

AIRVIEW LAND DEVELOPMENT, INS.

DEED BOOK 337, PAGE 185



LOCATION MAP NOT TO SCALE

GENERAL NOTES

FLOOD NOTE: THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP FOR HARDIN COUNTY, KENTUCKY, MAP NO. 21093C0144D DATED AUGUST 16, 2007.

RESTRICTION NOTE: PROPERTY IS SUBJECT TO RESTRICTIONS (IF ANY) RECORDED IN DEED BOOK 256, PAGE 615, HARDIN COUNTY CLERK'S OFFICE.

SOURCE OF TITLE: HARDIN COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 1171, PAGE 219 AIRVIEW SUBDIMISION SECTION 3

OWNERS:

AIRVIEW UTILITIES, LLC 21 DESIGN GROUP (FORMERLY ELIZABETHTOWN UTILITIES) 1351 JEFFERSON STREET 421 WEST MAIN STREET SUITE 301 FRANKFORT, KENTUCKY 40601 WASHINGTON, MISSOURI 63090

CEMETERY NOTE:

PLAT/SLIDE 344B

THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

VERTICAL DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD 88 DATUM, PER OPUS SOLUTION USING GEOID 12A.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: BLUEGRASS WATER UTILITY OPERATING COMPANY, LLC. McBRAYER PPLC, & 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THERLOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 3, 2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 25,692 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URRAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY IS 0.03.

DATE OF FINAL PLAT

DATE OF SIGNATURE

KENTUCKY PROFESSIONAL LAND SURVEYOR 3732

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

PROPERTY OF:

ELIZABETHTOWN, KY 42701

ELIZABETHTOWN, KY 42701

WINDSTREAM

270-765-1892

AIRVIEW UTILITIES, LLC (FORMERLY ELIZABETHTOWN, UTILITIES) 421 WEST MAIN STREET FRANKFORT, KENTUCKY 40601

21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 300 WASHINGTON, MISSOURI 63090





Ш Sign

SHEET

PROJECT NO. : 19144

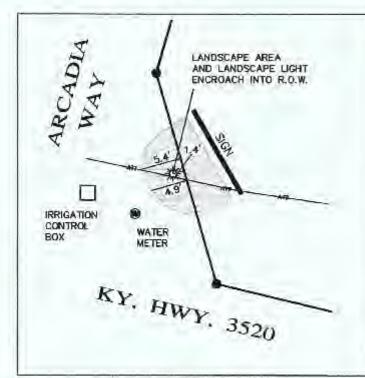
REV. DESCRIPTION

DATE: SEPI. 5, 2019

DRAWN BY: DG



VICINITY MAP NO SCALE



ENCROACHMENT DETAIL NOT TO SCALE

POTENTIAL ENCROACHMENTS:

CONCRETE PAD AND WATER HYDRANT

PROTECTIVE COVENANT NOTE:

FOR PROTECTIVE COVENANTS TO ARCADIA PINES SUBDIVISION SEE PLAT SECTION "L", PAGE 1584 RECORDED FEBRUARY 15. 2006 AND DEED BOOK 1101, PAGE 405.

RECORD PROPERTY DESCRIPTION:

BEING TRACT D, CONSISTING OF 3.43 ACRES, AS DEPICTED ON THE WAIVER OF SUBDIVISION PLATS OF ARCADIA PINES SUBDIVISION. PHASE I. WHICH IS RECORDED IN PLAT SECTION L, PAGE 1583, AND PLAT SECTION L, PAGE 1584, IN THE McCRACKEN COUNTY COUNTY COURT CLERK'S OFFICE.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 22425-17

COMMITMENT DATE: NOVEMBER 1, 2019

SCHEDULE B, PART II (EXCEPTIONS) TERMS RELATIVE TO SURVEYING

- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY
- SUBJECT TO CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS SET 8 FORTH ON PLAT SECTION "L", PAGE 1303, RECORDED ON NOVEMBER 18, 2004; PLAT SECTION "L", PAGE 1583 & 1584, RECORDED ON FEBRUARY 15, 2006; AND IN DEED BOOK 1101, PAGE 405, RECORDED ON SEPTEMBER 1, 2008, ALL IN THE McCRACKEN COUNTY CLERK'S OFFICE. AFFECTS PROPERTY
- 9 THE LARGER TRACT FROM WHICH THE INSURED PROPERTY WAS CARVED IS SUBJECT TO AN EASEMENT BY AND BETWEEN JAMES AND DONNA GRIEF AND THE CITY OF PADUCAH FOR THE USE AND BENEFIT OF PADUCAH WATER WORKS, DATED JUNE 5, 1985 AND RECORDED ON JULY 22, 1985, OF RECORD IN DEED BOOK 676, PAGE 642, IN THE McCRACKEN COUNTY COURT CLERK'S OFFICE. DOES NOT AFFECT PROPERTY. (LIES ALONG WEST SIDE OF MAYFIELD METROPOLIS ROAD).
- THE LARGER TRACT FROM WHICH THE INSURED PROPERTY WAS CARVED IS SUBJECT TO A DEED OF EASEMENT FOR PURPOSES OF A PERMANENT STORM WATER EASEMENT DATED NOVEMBER 19, 2004 AND RECORDED ON NOVEMBER 19, 2004, OF RECORD IN DEED BOOK 1043, PAGE 197, IN THE McCRACKEN COUNTY COURT CLERK'S OFFICE. DOES NOT AFFECT PROPERTY. (LIES ON WEST SIDE OF ARCADIA WAY).

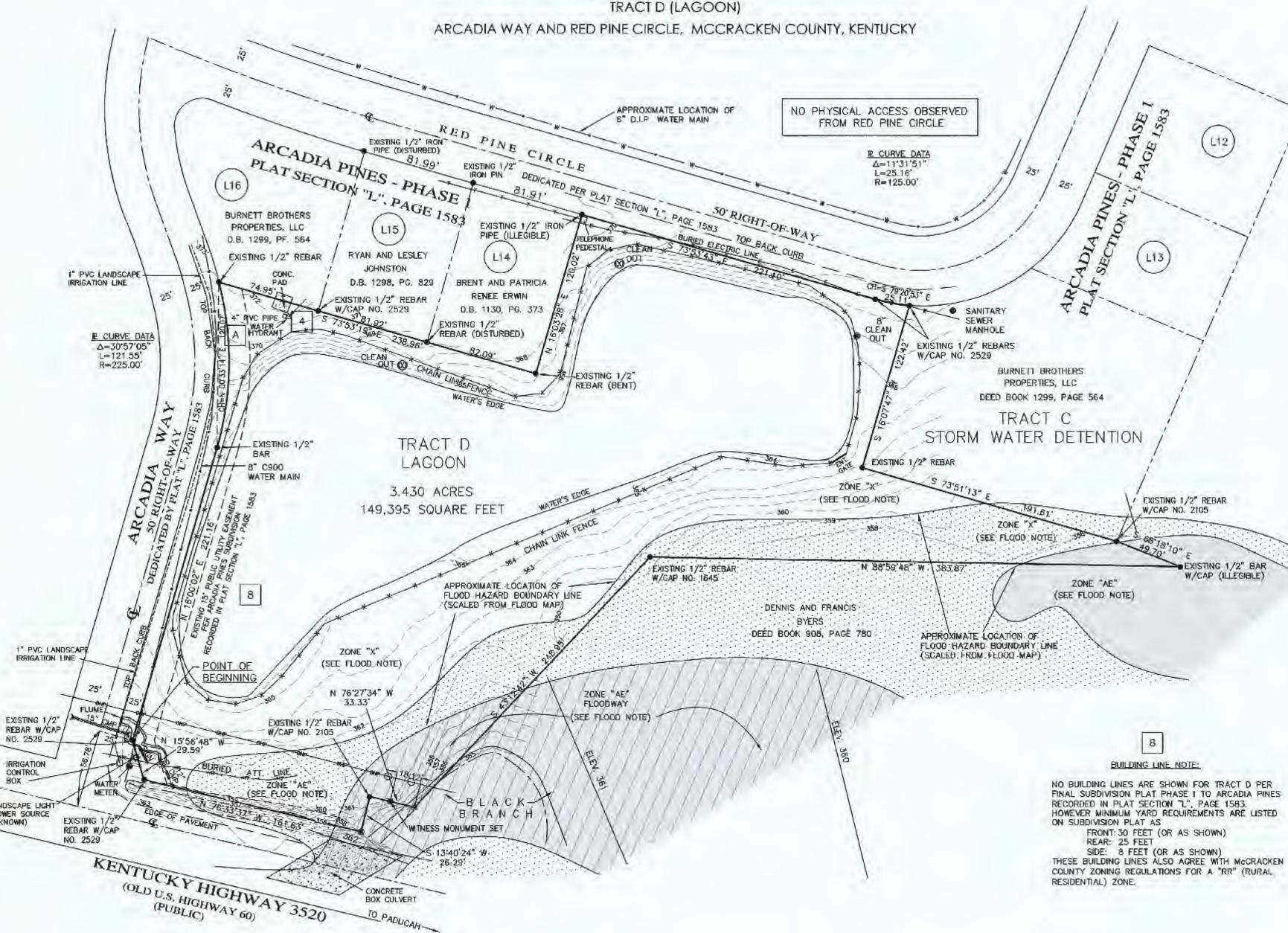


ALTA/NSPS LAND TITLE SURVEY

THE PLAT OF SURVEY SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

PROPERTY OF: BURNETT BROTHERS PROPERTIES, LLC.

ARCADIA PINES SUBDIVISION



UTILITY NOTES:

ALL UTILITIES SERVING THE SUBJECT PROPERTY HAVE BEEN LOCATED EITHER BY OBSERVED EVIDENCE OR EVIDENCE FROM PLANS REQUESTED AND OBTAINED FROM THE UTILITY COMPANIES. AN 811 UTILITY LOCATE REQUEST WAS MADE AND MARKINGS FOUND AT THE SITE HAVE BEEN NOTED. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATIONS OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE."

COMPANY	NUMBER	ADDRESS
ELECTRIC: JACKSON PURCHASE ENERGY CORPORATION	The second secon	2900 IRVIN COBB DRIVE PADUCAH, KY 42001
TELEPHONE:	ALAN SHELBY	810 KENTUCKY AVENUE
AT&T	1-270-444-5048	PADUCAH, KY 42001
CABLE:	DENNIS GRAHAM	800 BROADWAY STREET
COMCAST	1-270-442-6382	PADUCAH, KY 42001
WATER: WEST MCCRACKEN WATER DISTRICT	1-270-442-3337	8020 OGDEN LANDING ROAD WEST PADUCAH, KY 42086
GAS:	EDDIE TUCKER	3510 COLEMAN ROAD
ATMOS ENERGY	1-270-201-2136	PADUCAH, KY 42001

GENERAL NOTES

SOURCE OF TITLE: DEED BOOK 1299, PAGE 564 ARCADIA PINES SUBDIVISION PLAT SECTION L, PAGE 1583 (TRACT D)

BURNETT BROTHERS PROPERTIES, LLC) 21 DESIGN GROUP A KENTUCKY LIMITED LIABILITY COMPANY 1351 JEFFERSON STREET 4129 CR 1024 SUITE 301 CUNNINGHAM, KENTUCKY 42035 WASHINGTON, MISSOURI 63090

THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

PROPERTY ZONE: THE PROPERTY SHOWN HEREON IS ZONED "RR", (RURAL RESIDENTIAL) BY THE McCRACKEN COUNTY ZONING ORDINANCE. MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:

NON-RESIDENTIAL USES: FRONT YARD: 75 FEET SIDE YARD: 25 FEET REAR YARD: 25 FEET

RESIDENTIAL USES: FRONT YARD: 30 FEET SIDE YARD: 8 FEET

4 FEET (ACCESSORY BUILDINGS) REAR YARD: 25 FEET 8 FEET (ACCESSORY BUILDINGS)

ELEVATIONS ARE BASED ON NAVD 88 DATUM GEOID 12B UTILIZING THE KY. VRS NETWORK,

SURVEYOR'S CERTIFICATION:

THE SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND THE MEASUREMENTS AND NOTES SHOWN HEREON ARE A TRUE REPRESENTATION OF SAID SURVEY AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: 12-30-19

BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF KENTUCKY LAND SURVEYOR NO. 3732

GENERAL NOTES

) NO BUILDINGS OBSERVED ON SUBJECT PROPERTY.

