Basis of Bearing:

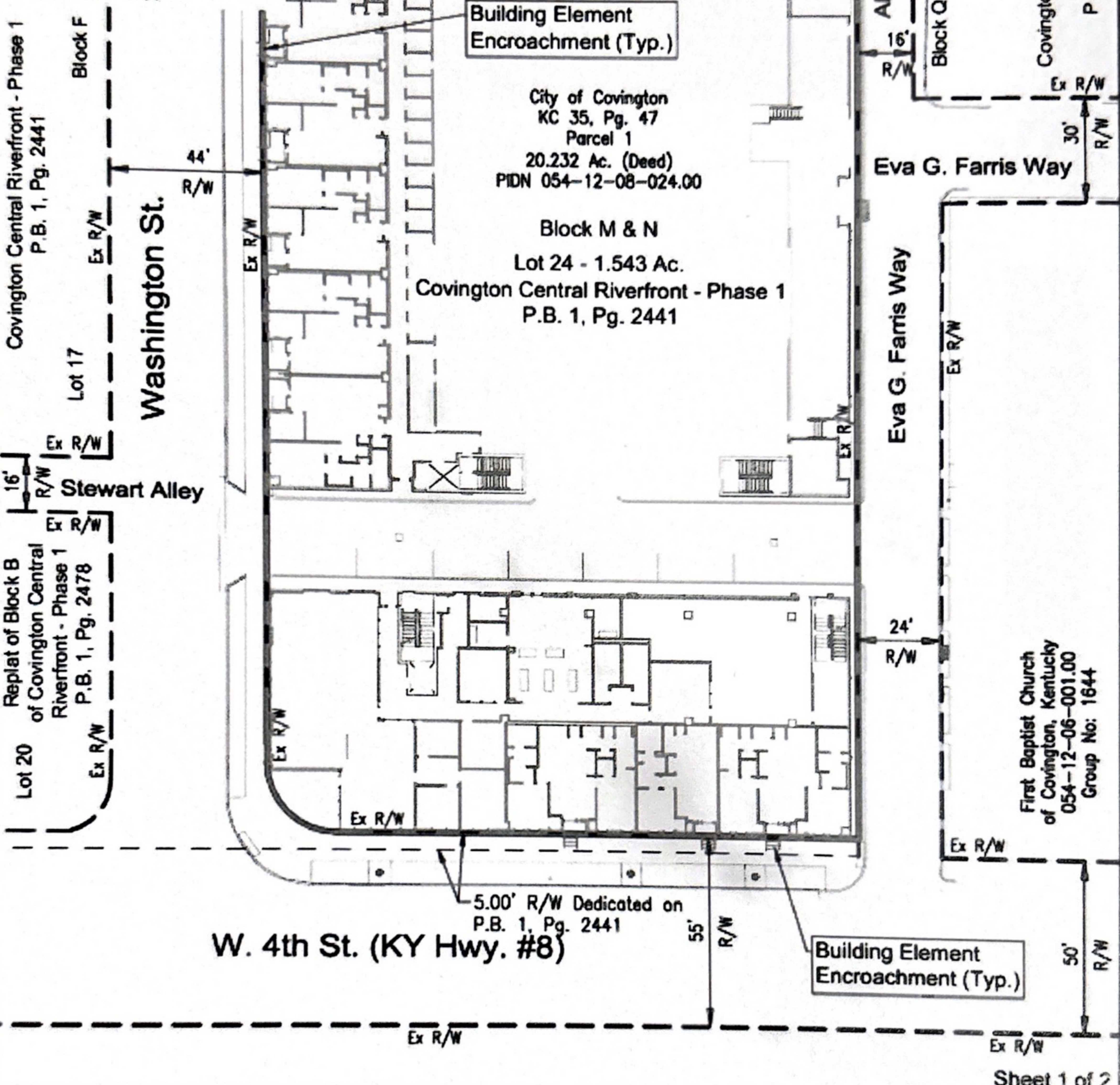
State Plane NAD83 (2011)



SCALE: 1" = 50'

Notes.

- 1) This exhibit is subject to all easements and rights-of-ways of record.
- 2) All references are to the Kenton County Clerk's Records (Covington), unless noted otherwise.
- 3) This exhibit does not represent a boundary survey per 201 KAR 18:150, and is not intended for land transfer.



