

TITLE COMMITMENT NOTES

- SCHEDULE B, PART II
- Land Design & Development, Inc. addressed all known encroachments, adverse claims, or other matters that appear for the first time in the Public Records, but did not address any defects or liens.
 - Land Design & Development, Inc. did not address this item.
 - Land Design & Development, Inc. addressed all known encroachments, encumbrances, violations, variations, or adverse circumstances affecting the Title, or easements or claims of easements not shown by the public records that would be disclosed by an accurate and complete land survey of the Land.
 - Land Design & Development, Inc. did not address these items.
 - Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plat of record in Plat Book 41, Page 12, are not on or touching subject property.
 - Property is subject to conditions, stipulations and restrictions as provided for on the recorded Plat of record in Plat Book 48, Page 76, which cannot be shown hereon, but building lines and easements, together with incidental rights, affects subject property as shown hereon.
 - Easement granted to Louisville Gas and Electric Company of record in Deed Book 3736, Page 403, is not on or touching subject property.
 - Easement granted to Kentucky Pipeline Company of record in Deed Book 3801, Page 397 and assigned to Ashland Oil, Inc., by Assignment of Rights-of-Way of record in Deed Book 5384, Page 618, is not on or touching subject property.
 - Easement granted to Louisville Gas and Electric Company of record in Deed Book 5009, Page 466 and Plat and Right-of-Way Book 30, Page 47, is not on or touching subject property.
 - Easement granted to the Louisville and Jefferson County Metropolitan Sewer District of record in Deed Book 6344, Page 676, and re-recorded in Deed Book 6346, Page 660, is not on or touching subject property.
 - Easement granted to Louisville Gas and Electric Company of record in Deed Book 6630, Page 402, is not on or touching subject property.
 - Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as set out in instrument of record in Deed Book 7342, Page 456, and as shown on the Plat attached thereto, are not on or touching subject property. (No new building line was created by this document)
 - Easements, together with incidental rights, as set out in instrument of record in Deed Book 7503, Page 847, and as shown on the Plat attached thereto, affects subject property as shown hereon, but conditions, stipulations, restrictions and building lines, are not on or touching subject property. (No new building line was created by this document)
 - Easement granted to the Louisville and Jefferson County Metropolitan Sewer District of record in Deed Book 7780, Page 48, affects subject property as shown hereon.
 - Property is subject to terms and conditions of Declaration of Covenants, Conditions and Reciprocal Easements of record in Deed Book 8060, Page 375, but cannot be shown hereon.
 - Property is subject to Certificate of Land Use Restriction with the Louisville/Jefferson County Metro Government Planning and Design Services of record in Deed Book 8094, Page 967, but cannot be shown hereon.
 - Property is subject to Extension of boundaries Agreement with Louisville and Jefferson County Metropolitan Sewer District of record in Deed Book 8188, Page 284, but cannot be shown hereon.
 - Property is subject to Certificate of Land Use Restriction with the Louisville/Jefferson County Metro Government Planning and Design Services of record in Deed Book 8828, Page 795, but cannot be shown hereon.
 - Easement granted to Louisville Gas and Electric Company of record in Deed Book 9062, Page 757, is not on or touching subject property.
 - Property is subject to conditions and stipulations of record in Deed Book 9193, Page 794, and as shown on the Plat attached thereto, but cannot be shown hereon. (No new restriction, building line or easement was mentioned, created or granted by this document)
 - Property is subject to terms and conditions of Encroachment Permit by and between the Louisville and Jefferson County Metropolitan Sewer District and FDR, LLC of record in Deed Book 9226, Page 186, which cannot be shown hereon but encroachment area is shown hereon.
 - Property is subject to terms and conditions of Declaration of Restrictions of record in Deed Book 9248, Page 76, but cannot be shown hereon.
 - Certificate of Land Use Restriction with the Louisville Metro Government Planning and Design Service of record in Deed Book 9272, Page 290, is not on subject property.
 - Easement granted to the Louisville and Jefferson County Metropolitan Sewer District of record in Deed Book 9278, Page 877, affects subject property as shown hereon.
 - Property is subject to Extension of Boundaries Agreement with Louisville and Jefferson County Metropolitan Sewer District of record in Deed Book 9308, Page 446, but cannot be shown hereon.

GENERAL NOTES

- The easements shown on this plat are per Title Commitment No. C2106538LK, dated January 27, 2021, issued by Commonwealth Land Title Insurance Company.
- By scaled map location and graphic plotting only, the subject property lies within Flood Zone "X", that is areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Property also lies within a floodway area in Zone "AE", per Flood Insurance Rate Map Community and Panel Number 21111C011E, with an effective date of December 5, 2006.
- The reference meridian used on this plat to determine the directions of the survey lines were based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983.
- Unadjusted error of closure for this tract is 1:28,206. The unadjusted error of angular closure was 1 second per traverse angle turned. This tract has not been adjusted for closure. Survey was conducted by Random Traverse Method. This is an "Urban" Survey.
- The subject property has direct access to and from INTERCHANGE DRIVE, a duly dedicated and accepted public street.
- There is no visible evidence of cemeteries on subject site.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance shall be furnished upon request.

SURVEYOR'S CERTIFICATE

To: Behnke Ventures, LLC
Commonwealth Land 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, 3, 4, 7(a), 13, 14 and 19 of Table A thereof. The field work was completed on February 26, 2021.

