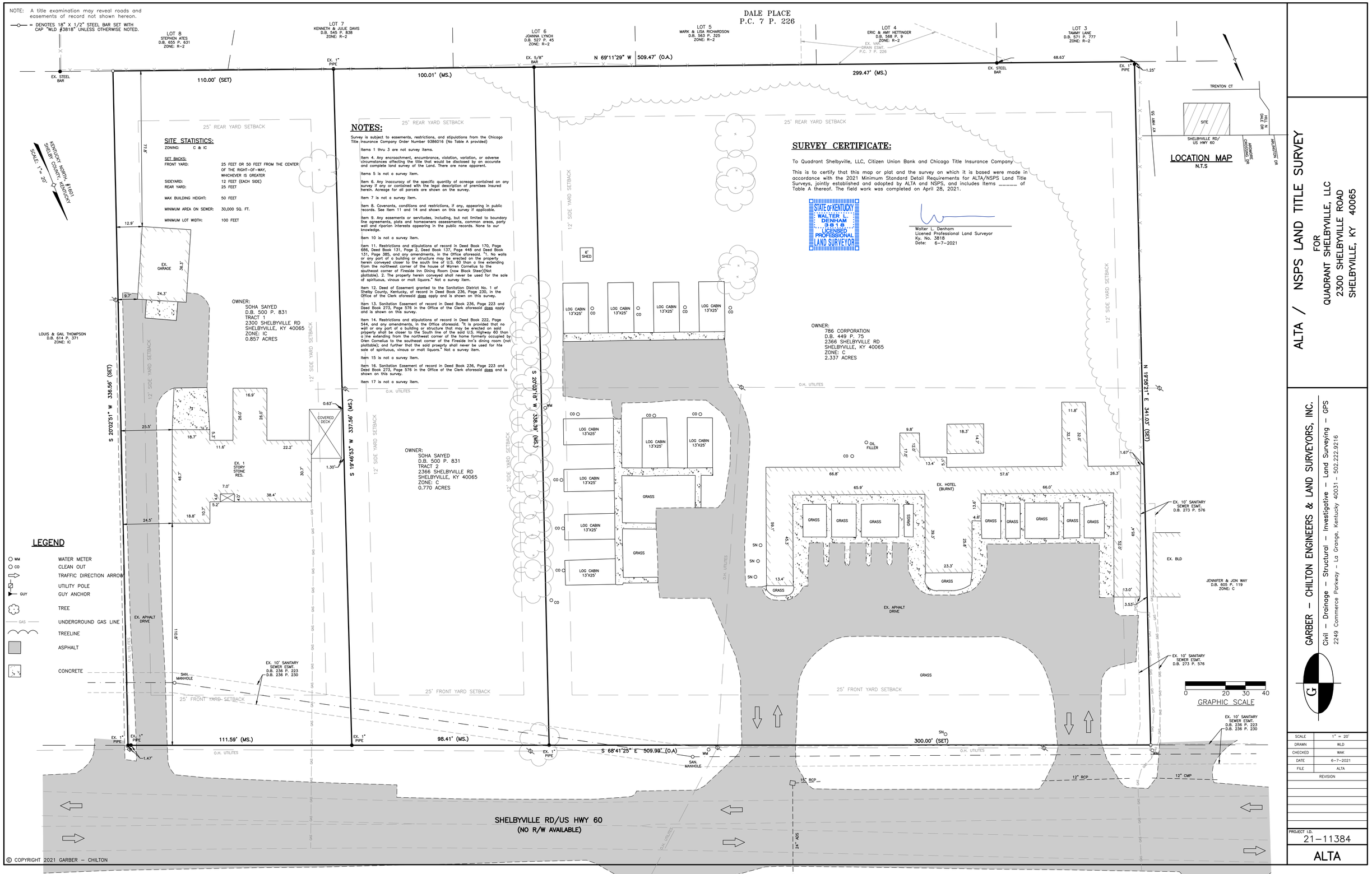
NOTE: A title examination may reveal roads and easements of record not shown hereon.

—O— = DENOTES 18" X 1/2" STEEL BAR SET WITH CAP "WLD #3818" UNLESS OTHERWISE NOTED.



