SURVEYOR'S CERTIFICATION:

TO PRODIGY INVESTMENTS, LLC, STOCKYARD BANK AND 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(c), 8, 9, 11(b), 13, 16, 18, & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 2, 2015.

I FURTHER CERTIFY THAT THE SURVEYS DEPICTED BY THIS PLAT WAS PERFORMED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SURVEY STANDARDS ESTABLISHED BY KAR 18:150 FOR AN URBAN SURVEY, THE UNADJUSTED CLOSURE FOR THIS SURVEY WAS 1:15543. THIS SURVEY WAS PERFORMED USING THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS AND HAS BEEN ADJUSTED FOR CLOSURE.

PROPERTY DESCRIPTION:

BEGINNING AT A POINT, SAID POINT BEING S 10°42'11" E, 0.58' FROM A 3/4" IRON PIPE (FOUND), SAID PIPE BEING IN THE NORTHWEST LINE OF LOT NO. 2, MIDWAY FARMS SUBDIVISION, AS RECORDED IN PLAT AND SUBDIVISION BOOK 7, PAGE 151, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY AND THE SOUTHEAST CORNER OF LOT 11, REVISED PLAT OF SECTION NO. 6 BLUEGRASS RESEARCH & INDUSTRIAL PARK, AS RECORDED IN PLAT AND SUBDIVISION BOOK 30, PAGE 53 IN THE AFORESAID OFFICE; THENCE S 74°27'23" W, 59.47' TO AN IRON PIN W/CAP PLS #2662 (SET THIS SURVEY); THENCE S 15°32'37" W, 208.00' TO AN IRON PIN W/CAP PLS #2662 (SET THIS SURVEY), SAID PIN BEING IN THE NORTHWEST LINE OF A 16' PASSWAY KNOWN AS MIDWAY DR. RECORDED IN DEED BOOK 3006, PAGE 573, IN THE AFORESAID OFFICE. SAID NORTHWEST LINE BEING PARALLEL TO AND 18' NORTH OF THE NORTHWEST LINE OF LOT NO. 3 OF MIDWAY FARMS SUBDIVISION RECORDED IN SUBDIVISION BOOK 7, PAGE 151, RECORDED IN AFORESAID OFFICE; THENCE WITH THE NORTHWEST LINE OF MIDWAY DR. S 74°27'23" W, 200.00' TO AN IRON PIN W/CAP PLS #2662 (SET THIS SURVEY); THENCE LEAVING SAID MIDWAY DR. N 15°32'37" W, 208.00' TO AN IRON PIN W/CAP (FOUND - NO NUMBER). SAID PIN BEING IN THE NORTHWEST LINE OF SAID LOT NO. 2, MIDWAY FARMS AND THE SOUTHEASTERLY LINE OF BLUEGRASS RESEARCH & INDUSTRIAL PARK AFORESAID; THENCE WITH SAID LINE N 74°27'23" E, 89.47' TO AN IRON PIN W/CAP PLS #2662 (SET THIS SURVEY). SAID PIN BEING THE SOUTHWEST CORNER OF LOT 11 AFORESAID; THENCE N 15°32'37" W, 370.29' TO AN IRON PIN W/CAP PLS #2662 (SET THIS SURVEY), SAID PIN BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DECIMAL DR.; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DECIMAL DR. N 74°27'23" E, 170.00' TO AN X-CUT (FOUND) IN A CONCRETE PAVED DITCH; THENCE LEAVING SAID RIGHT-OF-WAY S 15°32'37" E, 370.29' TO THE POINT OF BEGINNING, CONTAINING 2.40 ACRES.

BEING THE SAME PROPERTY CONVEYED TO RAYMOND C. YODER, A MARRIED PERSON AND EDWARD NEIL YODER, A MARRIED PERSON, AND ROGER L. YODER, A MARRIED PERSON, BY DEED DATED SEPTEMBER 25, 1991, OF RECORD IN DEED BOOK 6155, PAGE 645, IN THE OFFICE OF THE CLERK OF THE COUNTY COURT OF JEFFERSON COUNTY, KENTUCKY.

GENERAL NOTES:

A PERSONAL REVIEW OF FIRM MAP #21111C0064E DATED DEC. 5, 2006 INDICATES THIS PROPERTY IS IN ZONE-X WHICH IS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS PROPERTY IS SUBJECT TO THE BINDING ELEMENTS OF CASE NUMBER 14AREA1003, BOZA DOCKET NUMBERS B-10-88 AND B-241-87 ON FILE IN THE OFFICE OF LOUISVILLE METRO PLANNING AND DESIGN SERVICES.