2) NO EVIDENCE OF A PARKING LOT OR PARKING SPACES CONSTRUCTED AT TIME OF

ADDITIONS WERE OBSERVED AT TIME OF SURVEY. 4) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE SUBJECT PROPERTY.

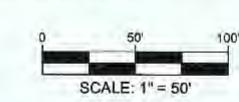
) NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING

BURNETT BROTHERS PROPERTIES, LLC (ARCADIA PINES SUBDIVISION)

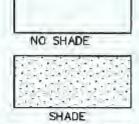
> TRACT D (LAGOON) ARCADIA WAY AND RED PINE CIRCLE WEST PADUCAH, KENTUCKY 42086



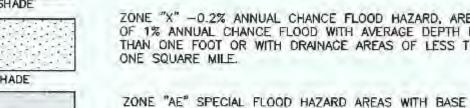
BASIS OF BEARINGS: ALL BEARINGS SHOWN ON THIS DRAWING ARE BASED UPON KENTUCKY SOUTH ZONE, NAD 83



THIS PROPERTY SHOWN HEREON IS LISTED AS BEING IN THE FOLLOWING FLOOD ZONES PER FLOOD INSURANCE RATE MAP NO. 21145C0128F DATED NOVEMBER 2, 2011.



ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



ZONE "X" -0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN

FLOOD ELEVATIONS DETERMINED, BASE FLOOD ELEVATIONS



CROSS HATCH

AREAS OF REGULATORY FLOODWAY

LEGEND

 1/2" X 24" STEEL ROD WITH PLASTIC CAP NO. 3732 SET AT TIME OF SURVEY UNLESS NOTED

EXISTING AS SHOWN

△ BOUNDARY CORNER NO MONUMENT SET

P PROPERTY LINE © CENTERLINE

R.O.W RIGHT-OF-WAY

☐ ELECTRIC BOX

SANITARY SEWER MANHOLE O POWER POLE/UTILITY POLE

CONTOUR W/ELEVATION LABEL (C) CLEANOUT

BURIED ELECTRIC OVERHEAD POWER ----- 1" PVC IRRIGATION LINE

ELEV 361 BASE FLOOD ELEVATION

SURVEYOR'S CERTIFICATION:

TO: BLUEGRASS WATER UTILITY OPERATING COMPANY, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; AND McBRAYER PLLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND HITLL SURVLYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 3, 4, 5, 8 AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF KENTUCKY, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED 0.07 FEET / PLUS 50 PARTS PER MILLION THAT WHICH IS SPECIFIED HEREIN. BEARINGS AND DISTANCES ARE BASED ON AN ADJUSTED TRAVERSE BY METHODS OF LEAST

BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF KENTUCKY LAND SURVEYOR NO. 3732

UTILITY CALL NOTE TICKET NO. 1911150961 COMPANIES NOTIFIED:

BURIED UTILITIES NOTE BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM LOCAL UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE THAT ARE NOT SHOWN ON THIS DRAWING.



12/31/201 PROJECT NO: DRAWN BY: SCALE: SHEET NAME:

ALTA/NSPS LAND TITLE SURVE 124 South 31st Street - Paducsh, KY 42001 - Ph; (270) 443-8491 UTILITY NOTES: All utilities shown are based on physical evidence found through inspection in direct correlation with utility maps and testimony furnished by representatives

of each respective Utility Company. The location of the utilities are approximate only. No utility service lines were located per this survey. Exact location, depth and additional information can be obtained by contacting the following:

COMPANY	NUMBER	ADDRESS	
DELTA NATURAL GAS CO, INC JEFF STEELE	859-986-4291	129 GLADES ROAD BEREA, KY, 40403	
AT&I	859-623-0403	201 SOUTH THIRD STREET RICHMOND, KY. 40475	
RICHMOND UTILITIES SCOTT ALTHAUSER	859-623-2323	300 HALLIE IRVINE STREET RICHMOND, KY. 40476 0700	
KENTUCKY UTILITIES JACKIE BENNETT	1-800-981-0600 (RESIDENTIAL) 1-800-383-5582 (BUSINESS)	200 EAST WATER STREET RICHMOND, KY. 40475	
BLUE GRASS ENERGY H.C. KENNEY	859-623-1582	P.O. BOX 276 RICHMOND, KY. 40476-0276	
MADISON COUNTY UTILITIES	859-624-1735	297 MICHELLE DRIVE RICHMOND, KY. 40475	

PROPERTY LINE NOTE:

THE RIGHT-OF-WAY LINE OF HAGER AVENUE AND FRONT LOT CORNERS TO LOTS 21 AND 22 WERE ESTABLISHED FROM EXISTING MONUMENTS FOUND ALONG EASTERLY RIGHT-OF-WAY LINE TO LOTS 12 THROUGH 19 IN CORRELATION WITH RECORD PLAT DISTANCES. THE REAR LOT LINE TO LOTS 21 AND 22 WERE ESTABLISHED FROM EXISTING MONUMENTS FOUND TO PREVIOUS SURVEYS AS SHOWN HEREON IN CORRELATION WITH RECORD PLAT DISTANCES.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 22425-3

COMMITMENT DATE: APRIL 26, 2019

SCHEDULE B, PART II (EXCEPTIONS) ITEMS RELATIVE TO SURVEYING

- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES 4 AFFECTING THE TITLL ITIAT WOULD BE DISCLOSED BY ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. AFFECTS PROPERTY AS SHOWN.
- RESTRICTIVE COVENANTS CONTAINED IN DEED DATED MAY 30, 1969, OF RECORD IN DLLD BOOK 242, PAGE 326, IN THE MADISON COUNTY CLERK'S OFFICE. THIS DEED ONLY REFERENCES LOT NOS. 5, 8, 57, 58 AND 62 BUT MAY APPLY TO ALL LOTS
- RESTRICTIONS, EASEMENTS, SETBACK LINES AND OTHER MATTERS APPEARING OF RECORD IN ON THE PLAT OF RECORD IN PLAT CABINET 3, SLIDE 35, IN MADISON COUNTY CLERK'S OFFICE. AFFECTS PROPERTY AS SHOWN.

LEGAL DESCRIPTION

LOTS 21 AND 22 OF THE BROCKLYN SUBDIVISION, AND THE SEWAGE COLLECTION SYSTEM APPURTENANT THERETO INCLUDING ALL LINES, MANHOLES, PUMPING STATIONS, AS WELL AS ALL EASEMENTS INCIDENT TO THE OWNERSHIP AND OPERATION OF SAID SEWAGE SYSTEM AS DESCRIBED IN THAT PLAT OF SAID BROCKLYN SUBDIVISION FILED OF RECORD IN PLAT BOOK 3, AT PAGE 35, AND IN THOSE RESTRICTIVE COVENANTS FOUND OF RECORD IN EACH CONVEYANCE OF EACH LOT IN THE BROCKLYN SUBDIVISION, IN THE MADISON COUNTY CLERK'S OFFICE.



LOCATION MAP NOT TO SCALE

GRAPHIC SCALE (IN FEET)

GENERAL NOTES

1 inch = 10 ft.

FLOOD NOTE: THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP FOR MADISON COUNTY, KENTUCKY, MAP NUMBER 21151CP252D, DATED DECEMBER 21, 2017.

PROPERTY IS SUBJECT TO RESTRICTIONS AS RECORDED IN DEED BOOK 242, PAGE 326 IN MADISON COUNTY COURT CLERKS OFFICE.

SOURCE OF TITLE: MADISON COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 588, PAGE 684 BROCKLYN SUBDIVISION (LOTS 21 AND 22)

OWNERS: RICHMOND UTILITIES, LLC NOW KNOWN AS : BROCKLYN UTILITIES, LLC

LOUISVILLE, KENTUCKY 40291

P.O. BOX 91588

USING CEOID 12A.

PLAT CABINET "3", SLIDE 35

21 DESIGN GROUP 1351 JEFFERSON STREET WASHINGTON, MISSOURI 63090

HAGER AVENUE NOTE: HAGER AVENUE WAS DEDICATED PER BROCKLYN SUBDIVISION DALLD SEPTEMBER 1968 AND RECORDED IN PLAT CABINET 3, SLIDE 35.

SANITARY SEWER & PUBLIC WATER NOTE: SUBJECT PROPERTY IS SERVED WITH SANITARY SEWERS BY A PRIVATE SANITARY SEWAGE SYSTEM. SUBJECT PROPERTY IS SERVED WITH WATER BY MADISON COUNTY UTILITIES.

CEMETERY NOTE: THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

PROPERTY ZONE:
THE PROPERTY SHOWN HEREON IS NOT ZONED BY THE MADISON

COUNTY ZONING MAP. VERTICAL DATUM NOTE: ELEVATIONS ARE BASED ON NAVO 88 DATUM, PER OPUS SOLUTION

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO: BLUEGRASS WATER UTILITY OPERATING COMPANY, LLC McBRAYER PPLC, & FIRST AMERICAN TITLE INSURANCE

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, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/16/2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 1:34.092 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY IS 0.02.

DATE OF FINAL PLAT DATE OF SICNATURE HERB SIMMONS

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLATHEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

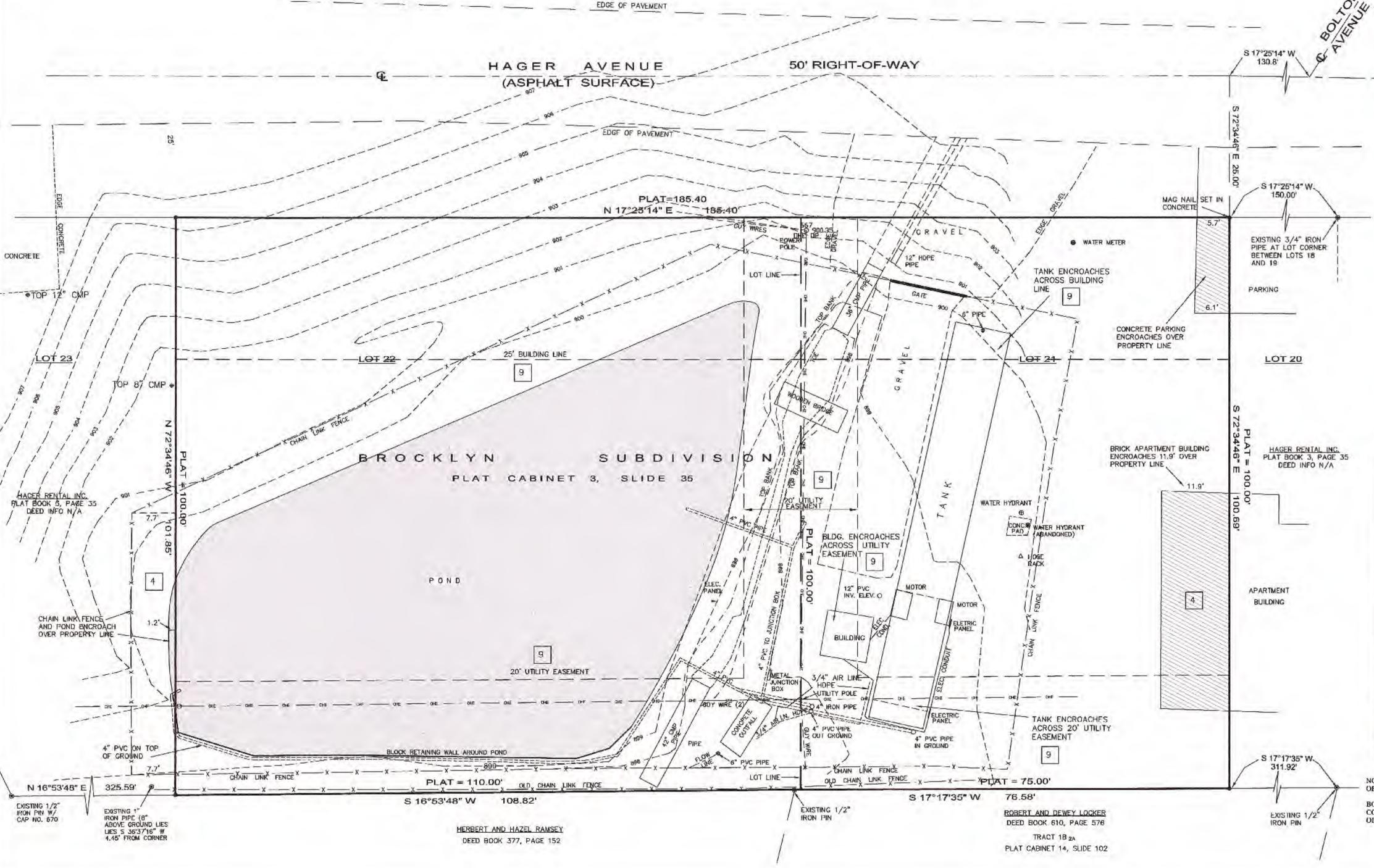
PROPERTY OF: RICHMOND UTILITIES, LLC NOW KNOWN AS: BROCKLYN UTILITIES, LLC P.O. BOX 91588 LOUISVILLE, KENTUCKY 40291