David B. Winkler #3492 3-521
David B. Winkler, Professional Land Surveyor No. 3492 Date
Contact Info: Phone (502) 426-8374 / Email winkler@ldd-inc.com

LEGEND

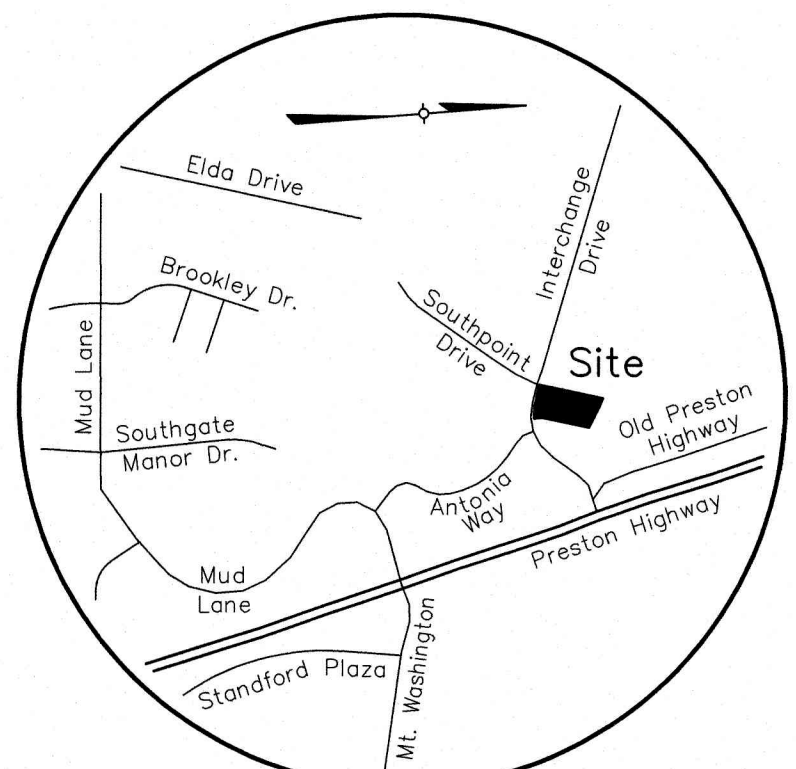
- Utility Pole
- Guy Anchor
- Light Pole
- CB Catch Basin
- Storm Drainage Manhole
- Sanitary Sewer Manhole
- Sanitary Clean-Out
- RCP Reinforced Concrete Pipe
- 12" W Underground Water Line
- 4" G Underground Gas Line
- OHE Overhead Electric Line
- Set Mag Nail With Washer Stamped "LD&D SURVEYING 3492" (Unless Otherwise Noted)
- Set 1/2" By 18" Iron Pin With Cap Stamped "WINK 3492"

PROPERTY DESCRIPTION

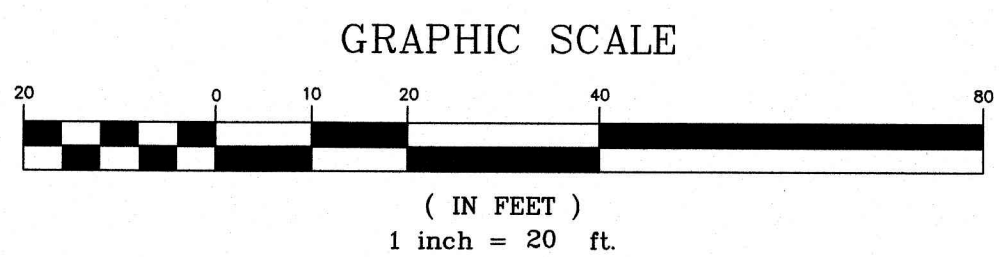
Being Tract 8B as shown on Minor Subdivision Plat attached to and made a part of Instrument of record in Deed Book 9193, Page 794, in the Office of the Clerk of Jefferson County, Kentucky.

Being a portion of the same property acquired by FDR, LLC, a Kentucky limited liability company, by General Warranty Deed dated December 13, 1999, of record in Deed Book 7372, Page 1 and re-recorded in Deed Book 10245, Page 341; and being a portion of the same property acquired by F.D.R. LLC, by Quitclaim Deed dated March 13, 2008, of record in Deed Book 9193, Page 794, both in the Office of the Clerk of Jefferson County, Kentucky.

Due to Kentucky State Plane Coordinate System rotation, the surveyed property bearings differ from the recorded Minor Subdivision Plat.



LOCATION MAP
Not To Scale



REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 21024.txd	SCALE: 1"=20'	CHECKED BY: D.B.W.
SURVEY DATE: 2/26/21	DRAWN BY: T.T.O.Z.	
PLAT DATE: 3/05/21		

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
507 WESTBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502) 444-9914

ALTA/NSPS LAND TITLE SURVEY
1751 INTERCHANGE DRIVE, LOUISVILLE, KY 40229
OWNER:
FDR, LLC
(a/k/a F.D.R. LLC)
P.O. BOX 2089
ELIZABETHTOWN, KENTUCKY 42702-2089
DEED BOOK 9193, PAGE 794
TAX BLOCK 3514, LOT 18

JOB NO. 21024
SHEET 1 OF 1

G:\Current Projects\21024\Drawings\Survey\21024.txd (Survey) 3/05/2021