

SURVEYOR'S NOTES

This survey was based on a title commitment provided to the surveyor by First American Title Insurance Company, File No. 18103054, with a commitment date of October 22, 2018, at 8:00 AM.

TITLE COMMITMENT SCHEDULE B SECTION II DOCUMENTS:

- Item 8 - Intentionally Deleted
- Item 9 - Intentionally Deleted
- Item 10 - Intentionally Deleted
- Item 11 - Intentionally Deleted
- Item 12 - Intentionally Deleted
- Item 13 - Intentionally Deleted
- Item 14 - Intentionally Deleted
- Item 15 - The terms and conditions of Sign Location Lease in Favor of White Advertising Company dated August 29, 1975, recorded in Deed Book 126, Page 333, in the Henry County Clerk's Office does not provide a sufficient description of the lease area to be placed on the ground or plotted.
- Item 16 - Intentionally Deleted
- Item 17 - Intentionally Deleted
- Item 18 - Intentionally Deleted
- Item 19 - Intentionally Deleted
- Item 20 - Intentionally Deleted
- Item 21 - Intentionally Deleted
- Item 22 - The easement granted to South Central Bell Telephone Company, by instrument dated April 3, 1972 of record in Deed Book 118, Page 520, in the Office aforesaid does not provide a sufficient description of the easement area to be placed on the ground or plotted, but is graphically shown as being along KY 146 which would not be on and would not touch the surveyed proposed property.
- Item 23 - Intentionally Deleted
- Item 24 - Intentionally Deleted
- Item 25 - Intentionally Deleted
- Item 26 - Intentionally Deleted
- Item 27 - Intentionally Deleted
- Item 28 - Intentionally Deleted
- Item 29 - Land Use Restriction in LUR Book 2, Page 229 in the office aforesaid describes the address of the property as being "...situated at the southwest corner of the intersection of I-71 and KY 153..." while the surveyed proposed property lies at the southeast corner of said intersection. The owner name and parcel number match the parent tract of the surveyed proposed property.
- Item 30 - The survey prepared by Baumann Land Survey, Inc. dated April 10, 2017 was labeled as "Preliminary - Not For Recording or Land Transfer" and this survey is an updated version of that Preliminary survey.

2016 ALTA/NSPS LAND TITLE SURVEY TABLE A ITEMS:

- Item 1: Corner Monuments are as noted and shown hereon this survey.
- Item 2: The address of the surveyed proposed property, as listed on the Henry County PVA website is: Pendleton Road
- Item 3: Flood Zone Data: The surveyed proposed property is located in "Other Areas Zone X" areas determined to be outside the 0.2% annual chance floodplain. This is based on the graphical location of the surveyed proposed property on the Flood Insurance Rate Map for Henry County, Kentucky and Incorporated Areas, Map Number 21003C 0125C, effective date June 16, 2011
- Item 4: The surveyed proposed property contains 10.393 Acres.
- Item 6(a): No zoning report or letter was provided to the surveyor.
- Item 7(b)(1): The exterior square footage of the standing buildings on the surveyed proposed property totals 5,195 square feet.
- Item 7(c): The buildings on the surveyed property were one story structures, with the exception of the barn which is one story plus a loft.
- Item 8: Substantial features observed in the process of conducting the fieldwork are as shown hereon this survey.
- Item 9: There are no clearly identifiable parking spaces on the surveyed proposed property.
- Item 11: The location of utilities existing on or serving the surveyed property as determined by observed evidence are as shown hereon this drawing, noting that lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted.
- Item 13: The names of adjoining owners according to the current records are as shown hereon this survey.
- Item 15: During this present fieldwork, no rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other similar products, tools or technologies were used.
- Item 16: There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Item 17: There were no proposed changes in street right of way lines made available to the surveyor. There was evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- Item 18: There were no wetland areas delineated by qualified specialists.
- Item 19: Plottable offsite easements or servitudes disclosed in documents provided to or obtained by the surveyor and within the scope of this survey are as shown hereon this survey.
- Item 20: Evidence of Professional Liability Insurance per contract requirements are on file.