KENTUCKY PROFESSIONAL LAND SURVEYOR 3732

21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090

PROJECT NO.: 19145 DATE: 8/22/19 DRAWN BY: DG REV. DESCRIPTION 9/12/19 FINAL

SHEET



UTILITY NOTES: All utilities shown are based on physical evidence found through inspection in direct correlation with utility maps and testimony furnished by representatives

of each respective Utility Company. The location of the utilities are approximate only. No utility service lines were located per this survey. Exact location depth and additional information can be obtained by contacting the following:

COMPANY	NUMBER	ADDRESS		
DELTA NATURAL GAS CO, INC JEFF STEELE	859-986-4291	129 GLADES ROAD BEREA, KY, 40403		
AT&I	859-623-0403	201 SOUTH THIRD STREET RICHMOND, KY. 40475		
RICHMOND UTILITIES SCOTT ALTHAUSER	859-623-2323	300 HALLIE IRVINE STREET RICHMOND, KY. 40476 0700		
KENTUCKY UTILITIES JACKIE BENNETT	1-800-981-0600 (RESIDENTIAL) 1-800-383-5582 (BUSINESS)	200 EAST WATER STREET RICHMOND, KY. 40475		
BLUE GRASS ENERGY H.C. KENNEY	859-623-1582	P.O. BOX 276 RICHMOND, KY. 40476-0276		
MADISON COUNTY UTILITIES	859-624-1735	297 MICHELLE DRIVE RICHMOND, KY. 40475		

PROPERTY LINE NOTE:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 22425-3

COMMITMENT DATE: APRIL 26, 2019

SCHEDULE B, PART II (EXCEPTIONS) ITEMS RELATIVE TO SURVEYING

- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES 4 AFFECTING THE TITLL ITIAT WOULD BE DISCLOSED BY ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. AFFECTS PROPERTY AS SHOWN.
- RESTRICTIVE COVENANTS CONTAINED IN DEED DATED MAY 30, 1969, OF RECORD IN DLLD BOOK 242, PAGE 326, IN THE MADISON COUNTY CLERK'S OFFICE. THIS DEED ONLY REFERENCES LOT NOS. 5, 8, 57, 58 AND 62 BUT MAY APPLY TO ALL LOTS
- RESTRICTIONS, EASEMENTS, SETBACK LINES AND OTHER MATTERS APPEARING OF RECORD IN ON THE PLAT OF RECORD IN PLAT CABINET 3, SLIDE 35, IN MADISON COUNTY CLERK'S OFFICE. AFFECTS PROPERTY AS SHOWN.

LEGAL DESCRIPTION

LOTS 21 AND 22 OF THE BROCKLYN SUBDIVISION, AND THE SEWAGE COLLECTION SYSTEM APPURTENANT THERETO INCLUDING ALL LINES, MANHOLES, PUMPING STATIONS, AS WELL AS ALL EASEMENTS INCIDENT TO THE OWNERSHIP AND OPERATION OF SAID SEWAGE IN PLAT BOOK 3, AT PAGE 35, AND IN THOSE RESTRICTIVE COVENANTS FOUND OF RECORD IN EACH CONVEYANCE OF EACH LOT IN THE BROCKLYN SUBDIVISION, IN THE MADISON COUNTY CLERK'S OFFICE.



LOCATION MAP NOT TO SCALE

GRAPHIC SCALE

(IN FEET) 1 inch = 10 ft.

GENERAL NOTES

FLOOD NOTE: THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP FOR MADISON COUNTY, KENTUCKY, MAP NUMBER 21151CP252D, DATED DECEMBER 21, 2017.

PROPERTY IS SUBJECT TO RESTRICTIONS AS RECORDED IN DEED BOOK 242, PAGE 326 IN MADISON COUNTY COURT CLERKS OFFICE.

SOURCE OF TITLE: MADISON COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 588, PAGE 684 BROCKLYN SUBDIVISION (LOTS 21 AND 22)

OWNERS: RICHMOND UTILITIES, LLC NOW KNOWN AS : BROCKLYN UTILITIES, LLC

LOUISVILLE, KENTUCKY 40291

P.O. BOX 91588

PLAT CABINET "3", SLIDE 35

21 DESIGN GROUP 1351 JEFFERSON STREET WASHINGTON, MISSOURI 63090

HAGER AVENUE NOTE: HAGER AVENUE WAS DEDICATED PER BROCKLYN SUBDIVISION DALLD SEPTEMBER 1968 AND RECORDED IN PLAT CABINET 3, SLIDE 35.

SANITARY SEWER & PUBLIC WATER NOTE: SUBJECT PROPERTY IS SERVED WITH SANITARY SEWERS BY A PRIVATE SANITARY SEWAGE SYSTEM. SUBJECT PROPERTY IS SERVED WITH WATER BY MADISON COUNTY UTILITIES.

CEMETERY NOTE: THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

PROPERTY ZONE:
THE PROPERTY SHOWN HEREON IS NOT ZONED BY THE MADISON

COUNTY ZONING MAP.

VERTICAL DATUM NOTE: ELEVATIONS ARE BASED ON NAVO 88 DATUM, PER OPUS SOLUTION USING CEOID 12A.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO: BLUEGRASS WATER UTILITY OPERATING COMPANY, LLC McBRAYER PPLC, & FIRST AMERICAN TITLE INSURANCE

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, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/16/2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 1:34.092 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY IS 0.02.

DATE OF FINAL PLAT

DATE OF SICNATURE HERB SIMMONS KENTUCKY PROFESSIONAL LAND SURVEYOR 3732

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLATHEREON.

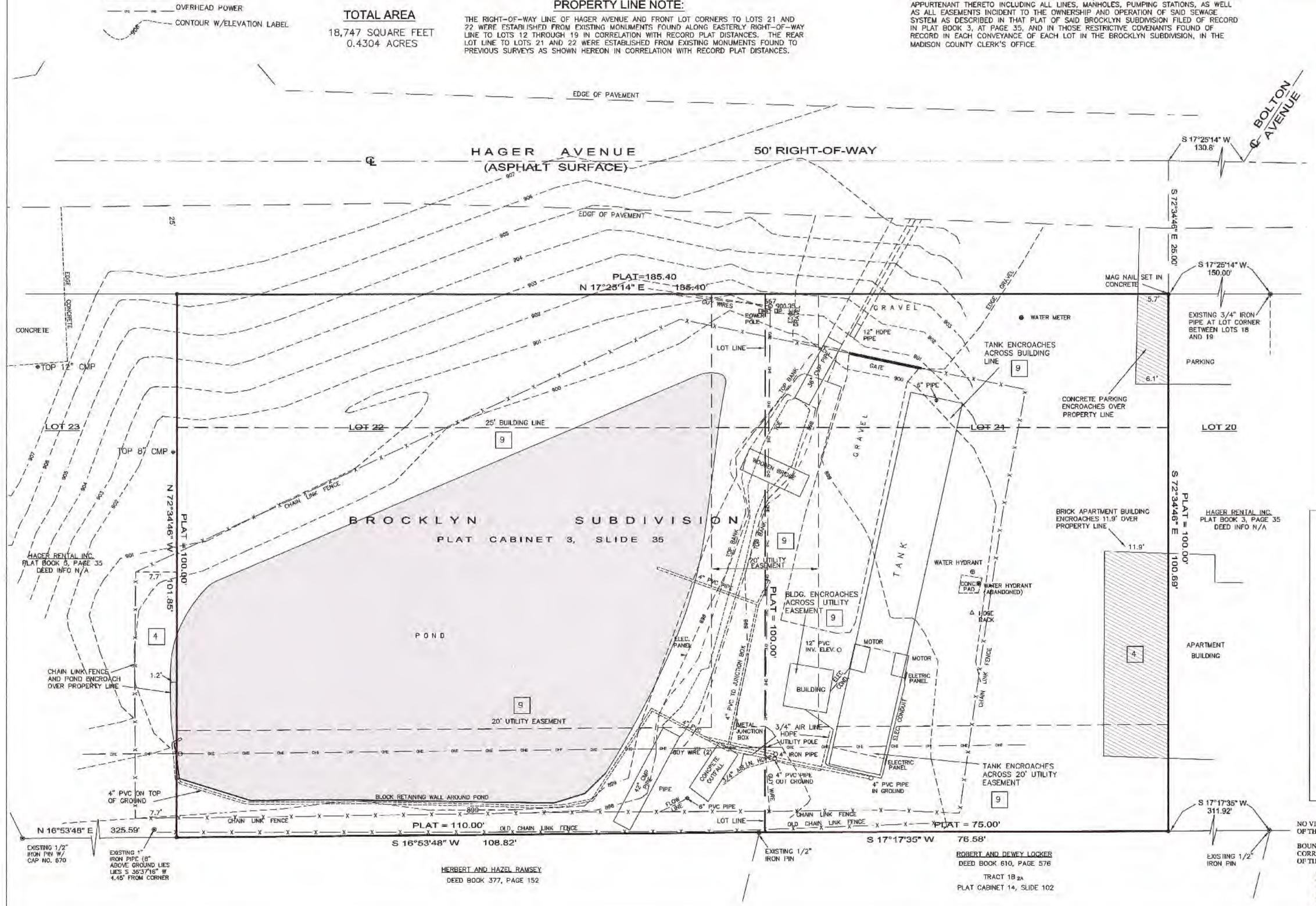
BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

PROPERTY OF: RICHMOND UTILITIES, LLC NOW KNOWN AS: BROCKLYN UTILITIES, LLC P.O. BOX 91588 LOUISVILLE, KENTUCKY 40291

21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090

PROJECT NO.: 19145 DATE: 8/22/19 DRAWN BY: DG REV. DESCRIPTION 9/12/19 FINAL

SHEET



CONCRETE

СМР

TOP 87 CMP

ELEV,900.79

ELEV/908;79

/<u>LOT 23</u>,

DÉED INFO N/A

CHAIN LINK FENCE -

N 16°53'48" E

IRON PIN W/

CAP NO. 670

AND POND ENCROACH

325.59'

EXISTING 1

IRON PIPE (TALL)