Covington Central Riverfront
- Phase 1
P.B. 1, Pg. 2441

First Baptist Church
of Covington, Kentucky
054-12-06-001.00
Group No: 1644

W. 4th St. (KY Hwy. #8)

Sheet 1 of 2

Drawing:	25-0219 ES ENCH
Drawn by:	ARV
Checked By:	CRG
Issue Date:	3/30/26

COVINGTON CENTRAL RIVERFRONT
 65 W. 3RD ST., 350 WASHINGTON ST. & 70 W. 4TH ST
 LOT 24 - BLOCK M & N
 CITY OF COVINGTON
 KENTON COUNTY, KENTUCKY
EXHIBIT B-1 - SURFACE ENCROACHMENTS

www.bayerbecker.com
 1404 Race Street, Suite 204
 Cincinnati, OH 45202 - 513.834.6151



Basis of Bearing:

State Plane NAD83 (2011)



SCALE: 1" = 50'

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Covington Central Riverfront - Phase 1
P.B. 1, Pg. 2441

Block F

Washington St.

Lot 17

44' R/W

Ex R/W

16' R/W

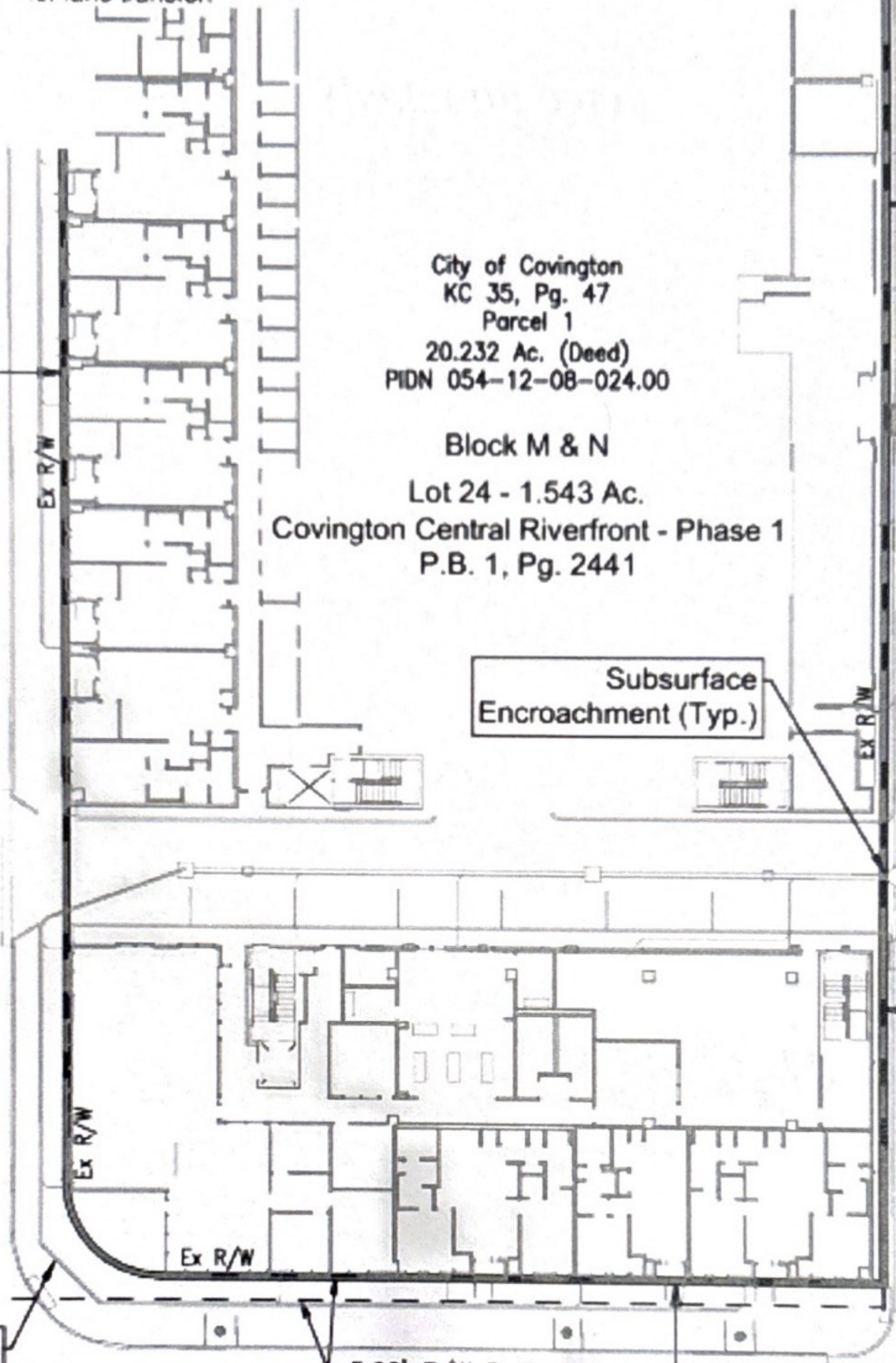
Stewart Alley

Ex R/W

Replat of Block B of Covington Central Riverfront - Phase 1
P.B. 1, Pg. 2478

Lot 20

Ex R/W



Covington Central Riverfront - Phase 1
P.B. 1, Pg. 2441

Block Q

Alley E

16' R/W

30' R/W

Ex R/W

Eva G. Farris Way

30' R/W

Ex R/W

Eva G. Farris Way

24' R/W

Ex R/W

First Baptist Church of Covington, Kentucky
054-12-06-001.00
Group No: 1644

50' R/W

Subsurface Encroachment (Typ.)

W. 4th St. (KY Hwy. #8)

Ex R/W

Ex R/W

Sheet 1 of 2

Drawing:	25-0219 ES ENCH
Drawn by:	ARV