LEGAL DESCRIPTION

SURVEYOR'S DESCRIPTION

Situate in Henry County, Kentucky at the southeast corner of the intersection of I-71 and KY 153 (Pendleton Road) (Right of Way conveyed to the Commonwealth of Kentucky in Deed Book 115, Page 119), and being formerly part of the lands of Coleman Enterprise, LLC as conveyed in Deed Book 245, Page 312, and being more particularly described as follows:

Beginning at a found concrete right of way monument at a westerly corner of said Coleman Enterprise, LLC tract in an easterly right of way line of KY 153 (Pendleton Road), thence along an easterly line of said Coleman Enterprise, LLC tract and along an easterly line of KY 153 (Pendleton Road), North 3°54'09" West a distance of 54.51 feet to a 5/8" iron pin with cap set at a westerly corner of said Coleman Enterprise, LLC and at an easterly corner of KY 153 (Pendleton Road);

Thence, along a westerly line of said Coleman Enterprise, LLC tract and along an easterly right of way line of KY 153 (Pendleton Road), North 26°29'29" West a distance of 220.00 feet to a 5/8" iron pin with cap set at a westerly corner of said Coleman Enterprise, LLC and at an easterly corner of KY 153 (Pendleton Road);

Thence, along a westerly line of said Coleman Enterprise, LLC tract and along an easterly right of way line of KY 153 (Pendleton Road), North 15°45'48" West a distance of 152.04 feet to a 5/8" iron pin with cap set at a westerly corner of said Coleman Enterprise, LLC and at the intersection of an easterly right of way line of KY 153 (Pendleton Road) and a southerly right of way line of I-71;

Thence, along a northerly line of said Coleman Enterprise, LLC tract and along a southerly right of way line of I-71, North 33°30'31" East a distance of 585.05 feet to a 5/8" iron pin with cap set in a northerly line of said Coleman Enterprise, LLC and in a southerly right of way line of I-71;

Thence, along a new division line, South 26°33'08" East a distance of 991.11 feet to a set 5/8" iron pin with cap;

Thence, along a new division line, South 63°26'52" West a distance of 556.66 feet to a 5/8" iron pin with cap set in an easterly right of way line of KY 153 (Pendleton Road);

Thence, along an easterly right of way line of KY 153 (Pendleton Road), North 26°33'08" West a distance of 279.47 feet to the point of beginning;

Containing 10.393 acres more or less.

Also described as being all of Tract 1, consisting of 8.687 acres, and all of Tract 2, consisting of 1.706 acres, with a combined acreage of 10.393 acres, as shown on a Partial Sell-Off Plat recorded in Plat Cabinet 2, Page 46.

Subject to all existing easements and rights of way.

LEGAL DESCRIPTION

TITLE COMMITMENT SCHEDULE C

Situate in Henry County, Kentucky at the southeast corner of the intersection of I-71 and KY 153 (Pendleton Road) (Right of Way conveyed to the Common wealth of Kentucky in Deed Book 115 Page 119), and being a part of the lands of Coleman Enterprises, LLC as conveyed in Deed Book 245 Page 312, and being more particularly described as follows:

Beginning at a found concrete right of way monument at a westerly corner of said Coleman Enterprises, LLC tract in an easterly right of way line of KY 153 (Pendleton Road), thence along a westerly line of said Coleman Enterprises, LLC tract and along an easterly line of KY 153 (Pendleton Road), N 3° 54' 09" West a distance of 54.51 feet to a 5/8" iron pin with cap set at a westerly corner of said Coleman Enterprises, LLC and at an easterly corner of KY 153 (Pendleton Road).

Thence, along a westerly line of said Coleman Enterprises, LLC tract and along an easterly right of way line of KY 153 (Pendleton Road), North 26° 29' 29" West a distance of 220.00 feet to a 5/8" iron pin with cap set at a westerly corner of said Coleman Enterprises, LLC and at an easterly corner of KY 153 (Pendleton Road).