SITE STATISTICS:

ZONING: C & IC

SET BACKS:

FRONT YARD: 25 FEET OR 50 FEET FROM THE CENTER OF THE RIGHT-OF-WAY, WHICHEVER IS GREATER

SIDEYARD: 12 FEET (EACH SIDE)

REAR YARD: 25 FEET

MAX BUILDING HEIGHT: 50 FEET

MINIMUM AREA ON SEWER: 30,000 SQ. FT.

MINIMUM LOT WIDTH: 100 FEET

NOTES:

Survey is subject to easements, restrictions, and stipulations from the Chicago Title Insurance Company Order Number 9386016 (No Table A provided)

Items 1 thru 3 are not survey items.

Item 4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete land survey of the Land. There are none apparent.

Items 5 is not a survey item.

Item 6. Any inaccuracy of the specific quantity of acreage contained on any survey if any or contained with the legal description of premises insured herein. Acreage for all parcels are shown on the survey.

Item 7 is not a survey item.

Item 8. Covenants, conditions and restrictions, if any, appearing in public records. See Item 11 and 14 and shown on this survey if applicable.

Item 9. Any easements or servitudes, including, but not limited to boundary line agreements, plats and homeowners assessments, common areas, party wall and riparian interests appearing in the public records. None to our knowledge.

Item 10 is not a survey item.

Item 11. Restrictions and stipulations of record in Deed Book 170, Page 686, Deed Book 131, Page 2, Deed Book 137, Page 448 and Deed Book 131, Page 385, and any amendments, in the Office aforesaid. "1. No walls or any part of a building or structure may be erected on the property herein conveyed closer to the south line of U.S. 60 than a line extending from the northwest corner of the house of Warren Cornelius to the southeast corner of Fireside Inn Dining Room (now Black Steer)(Not plottable). 2. The property herein conveyed shall never be used for the sale of spirituous, vinous or malt liquors." Not a survey item.

Item 12. Deed of Easement granted to the Sanitation District No. 1 of Shelby County, Kentucky, of record in Deed Book 236, Page 230, in the Office of the Clerk aforesaid does apply and is shown on this survey.

Item 13. Sanitation Easement of record in Deed Book 236, Page 223 and Deed Book 273, Page 576 in the Office of the Clerk aforesaid does apply and is shown on this survey.

Item 14. Restrictions and stipulations of record in Deed Book 222, Page 544, and any amendments, in the Office aforesaid. "It is provided that no wall or any part of a building or structure that may be erected on said property shall be closer to the South line of the said U.S. Highway 60 than a line extending from the northwest corner of the home formerly occupied by Oren Cornelius to the southeast corner of the Fireside Inn's dining room (not plottable); and further that the said proeprty shall never be used for hte sale of spirituous, vinous or malt liquors." Not a survey item.

Item 15 is not a survey item.

Item 16. Sanitation Easement of record in Deed Book 236, Page 223 and Deed Book 273, Page 576 in the Office of the Clerk aforesaid does and is shown on this survey.

Item 17 is not a survey item.

SURVEY CERTIFICATE:

To Quadrant Shelbyville, LLC, Citizen Union Bank and Chicago 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 _____ of Table A thereof. The field work was completed on April 28, 2021.

STATE OF KENTUCKY
WALTER L. DENHAM
3818
LICENSED PROFESSIONAL LAND SURVEYOR

Walter L. Denham
Licened Professional Land Surveyor
Ky. No. 3818
Date: 6-7-2021

LEGEND

- WM — WATER METER
- CO — CLEAN OUT
- TRAFFIC DIRECTION ARROW
- UTILITY POLE
- GUY — GUY ANCHOR
- TREE
- GAS — UNDERGROUND GAS LINE
- TREELINE
- ASPHALT
- CONCRETE

© COPYRIGHT 2021 GARBER – CHILTON

ALTA / NSPS LAND TITLE SURVEY

FOR
QUADRANT SHELBYVILLE, LLC
2300 SHELBYVILLE ROAD
SHELBYVILLE, KY 40065

GARBER – CHILTON ENGINEERS & LAND SURVEYORS, INC.
Civil – Drainage – Structural – Investigative – Land Surveying – GPS
2249 Commerce Parkway - La Grange, Kentucky 40031 - 502.222.9216

SCALE	1" = 20'
DRAWN	WLD
CHECKED	WAK
DATE	6-7-2021
FILE	ALTA
REVISION	

PROJECT I.D.
21-11384

ALTA