4.45' FROM CORNER

OVER PROPERTY LINE

UTILITY NOTES: All utilities shown are based on physical evidence found through inspection in direct correlation with utility maps and testimony furnished by representatives of each respective Utility Company. The location of the utilities are approximate only. No utility service lines were located per this survey. Exact

RICHMOND, KY. 40476-0276

50' RIGHT-OF-WAY

BLDG. ENCROACHES

ACROSS UTILITY

⊊ OUT GROVND

EXISTING 1/2"

IRON PIN

CHAIN LINK FENCE

GRAVEL

4" PVC PIPE

S 17°17'35" W

IN GROUND

297 MICHELLE DRIVE

RICHMOND, KY. 40475

DELTA NATURAL GAS CO, INC JEFF STEELE 129 GLADES ROAD 859-986-4291 BEREA. KY. 40403 <u>AT&T</u> 201 SOUTH THIRD STREET 859-623-0403 RICHMOND, KY. 40475 RICHMOND UTILITIES SCOTT ALTHAUSER 300 HALLIE IRVINE STREET 859-623-2323 RICHMOND, KY. 40476 0700 KENTUCKY UTILITIES
JACKIE BENNETT 1-800-981-0600 200 EAST WATER STREE (RESIDENTIAL) RICHMOND, KY. 40475 1-800-383-5582 (BUSINESS) BLUE GRASS ENERGY H.C. KENNEY 859-623-1582 P.O. BOX 276

PROPERTY LINE NOTE:

EDGE OF PAVEMENT

AVENUE

(ASPHALT SURFACE)

HAGER

25' BUILDING LINE

PLAT CABINET 3, SLIDE 35

20' UTILITY EASEMENT

BLOCK RETAINING WALL AROUND POND ____ X ___ X ___ X

HERBERT AND HAZEL RAMSEY

DEED BOOK 377, PAGE 152

PLAT = 110.00'

S 16°53'48" W 108.82'

BROCKLYN

POND

_____X ____X ___X ____X ___X ____X ___X __X ___X __X ___X __X ___X __X ___X __X ___X __X __X ___X __X ___X __X ___X __X __X

859-624-1735

THE RIGHT-OF-WAY LINE OF HAGER AVENUE AND FRONT LOT CORNERS TO LOTS 21 AND 22 WERE ESTABLISHED FROM EXISTING MONUMENTS FOUND ALONG EASTERLY RIGHT-OF-WAY LINE TO LOTS 12 THROUGH 19 IN CORRELATION WITH RECORD PLAT DISTANCES. THE REAR LOT LINE TO LOTS 21 AND 22 WERE ESTABLISHED FROM EXISTING MONUMENTS FOUND TO PREVIOUS SURVEYS AS SHOWN HEREON IN CORRELATION WITH RECORD PLAT DISTANCES.

PLAT=185.40

N 17°25'14" E . _ 185.40"

SUBDIVISIØN

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: 22425-3

COMMITMENT DATE: APRIL 26, 2019 AT

SCHEDULE B, PART II (EXCEPTIONS) ITEMS RELATIVE TO SURVEYING

, ANY ENCROACHEMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES 4 AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. AFFECTS PROPERTY AS SHOWN,

RESTRICTIVE CONVENANTS CONTAINED IN DEED DATED MAY 30, 1969, OF RECORD IN DEED BOOK 242, PAGE 326, IN THE MADISON COUNTY CLERK'S OFFICE. THIS DEED ONLY REFERENCES LOT NOS. 5, 8, 57, 58 AND 62 BUT MAY APPLY TO ALL LOTS

RESTRICTIONS, EASEMENTS, SETBACK LINES AND OTHER MATTERS APPEARING OF RECORD IN ON THE PLAT OF RECORD IN PLAT CABINET 3, SLIDE 35, IN MADISION COUNTY CLERK'S OFFICE. AFFECTS PROPERTY AS SHOWN.

> S 17°25'14" W 130.8'

> > ∠S 17°25'14" W、

EXISTING 3/4" IRON/

AND 19

PIPE AT LÓT CORNER BETWEEN LOTS 18

HAGER RENTAL INC. PLAT BOOK 3, PAGE 35

DEED INFO N/A

APARTMENT

BUILDING

_ S 17°17'35" W、

311.92'

EXISTING 1/2"

LEGAL DESCRIPTION

BEING LOTS 21 AND 22 OF BROCKLYN SUBDIVISION AS RECORDED IN PLAT CABINET 3, SLIDE 35 IN MADISION COUNTY COURT CLERKS OFFICE.

TOTAL AREA

18,747 SQUARE FEET 0.4304 ACRES

W WATER METER

CONCRETE PARKING ENCROACHES OVER

ENCROACHES 11.9' OVER PROPERTY LINE

PROPERTY LINE

TANK ENCROACHES

WATER HYDRAN

____ OHE _____

EASEMENT

ROBERT AND DEWEY LOCKER

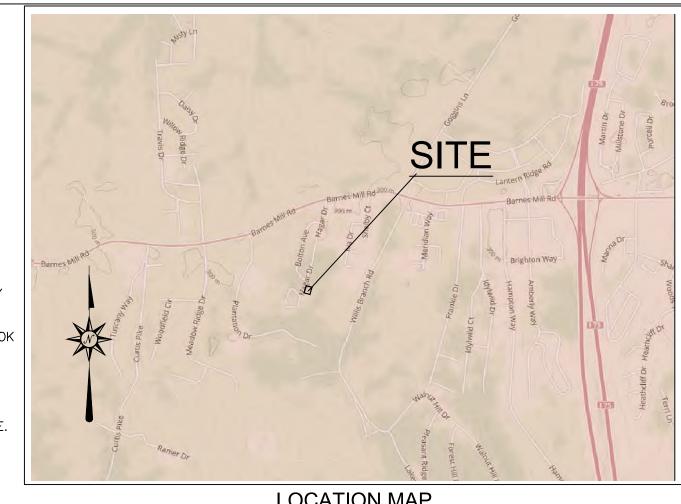
DEED BOOK 610, PAGE 576

TRACT 1B 2A

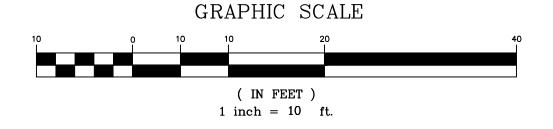
PLAT CABINET 14, SLIDE 102

TANK ENCROACHES

ACROSS 20' UTILITY



LOCATION MAP NOT TO SCALE



GENERAL NOTES

THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP FOR MADISION COUNTY, KENTUCKY, MAP NÚMBER 21151CP252D, DATED DECEMBER 21, 2017.

RESTRICTION NOTE:

PROPERTY IS SUBJECT TO RESTRICTIONS AS RECORDED IN DEED BOOK 242, PAGE 326 IN MADISION COUNTY COURT CLERKS OFFICE.

SOURCE OF TITLE:

MADISON COUNTY KENTUCKY COURT CLERKS OFFICE

DEED BOOK 588, PAGE 684 BROCKLYN SUBDIVISION (LOTS 21 AND 22) PLAT CABINET "3", SLIDE 35

CLIENT: <u>OWNERS:</u> 21 DESIGN GROUP RICHMOND UTILITIES, LLC NOW KNOWN AS:

1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090 LOUISVILLE, KENTUCKY 40291

HAGER AVENUE NOTE:

P.O. BOX 91588

BROCKLYN UTILITIES, LLC

HAGER AVENUE WAS DEDICATED PER BROCKLYN SUBDIVISION DATED SEPTEMBER 1968 AND RECORDED IN PLAT CABINET 3, SLIDE 35.

SANITARY SEWER & PUBLIC WATER NOTE: SUBJECT PROPERTY IS SERVED WITH SANITARY SEWERS BY A PRIVATE SANITARY

SUBJECT PROPERTY IS SERVED WITH WATER BY MADISON COUNTY UTILITIES.

CEMETERY NOTE:

THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

THE PROPERTY SHOWN HEREON IS NOT ZONED BY THE MADISON

COUNTY ZONING MAP.

VERTICAL DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD 88 DATUM, PER OPUS SOLUTION USING GEOID 12A.

I HEREBY CERTIFY TO: RICHMOND UTILITIES, LLC AND 21 DESIGN GROUP

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, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF.

ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 28,424 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST

DATE OF FINAL PLAT

HERB SIMMONS

KENTUCKY PROFESSIONAL LAND SURVEYOR 3732

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION

RICHMOND UTIITIES, LLC 300 HALLIE IRVINE STREET RICHMOND, KENTUCKY 40476 0700



SURVEYOR'S CERTIFICATE

THE FIELD WORK WAS COMPLETED ON

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN OF MY KNOWLEDGE AND BELIEF.

DATE OF SIGNATURE

OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

PROPERTY OF:

21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090 SHEET

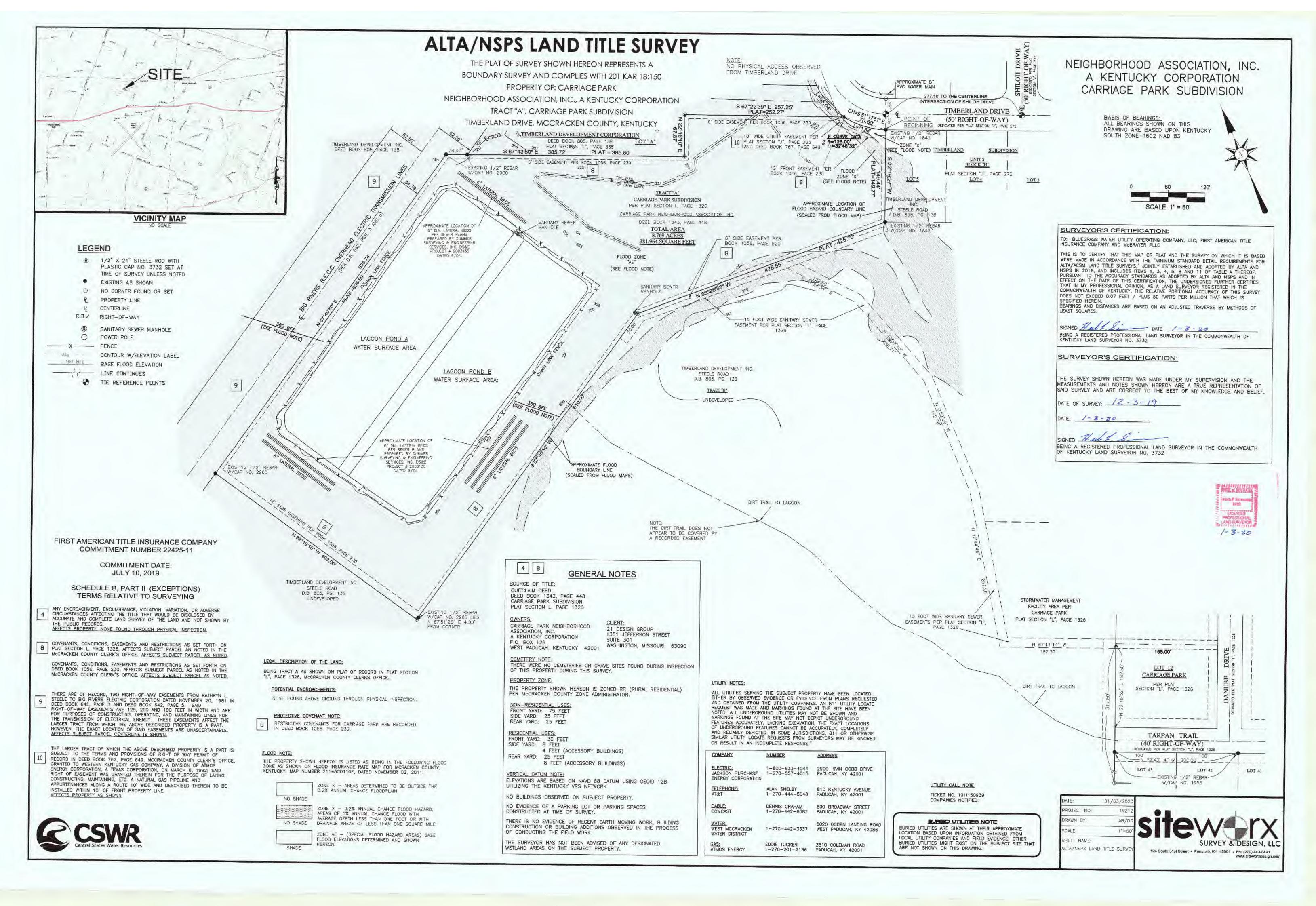
PROJECT NO.: 19145

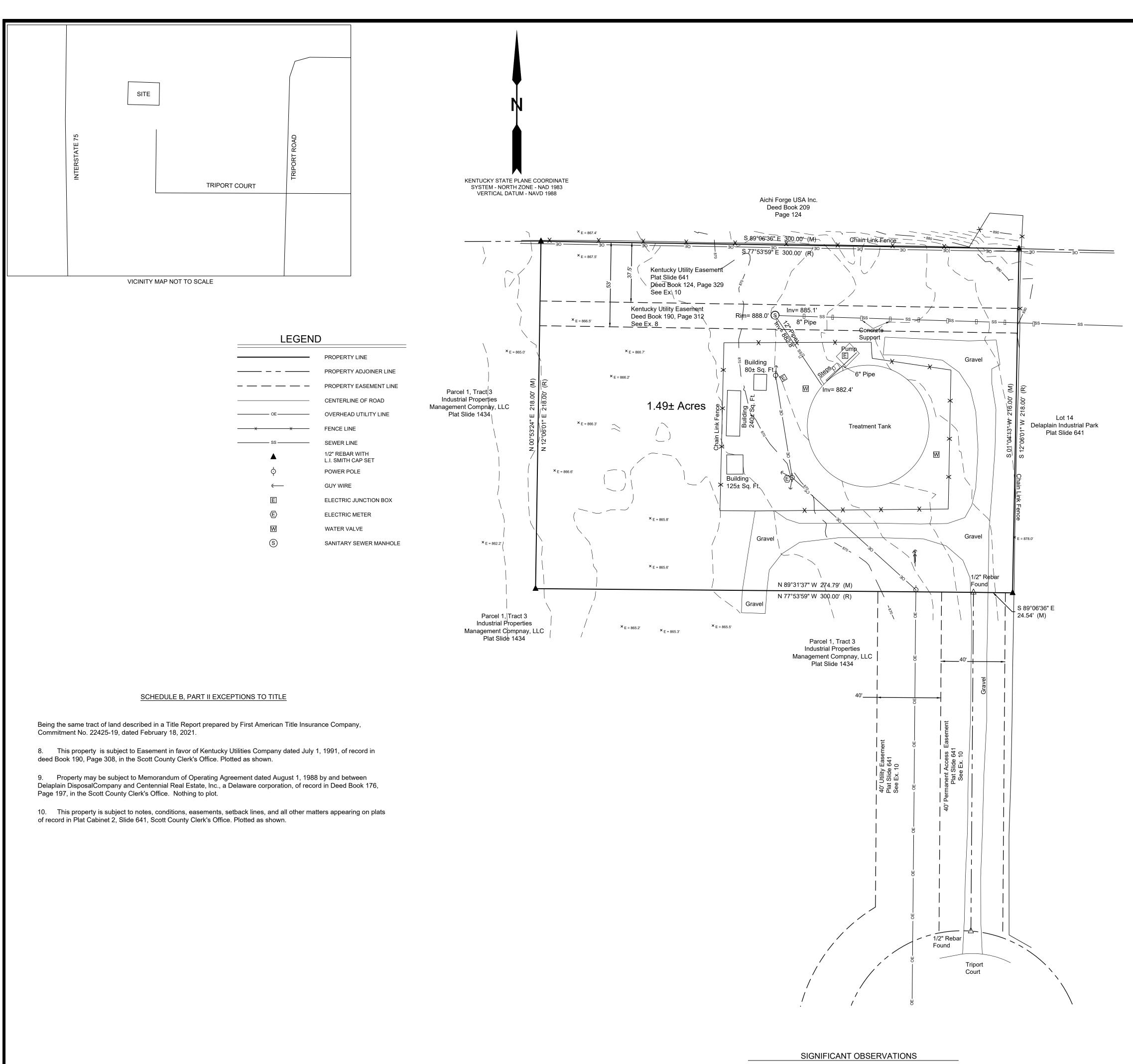
REV. DESCRIPTION

DATE: 8/22/19

DRAWN BY: DG

LITIES, LL DIVISION





SITE DATA

SOURCE OF TITLE BOOK 179, PAGE 319

> LOT WWTP OF LOT 14 AND 15, TRIPORT COURT AND DELAPLAIN DESPOSAL COMPANY SUBDIVISION PLAT SLIDE 641

OWNER: DELAPLAIN DISPOSAL COMPANY

TAX MAP 161, GROUP 20, PARCEL 2

CITY OF GEORGETOWN SCOTT COUNTY, KENTUCKY

AREA = +/- 1.49 ACRES

FIELD SURVEY DATE: JANUARY 28, 2020

- THIS SITE LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA NFIP FIRM MAP NUMBER 21209C0120D BEARING AN EFFECTIVE DATE OF DECEMBER, 21 2017.
- C. THIS IS A URBAN CLASS SURVEY AND AN ALTA/NSPS LAND TITLE SURVEY.
- THERE ARE NO CEMETERIES APPARENT ON THIS PROPERTY.
- NO CERTIFICATION IS MADE HEREIN AS TO THE PRESENCE OF UNDERGROUND STORAGE TANKS.
- F. HORIZONTAL POSITIONS BASED ON STATIC GPS OBSERVATION.
 - HORIZONTAL POSITIONS ARE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83.
- WETLANDS WERE NOT DELINEATED AS PART OF THIS SURVEY.
- THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 22425-19. BEARING AN EFFECTIVE DATE OF FEBRUARY 18, 2021.

RECORD DESCRIPTION

That certain parcel of real property located in the Delaplain Industrial Park in Scott County, Kentucky, and being more particularly described as follows:

BEGINNING at the northwesternmost point of Lot No. 14 of the Delaplain Industrial Park, in Scott County, Kentucky, as shown by that Final Plat thereof of record in Plat Slide 641, in the Scott County Clerk's Office, thence N 77' 53' 59" W 300.00 feet to a point; thence N 12'06'01E218.00 feet to a point on the division line between property owned by Clark Equipment Company; thence with said Clark Equipment Company division line S 77" 53' 59" E 300.00 feet to a point on the division line with said Lot No. 14; thence along the boundary of said Lot No. 14 for two (2) calls: S 12'06'01'W 218.00 feet, and N 77" 53' 59" W 24.54 feet to the point of beginning, and containing 1 .5014 acres, and designated as the Delaplain Disposal Company "WWTP" on the Final Plat of Lot 14 and Lot 15, Triport Court & Delaplain Disposal Company for a portion of the Delaplain Industrial Park, of record in Plat Slide 641, in the Scott County Clerk's Office; and,

Being the same property conveyed to Delaplain Disposal Company, a Kentucky corporation, by Deed dated December 15, 1988, of record in Deed Book 179, Page 319, in the Scott County Clerk's Office.

To (i) Bluegrass Water Utility Operating Company, (ii) McBrayer PLLC, and, (iii) First American Title

This is to certify that this map or plat and the survey on which it is based were made in

Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10(a), 13, 19 and 20 of Table A thereof. The field work was completed on September

> PROFESSIONAL LAND SURVEYOR

accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title

Insurance Company.

February 22, 2021

Thomas A. Young, PLS Kentucky License Number 3850

SURVEY

Associates, I INFRASTRUCTURE DE 6 SERVICES Smith and DEVELOPMENT SURVEYIN

THE GRAVEL DRIVEWAY CROSSES THE SOUTH PROPERTY

UTILITY NOTES:

All utilities shown are based on physical evidence found through inspection in direct correlation with utility maps and testimony furnished by representatives of each respective Utility Company. The location of the utilities are approximate only. No utility service lines were located per this survey. Exact location, depth and additional information can be obtained by contacting the following:

· · · · · · · · · · · · · · · · · · ·		<u>, </u>
COMPANY	<u>NUMBER</u>	<u>ADDRESS</u>
COLUMBIA GAS	1-800-432-9345	2001 MERCER ROAD LEXINGTON, KY. 40511
<u>SEWER</u> FRANKFORT SEWER DEPT.	502-875-2448	1200 KENTUCKY AVENUE FRANKFORT, KY. 40601
CABLE, TELECOM, ELECTRIC, WATER	502-352-4372	FRANKFORT PLANT BOARD 151 FLYNN AVENUE FRANKFORT, KY 40601

PROPERTY LINE NOTE:

PROPERTY LINES WERE ESTABLISHED FROM EXISTING MONUMENTS FOUND ALONG HUNTER'S TRACE ROAD IN DIRECT CORRELATION WITH SUBDIVISION BEARINGS AND DISTANCES SHOWN ON RECORDED SUBDIVISION PLAT OF FOX RUN ESTATES RECORDED IN PLAT CABINET "A", PAGES 141 AND 187.

FIRST AMERICAN TITLE INSURANCE COMPANY **COMMITMENT NUMBER 22425-3**

COMMITMENT DATE: MAY 17, 2019 AT 7:00 A.M.

SCHEDULE B, PART II (EXCEPTIONS) ITEMS RELATIVE TO SURVEYING

- 4 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- RESTRICTIONS CONTAINED IN DEED DATED AUGUST 27, 2008, OF RECORD IN DEED BOOK 508, 8 PAGE 353 AND DEED BOOK 467, PAGE 748, BOTH IN THE FRANKLIN COUNTY CLERK'S OFFICE AFFECTS PROPERTY AS NOTED,
- RESTRICTIONS, EASEMENTS, SETBACK LINES AND OTHER MATTERS APPEARING OF RECORD IN 9 ON THE PLAT OF RECORD IN PLAT CABINET A, SLIDE 141, AND IN PLAT CABINET A, SLIDE 187 BOTH IN THE FRANKLIN COUNTY CLERK'S OFFICE. AFFECTS PROPERTY AS SHOWN OR NOTED.
- RESTRICTIONS APPEARING IN INSTRUMENT OF RECORD IN DEED BOOK 275, PAGE 16, IN THE FRANKLIN COUNTY CLERK'S OFFICE. AFFECTS PROPERTY AS NOTED.
- RESTRICTIONS APPEARING IN INSTRUMENT OF RECORD IN DEED BOOK 298, PAGE 288, IN THE 11 FRANKLIN COUNTY CLERK'S OFFICE AFFECTS PROPERTY AS NOTED.

BASIS OF BEARINGS: ALL BEARINGS SHOWN ON THIS DRAWING ARE BASED UPON KENTUCKY SINGLE ZONE, NAD 83

LEGEND

- 1/2" X 24" STEELE ROD WITH PLASTIC CAP NO. 3732 SET AT TIME OF SURVEY UNLESS NOTED EXISTING AS SHOWN
- O NO CORNER SET
- PL PROPERTY LINE C CENTERLINE
- R.O.W RIGHT-OF-WAY
- ☐ ELECTRIC BOX
- SANITARY SEWER MANHOLE O POWER POLE
- ____ x ___ x ___ FENCE — CONTOUR W/ELEVATION LABEL

LEGAL DESCRIPTION

BEING ALL OF LOT NO. 1-C OF THE FOX FUN ESTATES AS SHOWN UPON A REVISED FINAL PLAT OF LOT 1-A OF THE FOX RUN ESTATES, SAID PLAT BEING OF RECORD IN PLAT CABINET A, SLIDE 187, IN THE OFFICE OF FRANKLIN COUNTY COURT CLERK.