Thence, along a westerly line of said Coleman Enterprises, LLC tract and along an easterly right of way line of KY 153 (Pendleton Road), North 15° 45' 48" West a distance of 152.04 feet to a 5/8" iron pin with cap set at a westerly corner of said Coleman Enterprises, LLC and at the intersection of an easterly right of way line of KY 153 (Pendleton Road) and a southerly right of way line of I-71;

Thence, along a northerly line of said Coleman Enterprises, LLC tract and along a southerly right of way line of I-71, North 33° 30' 31" West a distance of 585.05 feet to a 5/8" iron pin with cap set in a northerly line of said Coleman Enterprises, LLC and in a southerly right of way line of I-71;

Thence, along a new division line, South 26° 33' 08" East a distance of 991.11 feet to a set 5/8" iron pin with cap;

Thence, along a new division line, South 63° 26' 52" West a distance of 556.66 feet to a 5/8" iron pin with cap set in an easterly right of way line of KY 153 (Pendleton Road);

Thence, along an easterly right of way line of KY 153 (Pendleton Road), North 26° 33' 08" West a distance of 279.47 feet to the point of beginning; containing 10.393 acres more or less, and subject to all existing easements and rights of way, all per survey prepared by Baumann Land Survey dated April 10, 2017, Project 22416.

Also described as:

Tract 1, consisting of 8.687 acres and Tract 2, consisting of 1.706 acres, with a combined acreage of 10.393 acres, as shown on a Partial Sell-Off Plat of record in Plat Cabinet 2, Page 46, in the office of the Henry County Clerk, New Castle, Kentucky.

ABBREVIATIONS

AC	ACRE
APPROX	APPROXIMATE
ASPH	ASPHALT
AVE	AVENUE
BL	BOTTOM
BUILDG	BUILDING
BLVD	BOULEVARD
BTM	BOTTOM
CALC	CALCULATED
CABLE	CABLE
CB	CATCH BASIN
CMF	CORRUGATED METAL PIPE
CONC	CONCRETE
CR	COUNTY ROAD
DB	DEED BOOK
DR	DRIVE
E	EAST
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FND	FOUND
FOOT	FOOT
HDPE	HIGH DENSITY POLYETHYLENE
HWY	HIGHWAY
HYD	HYDRANT
I.PIN	IRON PIN
I.PIPE	IRON PIPE
ID	INSIDE DIAMETER
INST	INSTRUMENT
INV	INVERT
MEAS	MEASURED
MH	MANHOLE
MONT	MONUMENT
MTL	METAL
MTR	METER
N	NORTH
NO	NUMBER
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OHU	OVERHEAD UTILITIES
OR	OFFICIAL RECORD
PB	PLAT BOOK
PC	PLAT CABINET
PG	PAGE
PKWY	PARKWAY
PROP	PROPOSED
PVC	RANGE
R	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REC	RECORD
RR	RAILROAD
RW	RIGHT OF WAY
S	SOUTH
SECT	SECTION
SAN	SANITARY
SL	SLIDE
SO	SQUARE
SR	STATE ROAD
ST	STREET
STM	STORM
STN	STONE
T	TOWN
TI	TOP
TBM	TEMPORARY BENCHMARK
TELE-COMM	TELECOMMUNICATIONS
TR	TOWNSHIP ROAD
VCP	VITRIFIED CLAY PIPE
W	WEST
W/	WITH

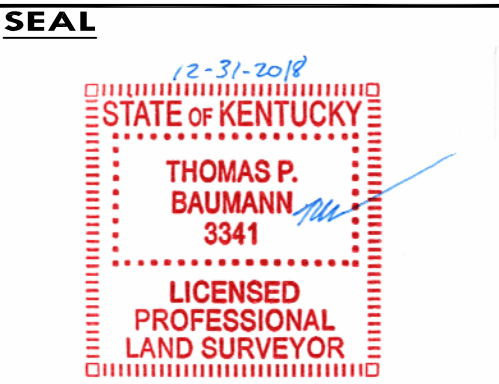
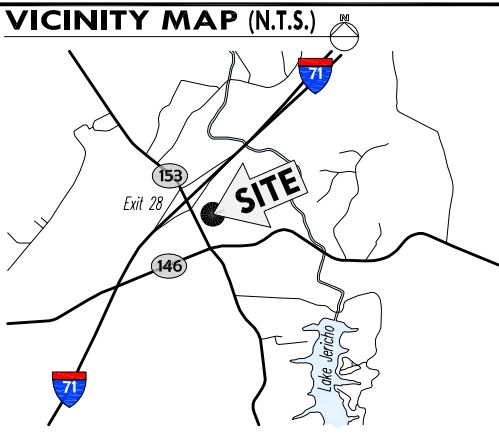
SYMBOL LEGEND

