

NOTES

1. THE WORD "CERTIFY" OR "CERTIFICATE": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE. EXPRESSED OR IMPLIED, DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

2. THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEED OF RECORD REFERENCE HEREON, THE RECOVERED MONUMENTATION OF RECORD OR BY COMMON REPORT, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED BY THE FENCE LINES SHOWN HEREON.

3. TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, THE SUBJECT TRACT OF LAND IS SERVED BY ONE OR MORE OF THE FOLLOWING UTILITIES: LOUISVILLE GAS AND ELECTRIC CO. (NATURAL GAS AND ELECTRICITY) (502) 589-1444, LOUISVILLE WATER CO. (WATER) (502) 569-3600, THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (SANITARY AND STORM SEWAGE) (502) 540-6000, BELL SOUTH TELEPHONE CO. (502) 557-6000, AND INSIGHT COMMUNICATIONS (TELECOMMUNICATIONS) (502)-357-4660. IF THE LOCATION OF BURIED UTILITIES ARE SHOWN HEREON THEY ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BEFORE EXCAVATION BY CALLING "KY 811" AT 811. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING SIZE, DEPTH, CONDITION, CAPACITY OF THE SAID BURIED UTILITIES. MINDEL SCOTT DOES NOT CERTIFY AS TO THE CORRECTNESS OR COMPLETENESS OF THE BURIED UTILITIES SHOWN HEREON.

4. MINDEL SCOTT DID NOT PERFORM ANY SUBSURFACE, WETLAND OR ENVIRONMENTAL EXAMINATIONS AND ONLY CERTIFIES TO THE VISIBLE, ABOVE GROUND IMPROVEMENTS WITH EXCEPTIONS TO THE SANITARY & STORM SEWERS SHOWN HEREON.

5. WETLAND, ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NEITHER EXAMINED NOR CONSIDERED A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS TRACT, UNLESS SHOWN HEREON.

6. NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT QUALIFIED TO ACCESS THE PRESENCE OF CEMETERIES OR BURIAL GROUNDS AND ANY PERSON OR INSTITUTION RELYING ON THE SURVEY IS ENCOURAGED TO HAVE A CULTURAL RESOURCE STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR ARCHAEOLOGICAL SENSITIVE AREAS.

7. DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.

8. THIS PLAT MAY BE SUBJECT TO ANY AND ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, COVENANTS, RESTRICTIONS, ALL LEGAL EASEMENTS, RIGHTS-OF-WAY, ETC., WHICH MAY BE REVEALED BY A TITLE SEARCH, AND WHETHER SHOWN ON THIS PLAT OR NOT.

9. THE LOCATION AND/OR EXISTENCE OF UNDER GROUND UTILITY SERVICE LINES TO THE SUBJECT PROPERTY ARE UNKNOWN. ALL UNDER GROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPPING FROM LOCAL UTILITY AGENCIES AND FIELD OBSERVATIONS WHERE VISIBLE.

10. BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER NO. 21111C0092E WITH AN EFFECTIVE DATE OF DECEMBER 05, 2006, FOR COMMUNITY NUMBER 210120 (LOUISVILLE-JEFFERSON COUNTY METRO GOVERNMENT), WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE DESIGNATED FLOOD ZONES OF THE SUBJECT PROPERTY ARE LOCATED IN:

ZONE X - Areas determined to be outside of the 0.2% annual chance floodplain (100 year flood).
ZONE X (FUTURE BASE FLOOD) - Is the flood insurance risk zone that corresponds to the 1-percent-annual-chance floodplains that are determined based on future conditions hydrology. No BFEs or base flood depths are shown within this zone.
ZONE AE (SPECIAL FLOOD HAZARD AREA) - The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1 % chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. Note that a portion of the Southern Ditch is in the Floodway. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1 % annual chance flood can be carried without substantial increases in flood heights.

