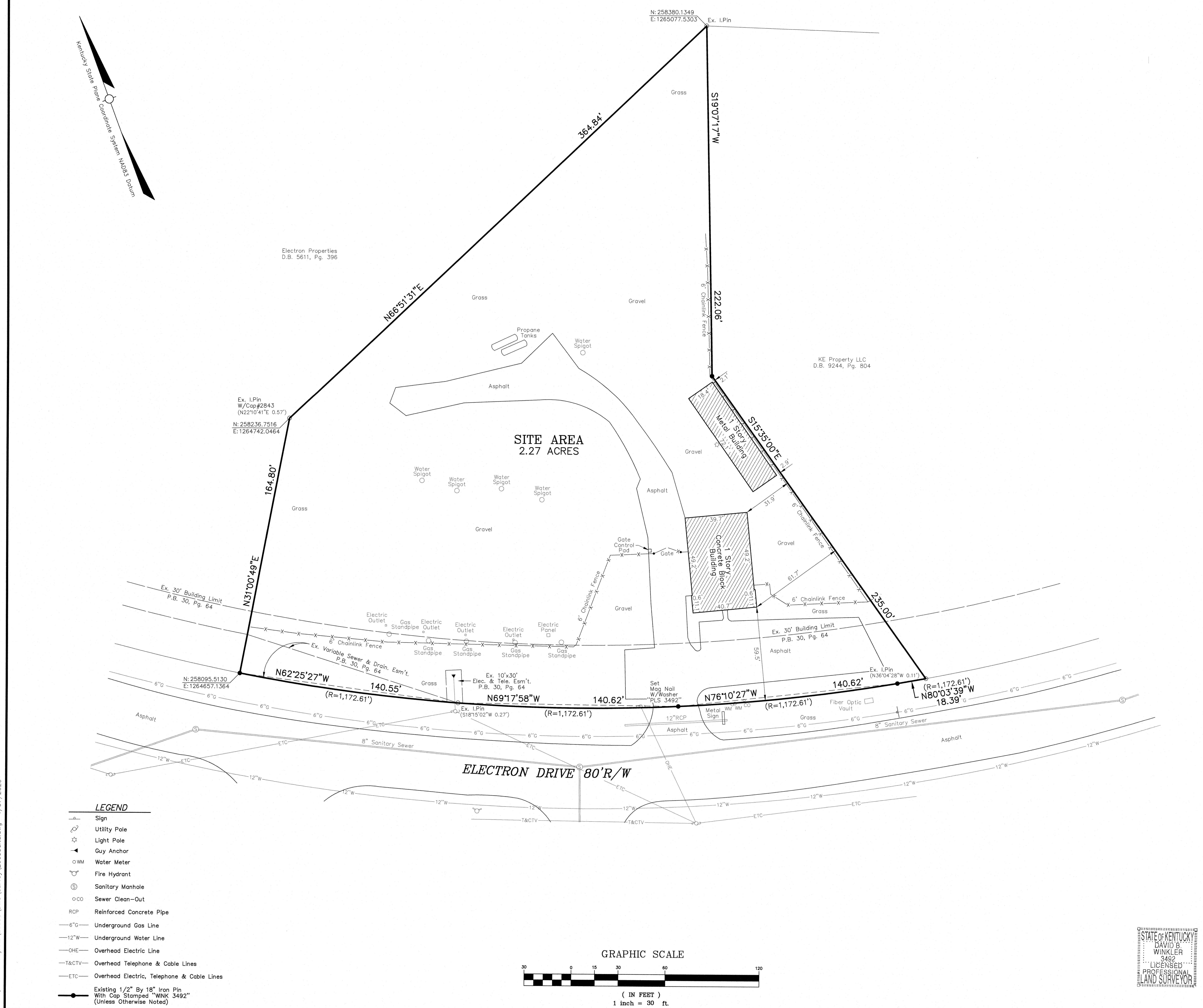
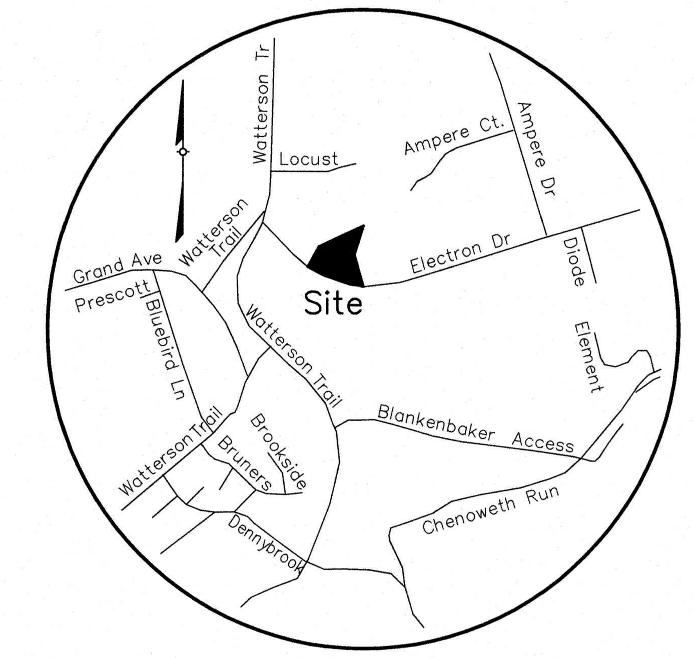


G:\Current Projects\20053\DWG\Survey\20053alta.dwg 4/07/2020



LOCATION MAP

Not To Scale

TITLE DESCRIPTION

Being Tract #2A, as shown on Minor Subdivision Plat, approved by the Louisville and Jefferson County Planning Commission on June 22, 1990, and attached to Deed recorded in Deed Book 5970, page 360, in the Office of the County Clerk of Jefferson County, Kentucky.