THIS PROPERTY IS ZONED PEC AND IS IN THE SUBURBAN WORKPLACE FORM DISTRICT PER LOUISVILLE METRO PLANNING AND DESIGN SERVICES.

MINIMUM REQUIREMENTS PER LOUISVILLE METRO PLANNING AND DESIGN SERVICES LAND DEVELOPMENT CODE AS ADOPTED BY THE CITY OF JEFFERSONTOWN CHAPTER 5, PART 3.4:

LOT SIZE, DEPTH AND WIDTH - THERE ARE NO MINIMUM LOT SIZE, DEPTH, AND WIDTH REQUIREMENTS IN THE SWFD.

FRONT & STREET-SIDE SETBACK - TWENTY-FIVE FEET ALONG ALL FRONTAGE ON PUBLIC STREETS AND PRIVATE ACCESS EASEMENTS PROVIDING PRIMARY ACCESS. GREATER SETBACKS NECESSARY TO COMPLY WITH APPLICABLE PARKWAY OR OTHER BUFFER REQUIREMENTS SET FORTH IN CHAPTER 10 SHALL SUPERSEDE THESE SETBACK REQUIREMENTS. OFF-STREET PARKING, MANEUVERING FOR PARKING AREAS, DRIVEWAYS, AND SIDEWALKS SHALL BE PERMITTED WITHIN THE 25 FOOT SETBACK AS LONG AS ALL LANDSCAPING REQUIREMENTS OF CHAPTER 10 PART 2 ARE MET.

SIDE YARD - NONE

REAR YARD - NONE

BUILDING HEIGHT - THE MAXIMUM PERMITTED BUILDING HEIGHT IS 50 FEET; HOWEVER, ADDITIONAL HEIGHT MAY BE ADDED PROVIDED THAT THE BUILDING IS STEPPED BACK ONE FOOT ON ALL SIDES FOR EACH ADDITIONAL FOUR FEET OF BUILDING HEIGHT.

THIS DRAWING IS SUBJECT TO ALL ROADWAYS, EASEMENTS, DEED OF RESTRICTIONS, RIGHT-OF-WAY, WHETHER SHOWN HEREON, OR NOT.

THIS SURVEY WAS PREPARED USING TITLE COMMITMENT FILE NO. 2015137 WHICH WAS ISSUED BY FIRST AMERICAN TITLE DATED MARCH 24, 2015.

NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

NO DELINEATED WETLAND AREAS ON SITE PER LOJIC MAPPING.

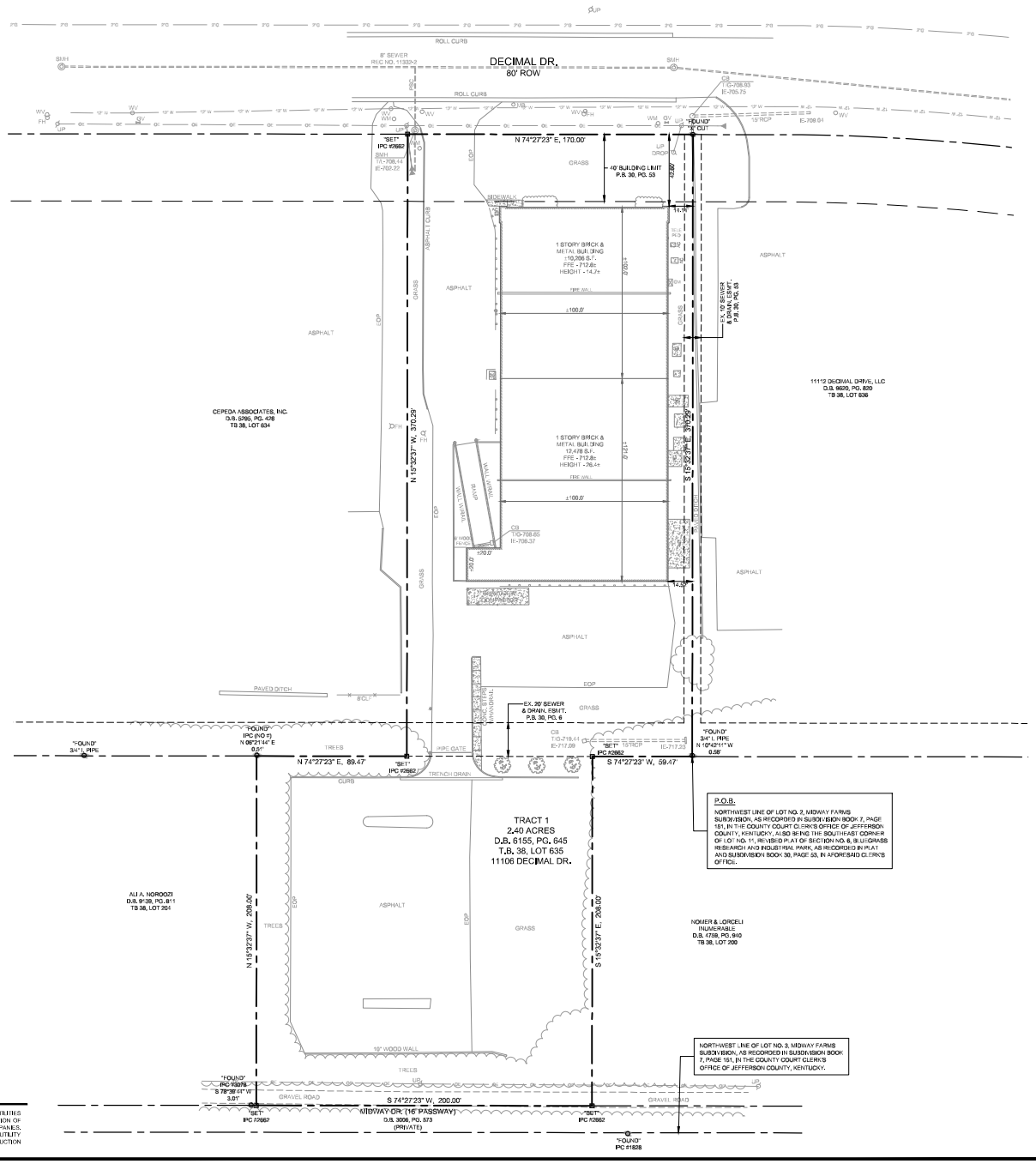
TITLE NOTES:

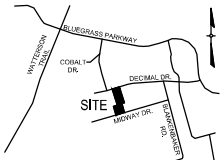
PER ITEMS OF FIRST AMERICAN TITLE, COMMITMENT FILE NO. 2015137, DATED MARCH 24, 2015, THIS PROPERTY IS SUBJECT TO:

10. EASEMENTS AND RESTRICTIONS AS SHOWN ON PLAT BOOK 30, PAGE 53, IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN ON THE FACE OF THIS SURVEY.

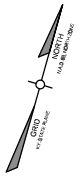
EXISTING UTILITY NOTE:

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE INFORMATION SHOWN IS A COMPILATION OF INFORMATION OBTAINED BY FIELD SURVEY AND RECORDS OBTAINED FROM RESPECTIVE UTILITY COMPANIES. PRIOR TO ANY EXCAVATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY PROTECTION CENTER, BUD PHONE NO. 1-800-752-6007, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES ON THIS SITE.





LOCATION MAP
N.T.S.



PRELIMINARY
FOR REVIEW ONLY

LEGEND

- EX. SANITARY/STORM SEWER
- EXISTING GUARDRAIL
- EXISTING FENCELINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING L.W.C. WATERLINE
- EXISTING L.G.&E. GASLINE
- EXISTING SANITARY/STORM MANHOLE
- EXISTING TREE
- EXISTING GUY WIRE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE/METER
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING PIPE POST/BOLLARD

0 30 60 90 120
GRAPHIC SCALE: 1" = 30'

Revisions		
No.	Date	Description	By

CIVIL DESIGN, INC.
DUNAWAY ENGINEERING, INC.
3404 STONY SPRING CIRCLE
LOUISVILLE, KENTUCKY 40220
PH: 671-0060 FAX: 671-4311
CDI CIVIL DESIGN, INC.
VOICE | DATA
Civil Engineering Firm of Kentucky
Land Surveying Corp. Permit No. 840
Engineering Corp. Permit No. 3294

DATE

SIGNATURE

ALTA/ACSM LAND TITLE SURVEY

OWNER
RAYMOND C. YODER, EDWARD NEIL YODER
AND ROGER L. YODER
PROPERTY: 11106 DECIMAL DR.
LOUISVILLE, KENTUCKY 40299
D.B. 6155, PG. 645 TAX BLOCK 38, LOT 635

DRAWN BY: RWD	CHK'D BY: RWD
DATE: APR. 3, 2015	
DRAWING: ALTA	
SCALE: 1" = 30'	
SHEET 1 OF 1	

FILE: PLOT 11106 Decimal Drive ALTA JOB NO.: R1674.01