- SET 3/8" IRON PIN W/CAP
- ⊙ FND. IRON PIN / IRON PIPE
- ⊙ FND. CONC. MONT. / RW MONT.
- ⊙ SITE BENCHMARK
- ⊙ EX. SIGN
- ⊙ EX. SIGN (DOUBLE POST)
- ⊙ EX. LIGHT POLE
- ⊙ EX. UTILITY POLE
- ⊙ EX. GUY ANCHOR



BAUMANN LAND SURVEY, INC.
2008 CENTRAL AVENUE, CINCINNATI, OHIO 45214
513.860.3999 WWW.BAUMANNLSI.COM

WARNING
The location of all utilities and underground structures shown are approximate and are not necessarily all of the existing utilities and structures. It is the contractor's responsibility to determine the exact location and existence of all utilities and underground structures.



KENTUCKY CERTIFICATION

I hereby certify that the survey depicted on this plat complies with 201 KAR 18.050 and was performed under my direct supervision. The relative positional accuracy was no less than ±0.05 ±0.00 ppm and was not adjusted. This survey as shown herein is classified as an "ORIGIN" survey and the accuracy and precision of said survey meets the specifications of that class. The existing property monumentation and topographic features of this survey were located in the field using survey grade equipment including Dual Frequency Spectra Precision Epoch 35 and Epoch 80 GPS and Spectra Precision Focus 30 Robotic Total Station, and FARO Focus x350 Laser Scanner. Feature points were collected on an assumed coordinate system using network adjusted real-time kinematic global positioning system (RTK-GPS) and robotic total station traverse/side-scan methods and feature extraction from point cloud data and low altitude photogrammetry (ESD 0.70cm/pixel). Additional measurements of common feature points using robotic total station traverse/side-scan were observed to assure the relative positional accuracy of this survey meets the specifications of the appropriate class of survey.

Thomas P. Baumann, PS
Kentucky Surveyor #PLS-3341

ALTA/NSPS CERTIFICATION

To Thomas, Inc., a Delaware corporation, and First American Title Insurance Company.
This is to certify that this map or plat and the survey on which it was 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, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 of Table A hereof. The field work was completed on 12.19.2018.

Date of Plat or Map: 12.31.2018

Thomas P. Baumann, PS
Kentucky Surveyor #PLS-3341

ALTA/NSPS
LAND TITLE SURVEY
TRACT 1 AND TRACT 2 OF A
PARTIAL SELL-OFF PLAT
RECORDED IN PLAT CABINET 2, PG. 46
FORMERLY PART OF THE LANDS OF
COLEMAN ENTERPRISES, LLC
D.B. 245, PG. 312
HENRY COUNTY, KENTUCKY
THIS SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.050

CLIENT:
Kinley-Horn and Associates, Inc.
600 E. 96th St.
Suite 400
Indianapolis, IN 46240