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COVINGTON CENTRAL RIVERFRONT
65 W. 3RD ST., 350 WASHINGTON ST. & 70 W. 4TH ST
LOT 24 - BLOCK M & N
CITY OF COVINGTON
KENTON COUNTY, KENTUCKY

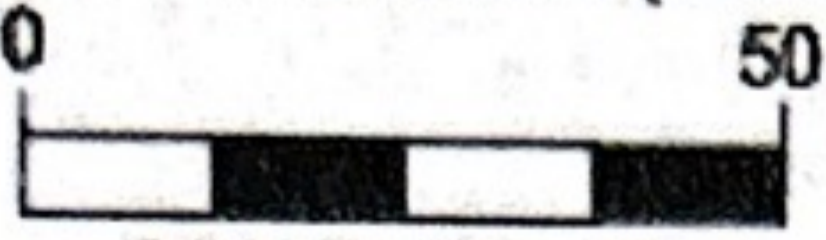
EXHIBIT B-2 - SUBSURFACE ENCROACHMENTS

bayer becker

www.bayerbecker.com
1404 Race Street, Suite 204
Cincinnati, OH 45202 - 513.834.6151



Basis of Bearing:
State Plane NAD83 (2011)



SCALE: 1" = 50'

W. 3rd St.

75'
R/W

Utility Vault
Subsurface
Encroachment

Subsurface
Encroachment (Typ.)

Subsurface
Encroachment (Typ.)

Subsurface
Encroachment (Typ.)

City of Covington
KC 35, Pg. 47
Parcel 1
20.232 Ac. (Deed)
PIDN 054-12-08-024.00

Block M & N
Lot 24 - 1.543 Ac.
Covington Central Riverfront - Phase 1
P.B. 1, Pg. 2441

Alley E

16'
R/W

Block Q

Eva G. Farris Way

30'
R/W

Eva G. Farris Way

Ex R/W

Covington Central Riverfront
Phase 1
P.B. 1, Pg. 2441

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Ex R/W

Covington Central Riverfront - Phase 1
P.B. 1, Pg. 2441

Block F

Lot 17

Washington St.

44'
R/W

16'
R/W Stewart Alley

Sheet 2 of 2

Drawing:	25-0219 ES ENCH
Drawn by:	ARV
Checked By:	CRG
Issue Date:	3/30/26

COVINGTON CENTRAL RIVERFRONT

65 W. 3RD ST., 350 WASHINGTON ST. & 70 W. 4TH ST
LOT 24 - BLOCK M & N
CITY OF COVINGTON
KENTON COUNTY, KENTUCKY

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