UNITED, PARCEL SERVICE INC
1840 OUTER LOOP
TAX BLOCK 0648, LOT 0046
D.B. 9615, PG. 84

PROPERTY INFO

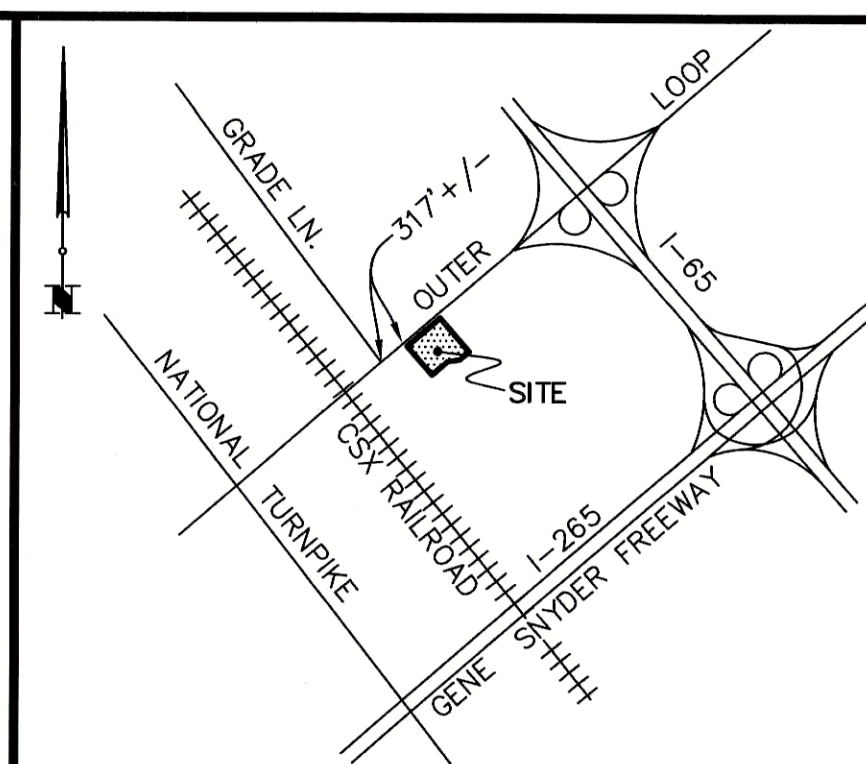
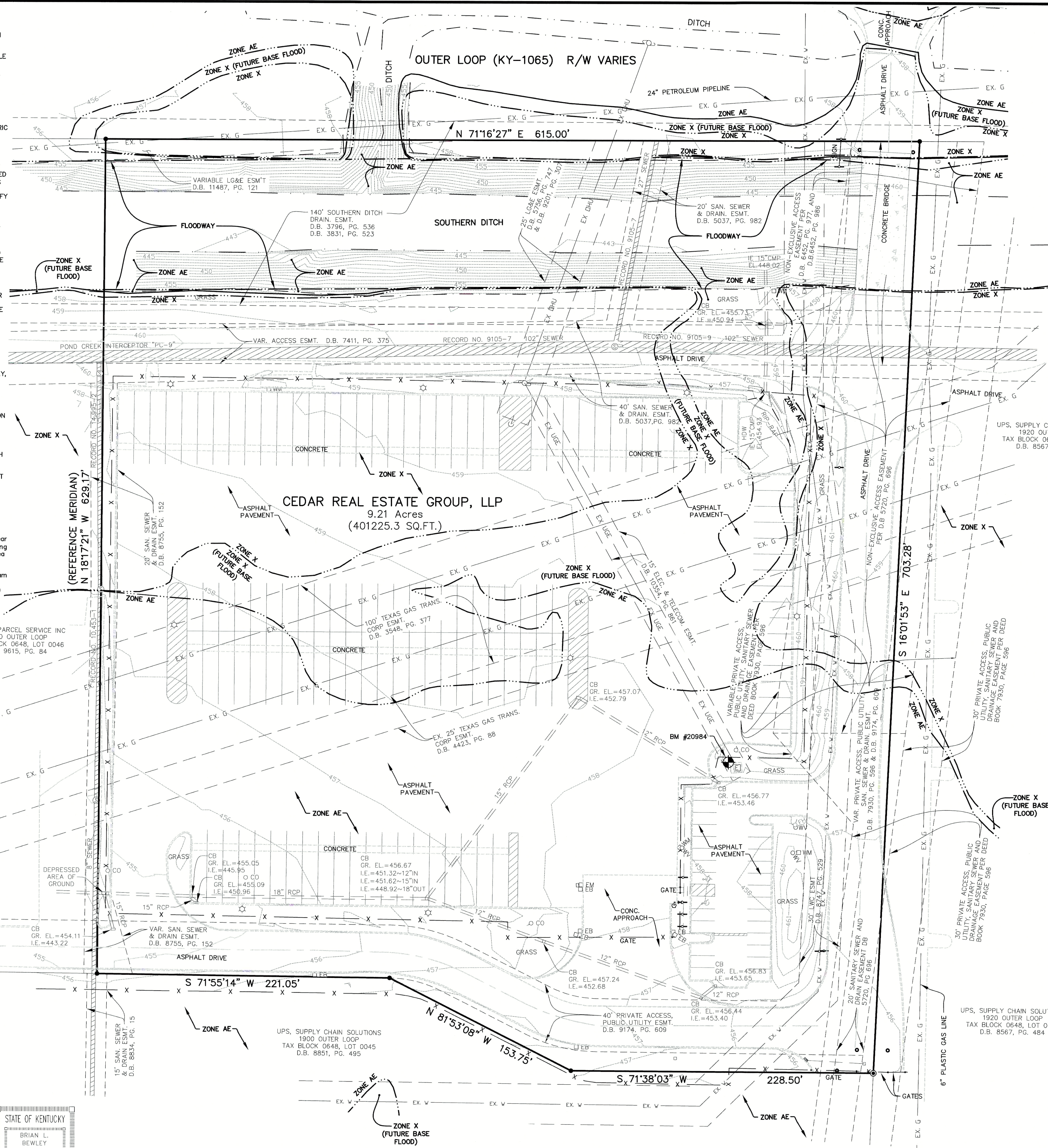
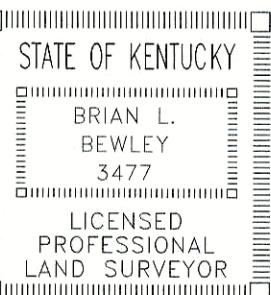
OWNER: CEDAR REAL ESTATE GROUP, LLP
PROPERTY ADDRESS: 1030 & 1060 OUTER LOOP
LOUISVILLE, KY 40219
SOURCE OF TITLE: D.B. 11317, PG. 82 (TRACT TWO)
TAX MAP: #0648, LOT 0021
AREA: 9.21 ACRES (401225.3 SQ.FT.)
ZONED: E21
FORM DISTRICT: SUBURBAN WORKPLACE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY AS DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION. IN ADDITION TO A TRIMBLE S-5 ROBOTIC INSTRUMENT, A GLOBAL POSITIONING SYSTEM WAS USED TO LOCATE THE CONTROL AND THE BOUNDARY MONUMENTS FOR THIS SURVEY. A TRIMBLE R-121 WAS USED. THIS IS A DUAL FREQUENCY GPS RECEIVER USING REAL TIME KINEMATIC SURVEY METHODS (RTK), WITH AVERAGED REDUNDANT OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY IS WITHIN 4.00" ± 100 PPM, WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES FOR AN URBAN SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY'S, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 AND IN EFFECT ON THE DATE OF THIS SURVEY. THE HORIZONTAL DATUM USED WAS THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, U.S. SURVEY FOOT. THE VERTICAL DATUM WAS NAVD 88, GEOID 18. THE FIELDWORK WAS COMPLETED ON 6-17-2025.