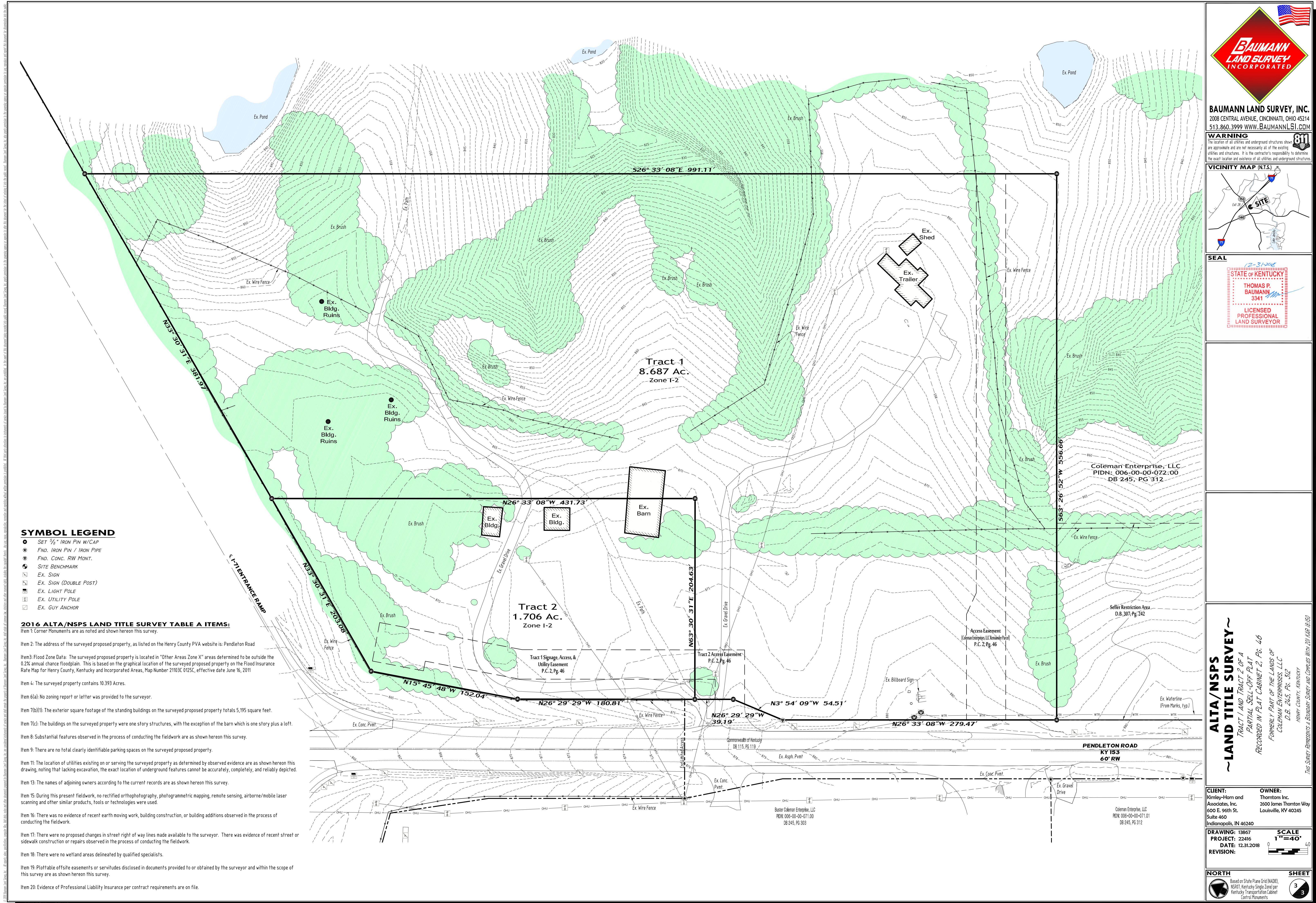
OWNER:
Thomtons Inc.
2600 James Thomson Way
Louisville, KY 40245

DRAWING: 13867
PROJECT: 22416
DATE: 12.31.2018
REVISION:

SCALE
1"=40'
0 40

NORTH
Based on State Plane Grid (NAD83, NSRS07, Kentucky Single Zone) per Kentucky Transportation Cabinet Control Monuments

SHEET
1
3





BAUMANN LAND SURVEY, INC.
2008 CENTRAL AVENUE, CINCINNATI, OHIO 45214
513.860.3999 WWW.BAUMANNLSI.COM

WARNING
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VICINITY MAP (N.T.S.)

SEAL
12-31-2016
COMMONWEALTH OF KENTUCKY
THOMAS P. BAUMANN
3341
LICENSED PROFESSIONAL LAND SURVEYOR

**ALTA/NSPS
~ LAND TITLE SURVEY ~**

TRACT 1 AND TRACT 2 OF A
PARTIAL SELL-OFF FLAT
RECORDED IN FLAT CABINET 2, PG. 46
FORMERLY PART OF THE LANDS OF
COLEMAN ENTERPRISES, LLC
D.B. 245, PG. 312

THE SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLETS WITH 20' (A.P. 18.50)

CLIENT:
Kinley-Horn and Associates, Inc.
600 E. 96th St.
Suite 400
Indianapolis, IN 46240

OWNER:
Thomtons Inc.
2600 James Thornton Way
Louisville, KY 40245

DRAWING: 13867
PROJECT: 22416
DATE: 12.31.2018
REVISION:

SCALE
1"=40'
0 40

NORTH
Based on State Plane Grid (NAD83)
NSR07, Kentucky Single Zone per
Kentucky Transportation Cabinet
Control Monuments

SHEET
3