LOCATION MAP NOT TO SCALE

GENERAL NOTES

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP FOR FRANKLIN COUNTY, KENTUCKY, MAP NÚMBER 21073C0116D, DATED JUNE 18, 2013.

LOT 1A PER AMENDED FINAL PLAT OF FOX RUN ESTATES RECORDED IN PLAT CABINET "A", PAGE 141 AND LOT 1C TO REVISED FINAL PLAT OF LOT 1A TO FOX RUN ESTATES RECORDED IN PLAT CABINET "A", PAGE 187 ARE SUBJECT TO RESTRICTIVE COVENANTS OF FOX RUN ESTATES RECORDED IN DEED BOOK 275, PAGE 16 AND AMENDMENT TO RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 298, PAGE 288.

THERE IS A DEDICATED 15 FOOT INGRESS/EGRESS EASEMENT ALONG THE NORTH LINE OF LOT 1A AND A 25 FOOT INGRESS/EGRESS EASEMENT ALONG THE WEST LINE OF SAID LOT 1A. THESE DEDICATED EASEMENTS ARE PRESENTLY NOT BEING USED FOR ACCESS TO LOT 1C PER PLAT CABINET "A". PAGE 141. THE EXISTING GRAVEL AND DIRT DRIVEWAY SHOWN IS PRESENTLY BEING USED FOR ACCESS TO LOT 1C FROM HUNTERS TRACE. NO EASEMENT IS SHOWN ON SUBDIVISION PLAT OR LISTED IN TITLE EXAM FOR THIS ACCESS.

SOURCE OF TITLE: DEED BOOK 508, PAGE 353 FOX RUN ESTATES REVISED FINAL PLAT LOT 1A PLAT CABINET A, PAGE 187

FOX RUN UTILITIES, LLC 1706 BARDSTOWN ROAD LOUISVILLE, KENTUCKY 40205 21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090

THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL)

- PER FRANKLIN COUNTY ZONE ADMINISTRATOR. FRONT YARD: 35 FEET
- SIDE YARD: 10 FEET REAR YARD: 40 FEET
- MINIMUM LOT AREA: 1.5 ACRES
- MINIMUM 10% LOT COVERAGE

<u>VERTICAL DATUM NOTE:</u> ELEVATIONS ARE BASED ON NAVD 88 DATUM USING GEOID 12A.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO: FOX RUN UTILITIES, LLC AND 21 DESIGN GROUP

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, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 15,479 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF FIN	AL PLAT				
DATE OF SIG	NATURE				
HERB SIMMO	NIC				
TILIND SIMIMO	113				
KENTUCKY P	ROFESSIONAL	LAND	SURVEYOR	3732	

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

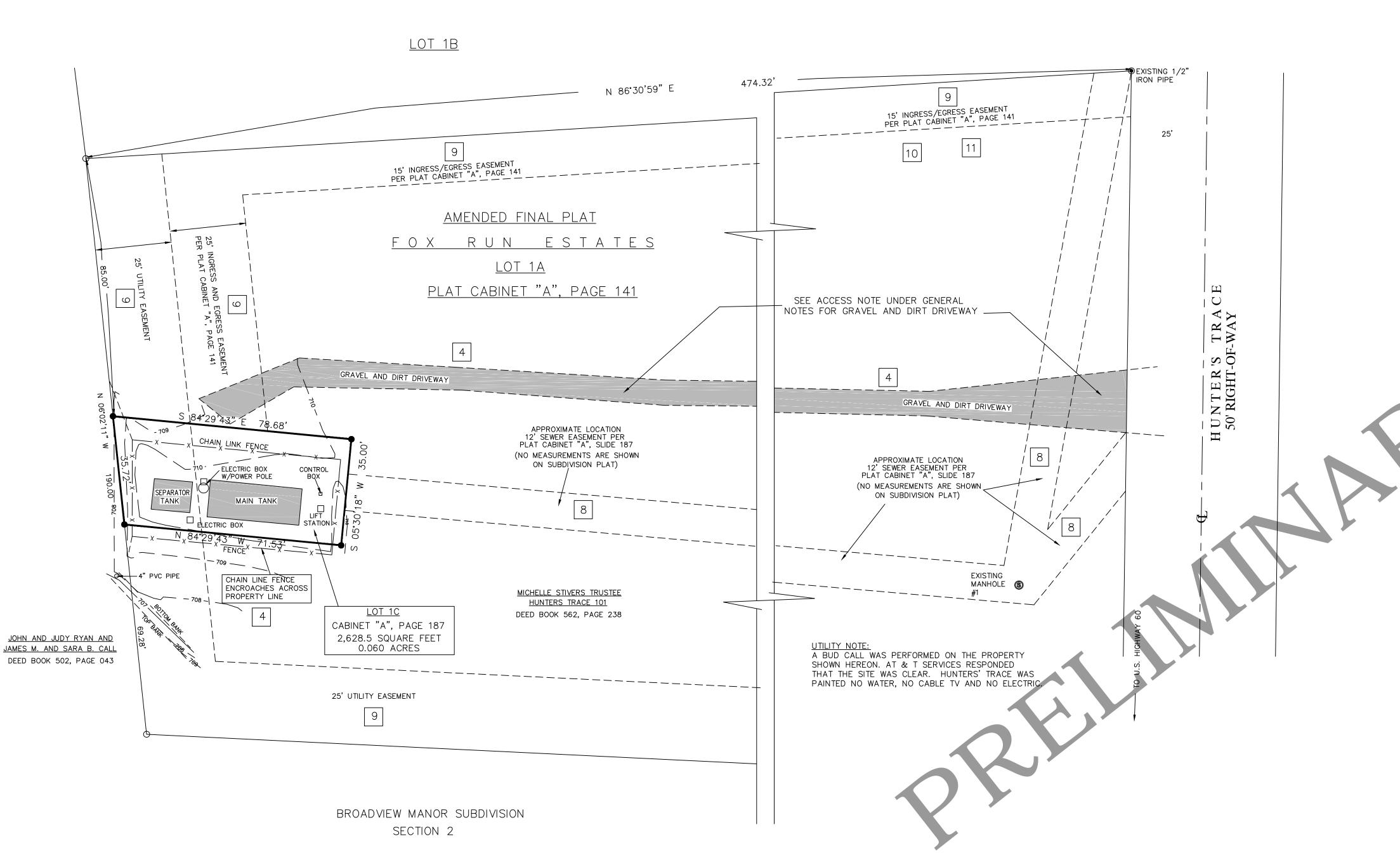
PROPERTY OF:

FOX RUN UTILITIES, LLC 1706 BARDSTOWN ROAD LOUISVILLE, KENTUCKY 40205

CLIENT 21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090

PROJECT NO.: 19117 DATE: 6/29/2019 DRAWN BY: DG REV. DESCRIPTION

> SHEET OF



OAKS SUBDIVISION (PHASE II)

PER PLAT SECTION "L", PAGE 77



LOCATION MAP NOT TO SCALE

GENERAL NOTES

FLOOD NOTE: THIS PROPERTY IS LOCATED IN FLOOD ZONE A (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD). NO BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FIRM MAP FOR McCRACKEN COUNTY, KENTUCKY, MAP NUMBER 21145C0235F, DATED NOVEMBER 2, 2011.

PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN DEED BOOK 596, PAGE 157 FOR GREAT OAKS SUBDIVISION.

SOURCE OF TITLE: McCRACKEN COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 1276, PAGE 733 GREAT OAKS SUBDIVISION

PLAT BOOK "H", PAGE 89 <u>OWNERS:</u>

CLIENT: MARSHALL COUNTY ENVIRONMENTAL

SERVICES LLC 1303 PUGH ROAD BENTON, KENTUCKY 42025

21 DESIGN GROUP 1351 JEFFERSON STREET WASHINGTON, MISSOURI 63090

SANITARY SEWER & PUBLIC WATER NOTE: SUBJECT PROPERTY IS SERVED WITH SANITARY SEWERS BY A PRIVATE SANITARY SEWAGE SYSTEM. SUBJECT PROPERTY IS SERVED WITH WATER BY PADUCAH WATER. THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

THE PROPERTY SHOWN HEREON IS ZONED "RR" (RURAL RESIDENTIAL DISTRICT) BY THE McCRACKEN COUNTY ZONING ORDINANCE.

MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:

SIDE YARD: 25 FEET REAR YARD: 25 FEET

RESIDENTIAL USES: FRONT YARD: 30 FEET SIDE YARD: 8 FEET

4 FEET (ACCESSORY BUILDINGS) REAR YARD: 25 FEET

8 FEET (ACCESSORY BUILDINGS)

MINIMUM LOT AREA: ONE ACRE

VERTICAL DATUM NOTE: ELEVATIONS ARE BASED ON NAVD 88 DATUM, PER OPUS SOLUTION USING GEOID 12A.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: MARSHALL COUNTY ENVIRONMENTAL SERVICES LLC AND 21 DESIGN GROUP

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, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 28,424 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF FINAL PLAT

DATE OF SIGNATURE

HERB SIMMONS

KENTUCKY PROFESSIONAL LAND SURVEYOR 3732

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY - 47.50' — OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

MARSHALL COUNTY ENVIRONMENTAL SERVICES LLC 1303 PUGH ROAD BENTON, KENTUCKY 42025

21 DESIGN GROUP 1351 JEFFERSON STREET WASHINGTON, MISSOURI 63090

PROJECT NO.: 19037 DATE: APRIL 10, 2019 DRAWN BY: DG REV. DESCRIPTION

SHEET

OAKS SUBDIVISION (PHASE II)

PER PLAT SECTION "L", PAGE 77



LOCATION MAP NOT TO SCALE

GENERAL NOTES

FLOOD NOTE: THIS PROPERTY IS LOCATED IN FLOOD ZONE A (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD). NO BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FIRM MAP FOR McCRACKEN COUNTY, KENTUCKY, MAP NUMBER 21145C0235F, DATED NOVEMBER 2, 2011.

PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN DEED BOOK 596, PAGE 157 FOR GREAT OAKS SUBDIVISION.

SOURCE OF TITLE: McCRACKEN COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 1276, PAGE 733 GREAT OAKS SUBDIVISION

PLAT BOOK "H", PAGE 89 CLIENT: <u>OWNERS:</u>

MARSHALL COUNTY ENVIRONMENTAL SERVICES LLC 1303 PUGH ROAD BENTON, KENTUCKY 42025

21 DESIGN GROUP 1351 JEFFERSON STREET WASHINGTON, MISSOURI 63090 SANITARY SEWER & PUBLIC WATER NOTE:

SUBJECT PROPERTY IS SERVED WITH SANITARY SEWERS BY A PRIVATE SANITARY SEWAGE SYSTEM. SUBJECT PROPERTY IS SERVED WITH WATER BY PADUCAH WATER. THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

THE PROPERTY SHOWN HEREON IS ZONED "RR" (RURAL RESIDENTIAL DISTRICT) BY THE McCRACKEN COUNTY ZONING ORDINANCE.

MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:

SIDE YARD: 25 FEET REAR YARD: 25 FEET

RESIDENTIAL USES: FRONT YARD: 30 FEET SIDE YARD: 8 FEET 4 FEET

(ACCESSORY BUILDINGS) REAR YARD: 25 FEET 8 FEET

(ACCESSORY BUILDINGS)

MINIMUM LOT AREA: ONE ACRE **VERTICAL DATUM NOTE:**

ELEVATIONS ARE BASED ON NAVD 88 DATUM, PER OPUS SOLUTION USING GEOID 12A.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: MARSHALL COUNTY ENVIRONMENTAL SERVICES LLC AND 21 DESIGN GROUP

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, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 28,424 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF FINAL PLAT

DATE OF SIGNATURE

HERB SIMMONS

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY - 47.50' — OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

> MARSHALL COUNTY ENVIRONMENTAL SERVICES LLC 1303 PUGH ROAD BENTON, KENTUCKY 42025

21 DESIGN GROUP 1351 JEFFERSON STREET WASHINGTON, MISSOURI 63090

Case No. 2022-00432 Bluegrass Water's Response to PSC 4-5 Exhibit PSC 4-5(b)

PROJECT NO.: 19037 DATE: APRIL 10, 2019 DRAWN BY: DG REV. DESCRIPTION

SHEET

OAKS SUBDIVISION (PHASE II)

PER PLAT SECTION "L", PAGE 77



LOCATION MAP NOT TO SCALE

GENERAL NOTES

FLOOD NOTE: THIS PROPERTY IS LOCATED IN FLOOD ZONE A (SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD). NO BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON FIRM MAP FOR McCRACKEN COUNTY, KENTUCKY, MAP NUMBER 21145C0235F, DATED NOVEMBER 2, 2011.

PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED IN DEED BOOK 596, PAGE 157 FOR GREAT OAKS SUBDIVISION.

SOURCE OF TITLE: McCRACKEN COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 1276, PAGE 733

GREAT OAKS SUBDIVISION PLAT BOOK "H", PAGE 89 CLIENT:

<u>OWNERS:</u> MARSHALL COUNTY ENVIRONMENTAL SERVICES LLC

21 DESIGN GROUP 1351 JEFFERSON STREET 1303 PUGH ROAD BENTON, KENTUCKY 42025 WASHINGTON, MISSOURI 63090

SANITARY SEWER & PUBLIC WATER NOTE: SUBJECT PROPERTY IS SERVED WITH SANITARY SEWERS BY A PRIVATE SANITARY SEWAGE SYSTEM. SUBJECT PROPERTY IS SERVED WITH WATER BY PADUCAH WATER. THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

THE PROPERTY SHOWN HEREON IS ZONED "RR" (RURAL RESIDENTIAL

DISTRICT) BY THE McCRACKEN COUNTY ZONING ORDINANCE.

MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:

SIDE YARD: 25 FEET REAR YARD: 25 FEET RESIDENTIAL USES: FRONT YARD: 30 FEET SIDE YARD: 8 FEET

4 FEET (ACCESSORY BUILDINGS) REAR YARD: 25 FEET 8 FEET (ACCESSORY BUILDINGS)

MINIMUM LOT AREA: ONE ACRE

VERTICAL DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD 88 DATUM, PER OPUS SOLUTION USING GEOID 12A.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: MARSHALL COUNTY ENVIRONMENTAL SERVICES LLC AND 21 DESIGN GROUP

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, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 28,424 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF FINAL PLAT

DATE OF SIGNATURE

HERB SIMMONS

KENTUCKY PROFESSIONAL LAND SURVEYOR 3732

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY - 47.50' — OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

> MARSHALL COUNTY ENVIRONMENTAL SERVICES LLC 1303 PUGH ROAD

BENTON, KENTUCKY 42025

21 DESIGN GROUP 1351 JEFFERSON STREET WASHINGTON, MISSOURI 63090

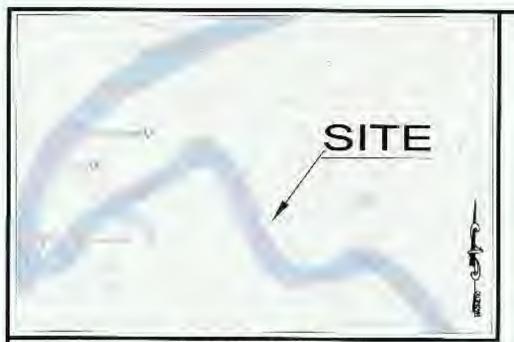
SHEET

PROJECT NO.: 19037

REV. DESCRIPTION

DATE: APRIL 10, 2019

DRAWN BY: DG



VICINITY MAP

UTILITY NOTES:

ALL UTILITIES SERVING THE SUBJECT PROPERTY HAVE BEEN LOCATED EITHER BY OBSERVED EVIDENCE OR EVIDENCE FROM PLANS REQUESTED AND OBTAINED FROM THE UTILITY COMPANIES. AN BIT UTILITY LOCATE REQUEST WAS MADE AND MARKINGS FOUND AT THE SITE HAVE BEEN NOTED, ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATIONS OF UNDERCROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE."

COMPANY	NUMBER	ADDRESS
ELECTRIC: JACKSON ENERGY COOPERATIVE	1-800-262-7480	225 JACKSON ENERGY LANE MCKEE, KY. 40447
CABLE AND TELEPHONE SPECTRUM	1-855-855-4578	220 HIGHTOWER ROAD DANVILLE, KY 40447
WATER: GARRARD CO. WATER ASSOC.	1-859-792-4501	315 LEXINGTON ROAD LANCASTER, KY. 40444
GAS: ATMOS ENERGY CORPORATION	1-866-322-8667	P.O. BOX 650205 DALLAS, TX 75265-0205

THIS PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP FOR GARRARD COUNTY, KENTUCKY PANEL NUMBER 21079C0065C DATED 4/18/2011.

> ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

NO SHADE

SHADED

ZONE "AE" SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.

THE 1% ANNUAL CHANCE FOOD (100 YEAR FLOOD), ALSO KNOW AS THE BASE FLOOD, IS THE FLOOD HAZARD 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 FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO AR, A99, V. AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 22425-18

COMMITMENT DATE: FEBRUARY 9, 2021 SCHEDULE B, PART II (EXCEPTIONS)

TERMS RELATIVE TO SURVEYING

(A)TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAKING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS. (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. NOT SURVEY RELATED

ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION IN THE LAND. NOT SURVEY RELATED

EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. AFFECTS PROPERTY AS SHOWN.

ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET. NOT SURVEY RELATED

ANY MINERAL OR MINERAL RIGHT LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. NOT SURVEY RELATED

FOR INFORMATION PURPOSES ONLY. PURSUANT TO THE GARRARD COUNTY TAX COLLECTION OFFICE (GARRARD COUNTY SHERIFF) TAXES AND ASSESSMENTS ARE LESS THAN \$5.00; THE GARRARD COUNTY SHERIFF'S OFFICE DOES NOT ISSUE TAX BILLS OR COLLECT PAYMENTS FOR TAXES DUE THAT ARE LESS THAN \$5.00. PARCEL/MAP# 06E-01-001; ACCESSED VALUE: \$400. NOT SURVEY RELATED

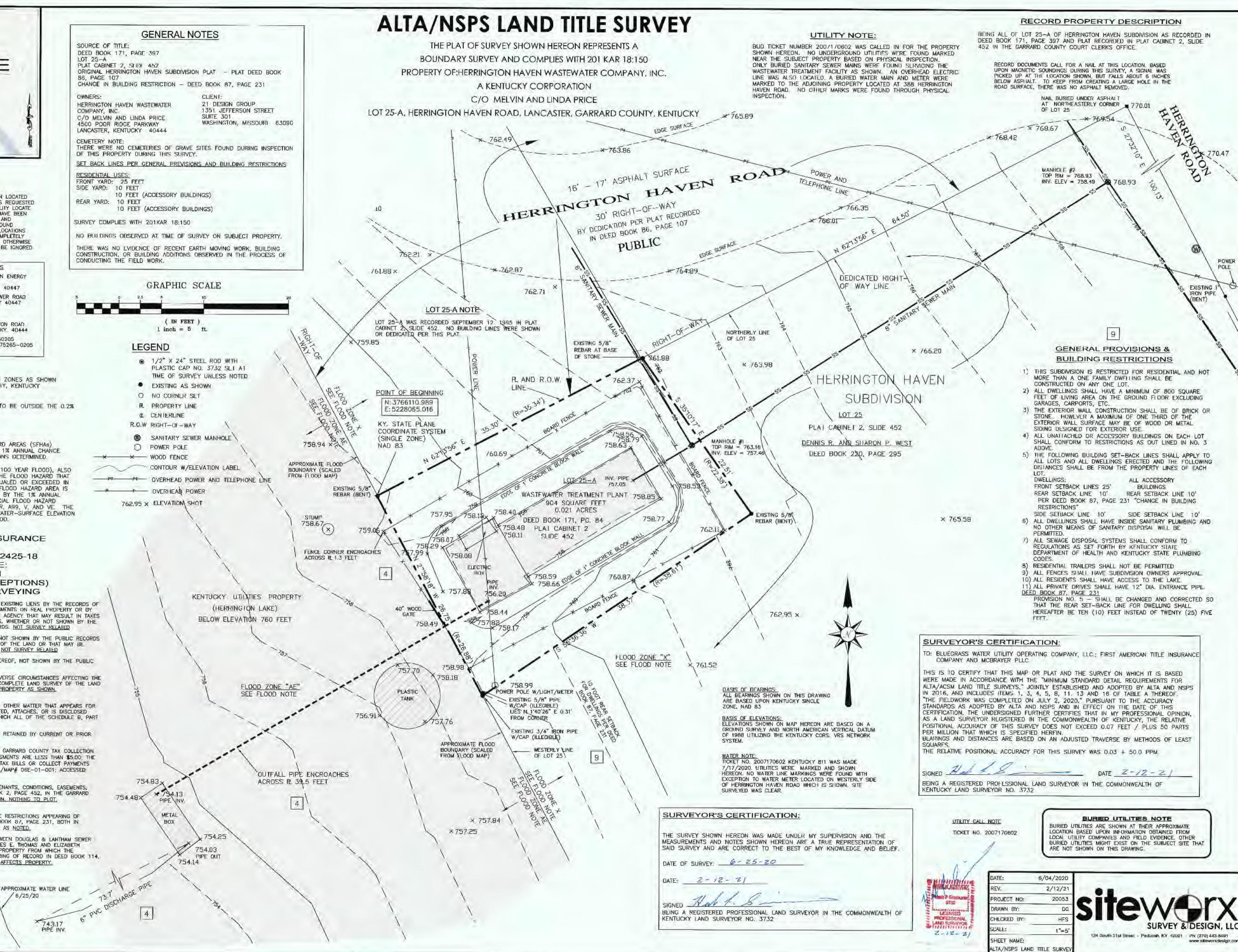
THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND NOTES AS SET FORTH IN PLAT BOOK 2, PAGE 452, IN THE GARRARD COUNTY CLERK'S OFFICE, AFFECTS PROPERTY AS SHOWN, NOTHING TO PLOT.