SURVEYED DESCRIPTION

BEGINNING at an existing iron pin along the north right-of-way line of Electron Drive, said point being a common corner with the southwest corner of Tract 2B of the Minor Subdivision Plat approved by Louisville and Jefferson County Planning Commission under Docket Number 144-90, and as recorded by Deed of record in Deed Book 5970, Page 360, in the Office of the Clerk of Jefferson County, Kentucky; thence with said north right-of-way line with the arc of a curve to the right having a radius of 1,172.61' and chords as follow: N80°03'39"W, 18.39' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492", N76°10'27"W, 140.62' to a set mag nail with washer stamped "LD&D SURVEYING PLS 3492", N69°17'58"W, 140.62' to an existing iron pin and N62°25'27"W, 140.55' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492"; thence leaving said north right-of-way line N31°00'49"E, 164.80' to an existing iron pin with cap #2843; thence N66°51'31"E, 364.84' to an existing iron pin, said point being a common corner with the northwest corner of aforementioned Tract 2B; thence S19°07'17"W, 222.06' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492"; thence S15°35'00"E, 235.00' to the point of BEGINNING, containing 2.27 acres.

Due to Kentucky State Plane Coordinate System rotation and closure errors, the title description differ from the surveyed property.

The surveyed description shown above is the same property as described in Old Republic National Title Insurance Company's Title Commitment File No. 247094, dated March 11, 2020.

TITLE COMMITMENT NOTES

SCHEDULE B – SECTION II

1. Land Design & Development, Inc. addressed all known defects, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, but did not address any liens.
2. Land Design & Development, Inc. addressed all known facts, rights, interests, or claims which are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Land Design & Development, Inc. addressed all known encroachments, encumbrances, violations, or adverse circumstances affecting the title including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the public records.
4. Land Design & Development, Inc. did not address this item.
5. Land Design & Development, Inc. addressed all known rights of parties in actual possession of all or any part of the premises, including, but not limited to, easements, claims of easements or encumbrances that are not shown in the public records.

6.–7. Land Design & Development, Inc. did not address these items.

8. Property is subject to Certificate of Land Use Restrictions of record in Deed Book 6301, Page 30 and Deed Book 6556, Page 648, but cannot be shown hereon.
9. Easements granted to Louisville Gas and Electric Company of record in Deed Book 1641, Page 622 and Deed Book 5467, Page 723 (Right of Way Book 40, Page 2), are not on or touching subject property.
10. Easement granted to Southern Bell Telephone and Telegraph Company of record in Deed Book 1411, Page 195, may affect subject property. (Exact location cannot be determined from information provided in the document)
11. Building limit and easements of record in Plat and Subdivision Book 30, Page 64, affects subject property as shown hereon, but easement of record in Deed Book 5970, Page 360, is not on or touching subject property.
12. Property is subject to restrictions of record in Deed Book 4724, Page 340, but cannot be shown hereon.
13. Land Design & Development, Inc. did not address this item.

GENERAL NOTES

1. The easements shown on this plat are per Title Commitment File No. 247094, dated March 11, 2020, issued by Old Republic National Title Insurance Company.
2. By scaled map location and graphic plotting only, the subject property lies within Flood Zone "X", that is areas determined to be outside of the 0.2% annual chance floodplain, per Flood Insurance Rate Map Community and Panel Number 21111C0064E, with effective dates of December 5, 2006.
3. The reference meridian used on this plat to determine the directions of survey lines was based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983.
4. Unadjusted error of closure for this tract is 1:25,657. The unadjusted error of angular closure was 8 seconds per traverse angle turned. This tract has been adjusted for closure. Survey was conducted by Random Traverse Method. This is an "Urban" Survey.
5. The subject property has direct access to and from ELECTRON DRIVE, a duly dedicated and accepted public street.
6. There is no visible evidence of cemeteries on subject site.
7. 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: 4 Fillies, LLC, a Kentucky limited liability company
Old Republic 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 2016 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 20 of Table A thereof. The field work was completed on March 27, 2020.

STATE OF KENTUCKY
DAVID B. WINKLER
3492
LICENSED
PROFESSIONAL
LAND SURVEYOR

[signature] #3492 4-7-2020

David B. Winkler, Professional Land Surveyor No. 3492 — Date
Contact Info: Phone (502) 426-9374 / Email winkler@ldd-inc.com

REVISIONS		
NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 20053alta.dwg
FIELD DATE: 3/27/20 | SCALE: 1"=30'
PLAT DATE: 4/07/20 | DRAWN BY: S.M./O.Z.
CHECKED BY: D.B.W.

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 WASHBURN AVENUE, SUITE 101
LOUISVILLE, KENTUCKY 40222
PHONE: (502)426-9374

ALTA/NSPS LAND TITLE SURVEY

10901 ELECTRON DRIVE, LOUISVILLE, KY 40299

OWNER:
JAMES K. BOWLING & CAMILLE HADDAD-BOWLING
3206 LINNET ROAD
LOUISVILLE, KENTUCKY 40217
DEED BOOK 6486, PAGE 200
TAX BLOCK 1927, LOT 2A

JOB NO. 20053

SHEET 1 OF 1