Brian L. Bewley
BRIAN L. BEWLEY
PLS. NO. 3477
DATE
NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE PROFESSIONAL SURVEYOR

6-23-25



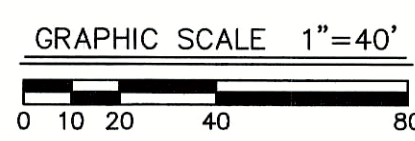
LOCATION MAP
NO SCALE

LEGEND

- FOUND 1/2" PIN & CAP, PLS #3697
- FOUND 1/4" MAG MAIL & SHINER, PLS #3697
- EXISTING 8" CHAIN LINK FENCE
- EXISTING STREET SIGN
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING DOWN GUY
- EXISTING MAIL BOX
- EXISTING TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING BOLLARD
- EXISTING OVERHEAD UTILITIES
- EXISTING CATCH BASIN & YARD DRAIN W/ PIPE
- EXISTING HEADWALL W/ PIPE
- EXISTING TOP OF BANK
- EXISTING TOE OF SLOPE/EDGE OF DITCH
- EXISTING SANITARY MANHOLE W/PIPE
- EXISTING CLEANOUT
- EXISTING HANDICAP PARKING SPACE
- EXISTING CATCH BASIN

BENCHMARKS

NOTE: ALL ELEVATIONS ARE BASED ON NAVD 1988 DATUM & WERE DERIVED FROM LOJIC BENCHMARK BR25-01 BY MEANS OF GPS METHODS AND DIFFERENTIAL LEVELING.
SOURCE BENCHMARK: BR25-01
ELEV. 463.87 (NAVD 1988)
BM #20984
SQUARE-CUT MADE ON THE NORTHWEST CORNER OF THE CONCRETE ELECTRICAL TRANSFORMER PAD LOCATE APPROXIMATELY 474 FEET SOUTH FROM THE SOUTH SIDE OF BRIDGE OVER SOUTHERN DITCH AND APPROXIMATELY 57' WEST OF THE EASTERNMOST PROPERTY FENCE LINE.
ELEV. 459.22 (NAVD 1988)



RECORD NORTH

BOUNDARY & TOPOGRAPHIC SURVEY
CEDAR REAL ESTATE GROUP, LLP
OWNER: TAX BLOCK 0648, LOT 0021
DEED BOOK 11317, PAGE 82
1830 & 1860 OUTER LOOP
LOUISVILLE, KY 40219

Section	Contours & Floodplain
6-23-25	
Horizontal Scale: 1"=40'	
Date: 6/17/25	
Job Number: 1431-710-001	
Sheet	