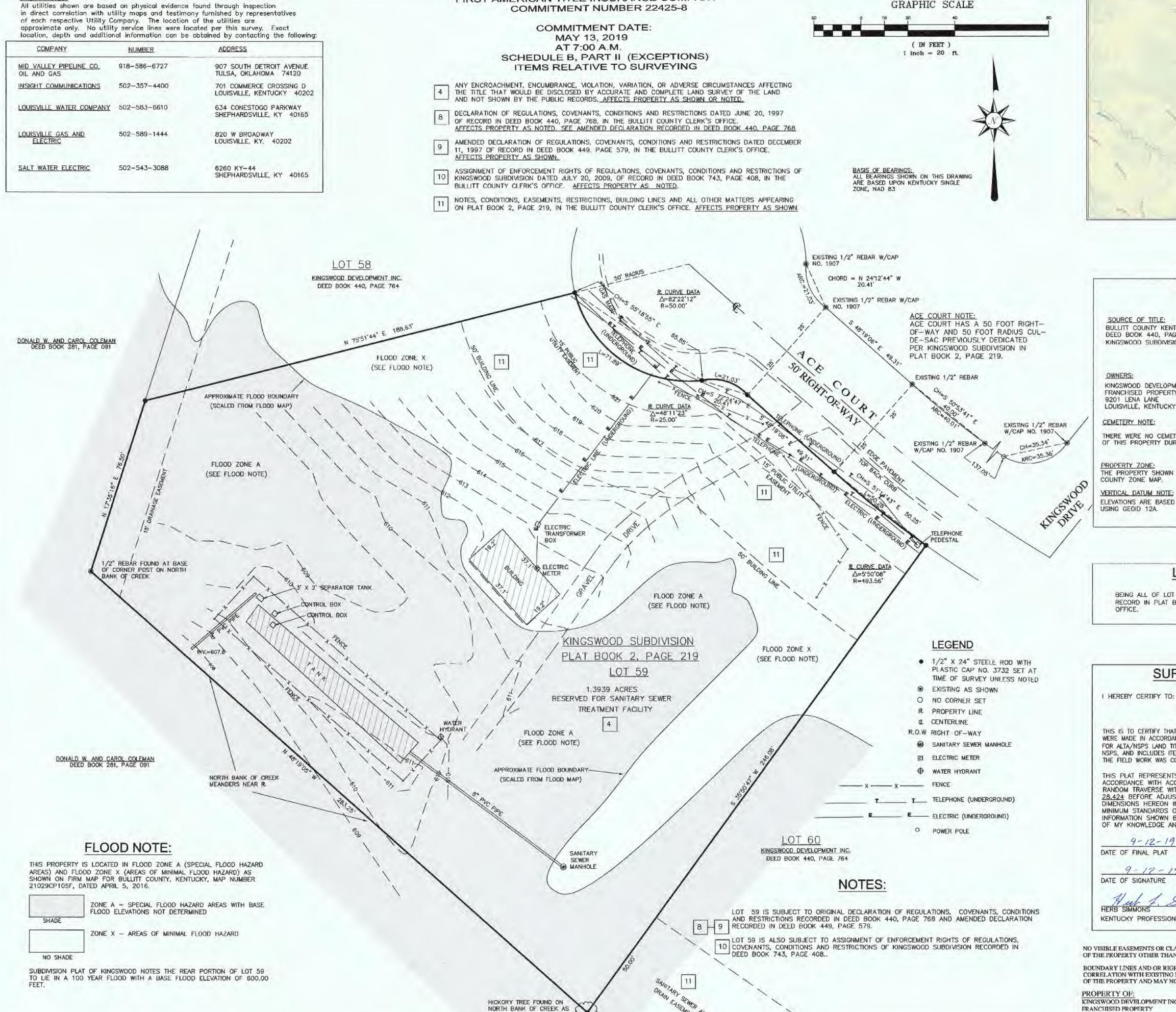
THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE RESTRICTIONS APPEARING OF RECORD IN DEED BOOK 86, PAGE 107 AND IN DEED BOOK 87, PAGE 231, BOTH IN GARRARD COUNTY CLERK'S OFFICE. AFFECTS PROPERTY AS NOTED.

THERE IS A CONTRACT DATED DECEMBER 8, 1976 BETWEEN DOUGLAS & LANTHAM SEWER COMPANY, INC., A KENTUCKY CORPORATION AND CHARLES E. THOMAS AND ELIZABETH THOMAS, HIS WIFE, AFFECTING THE LARGER TRACT OF PROPERTY FROM WHICH THE PROPERTY DESCRIBED HEREIN WAS SUBDIVIDED, APPEARING OF RECORD IN DEED BOOK 114, PAGE 188, IN THE GARRARD COUNTY CLERK'S OFFICE. AFFECTS PROPERTY.

/ 6/25/20







SHOWN ON SUBDIVISION PLAT

FIRST AMERICAN TITLE INSURANCE COMPANY

UTILITY NOTES:



LOCATION MAP NOT TO SCALE

GENERAL NOTES

BULLITT COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 440, PAGE 764 KINGSWOOD SUBDIVISION (PLAT BOOK 2, PAGE 219)

KINGSWOOD DEVELOPMENT INC FRANCHISED PROPERTY LOUISVILLE, KENTUCKY 40299

CLIENT: 21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090

THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

THE PROPERTY SHOWN HEREON IS ZONED SINGLE FAMILY PER BULLITT

ELEVATIONS ARE BASED ON NAVD 88 DATUM, PER KY. VRS NETWORK

LEGAL DESCRIPTION

BEING ALL OF LOT 59, KINGSWOOD SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 219, IN THE BULLITT COUNTY CLERK'S

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: BLUEGRASS WATER UTILITY OPERATING COMPANY, LLC, McBRAYER PPLC, & 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 28,424 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ATE OF FINAL PLAT	
9-12-19	
TE OF SIGNATURE	
Hul 1. 8 mm	
RB SIMMONS	

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

KINGSWOOD DEVELOPMENT INC. FRANCHISED PROPERTY 9201 LENA LANE LOUISVILLE, KENTUCKY 40299

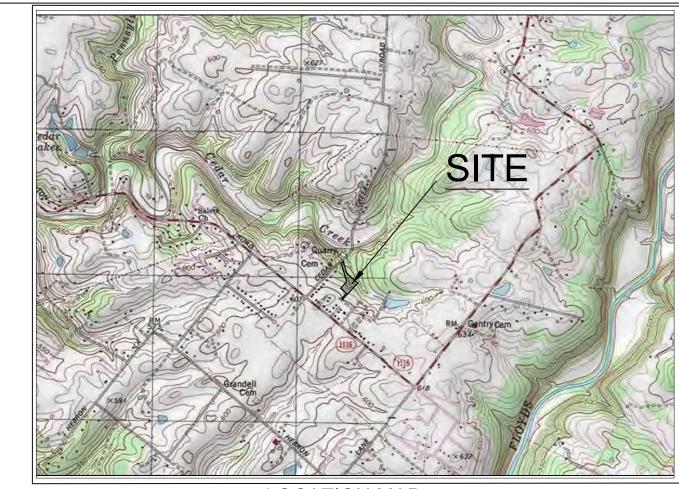
21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090 MINISTER DE LI LI LI



PROJECT NO.: 19116 DATE: 6/25/2019 DRAWN BY: DG REV. DESCRIPTION

SHEET

N 50°27'50" W 120.60'



LOCATION MAP NOT TO SCALE

GENERAL NOTES FLOOD NOTE: THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP FOR BULLITT COUNTY, KENTUCKY, MAP NUMBER 21029C0067F, DATED 04/05/2016. NO RESTRICTIONS ARE LISTED ON PLAT RECORDED IN DEED BOOK 433, PAGE 218. RESTRICTIONS FOR COLUMBIA ESTATES THAT ABUTTS PROPERTY ARE RECORDED IN DEED BOOK 302, PAGE 680. SOURCE OF TITLE: BULLITT COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 433, PAGES 216-218 (TRACT 4A) 21 DESIGN GROUP LAKE COLUMBIA UTILITIES, INC. 1351 JEFFERSON STREET 136 MATTHEWS AVENUE LOUISVILLE, KENTUCKY WASHINGTON, MISSOURI 63090 40207-3161 PROPERTY ZONE: WAITING ON CLARIFICATION FROM

BULLITT COUNTY

PLANNING & ZONING DEPARTMENT

VERTICAL DATUM NOTE: ELEVATIONS ARE BASED ON NAVD 88 DATUM USING GEOID 12A.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO: LAKE COLUMBIA UTILITIES, INC. AND 21 DESIGN GROUP

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, 3, 4, 5, 7, 8, 11, 13 AND 14, TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 27, 2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 26,302 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE	OF	FINAL PLAT					
DATE	OF	SIGNATURE					
IIEDD	CIL	MMONS					
HEKD	211	MIMONS					
KENT	UCK	Y PROFESSION	AL LAND	SURVEYOR	3732		

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

PROPERTY OF: LAKE COLUMBIA UTILITIES, INC. 136 MATTHEWS AVENUE LOUISVILLE, KENTUCKY 40207-3161 21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090

PROJECT NO.: 19115 DATE: 7/01/2019 DRAWN BY: DG

Case No. 2022-00432 Exhibit PSC 4-5(b)

REV. DESCRIPTION

SHEET

Bluegrass Water's Response to PSC 4-5

UTILITY NOTES:

COMPANY

CABLE/SATELLITE

SPECTRUM

IMPACT SATELLITE

DIRECT TV

KENTUCKY UTILITIES

BLUE GRASS ENERGY

OWEN ELECTRIC

COOPERATIVE

ELECTRIC

All utilities shown are based on physical evidence found through inspection

of each respective Utility Company. The location of the utilities are

in direct correlation with utility maps and testimony furnished by representatives

location, depth and additional information can be obtained by contacting the following:

100 MARY LYNN DRIVE

205 WEST CLINTON

P.O. BOX 730

GEORGETOWN, KY 40324

GEORGETOWN, KY 40324

GEORGETOWN, KY 40324

CYNTHIANA, KY 41031

OWENTOWN, KY 40359

510 S. MAIN STREET

104 LAWSON DRIVE, SUITE 101

approximate only. No utility service lines were located per this survey. Exact

NUMBER

866-725-0919

502-867-0157

800-981-0600

800-842-7481

800-372-7612

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 22425-3

> COMMITMENT DATE: APRIL 24, 2019 AT 7:00 A.M. SCHEDULE B, PART II (EXCEPTIONS) ITEMS RELATIVE TO SURVEYING

RESTRICTIONS, EASEMENTS, SETBACK LINES AND OTHER MATTERS APPEARING OF RECORD IN ON THE PLAT OF RECORD IN PLAT CABINET 11, SLIDE 347, IN THE SCOTT COUNTY CLERK'S OFFICE. AFFECTS PROPERTY AS SHOWN.

LEGEND

 1/2" X 24" STEEL ROD WITH PLASTIC CAP NO. 3732 SET AT TIME OF SURVEY UNLESS NOTED

EXISTING AS SHOWN O NO CORNER SET

PL PROPERTY LINE C. CENTERLINE R.O.W RIGHT-OF-WAY

OHE _____ OVERHEAD POWER

- PROPERTY LINE O UTILITY POLE PUMP PUMP

> BASIS OF BEARINGS: ALL BEARINGS SHOWN ON THIS DRAWING ARE BASED UPON KENTUCKY SINGLE ZONE-NAD 83



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

FLOOD NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP FOR SCOTT COUNTY, KENTUCKY, MAP NO. 21209C0183D, DATED 12/21/2017.

SOURCE OF TITLE:

SCOTT COUNTY COURT CLERKS OFFICE DEED BOOK 399, PAGE 105 CABINET 11, PAGE 347 (PARCEL A) TRACTS 1, 2, 3 DEED BOOK 377, PAGE 492 - TRACT 4

OWNERS:

LH TREATMENT COMPANY LLC A KENTUCKY LIMITED LIABILITY COMPANY 134 PRATER DRIVE GEORGETOWN, KENTUCKY 40324

CLIENT:

21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090

CEMETERY NOTE:

THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

THE PROPERTY SHOWN HEREON IS ZONED "R1-A" (PUD) BY THE SCOTT COUNTY ZONING ORDINANCE.

VERTICAL DATUM NOTE:

ELEVATIONS ARE BASED ON NAVD 88 DATUM, PER KY. VRS NETWORK.

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY TO: BLUEGRASS WATER UTILITY OPERATING COMPANY, LLC, McBRAYER PLLC, & FIRST AMERICAN TITLE INSURANCE

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, 3, 4, 5, 7, 8, 11, 13 AND 14. TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2019.

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 88,998 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY IS 0.03.

SEPTEMBER 24, 2019

DATE OF FINAL PLAT SEPTEMBER 24, 2019 DATE OF SIGNATURE

KENTUCKY PROFESSIONAL LAND SURVEYOR 3732

NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN ON PLAT HEREON.

BOUNDARY LINES AND OR RIGHT-OF-WAY LINES WERE ESTABLISHED PER DEED RECORDS IN DIRECT CORRELATION WITH EXISTING MONUMENTS FOUND DURING A PHYSICAL INSPECTION AND OR SURVEY OF THE PROPERTY AND MAY NOT DEPICT ACTUAL RIGHTS OF OCCUPANCY.

PROPERTY OF: LII TREATMENT COMPANY, LLC

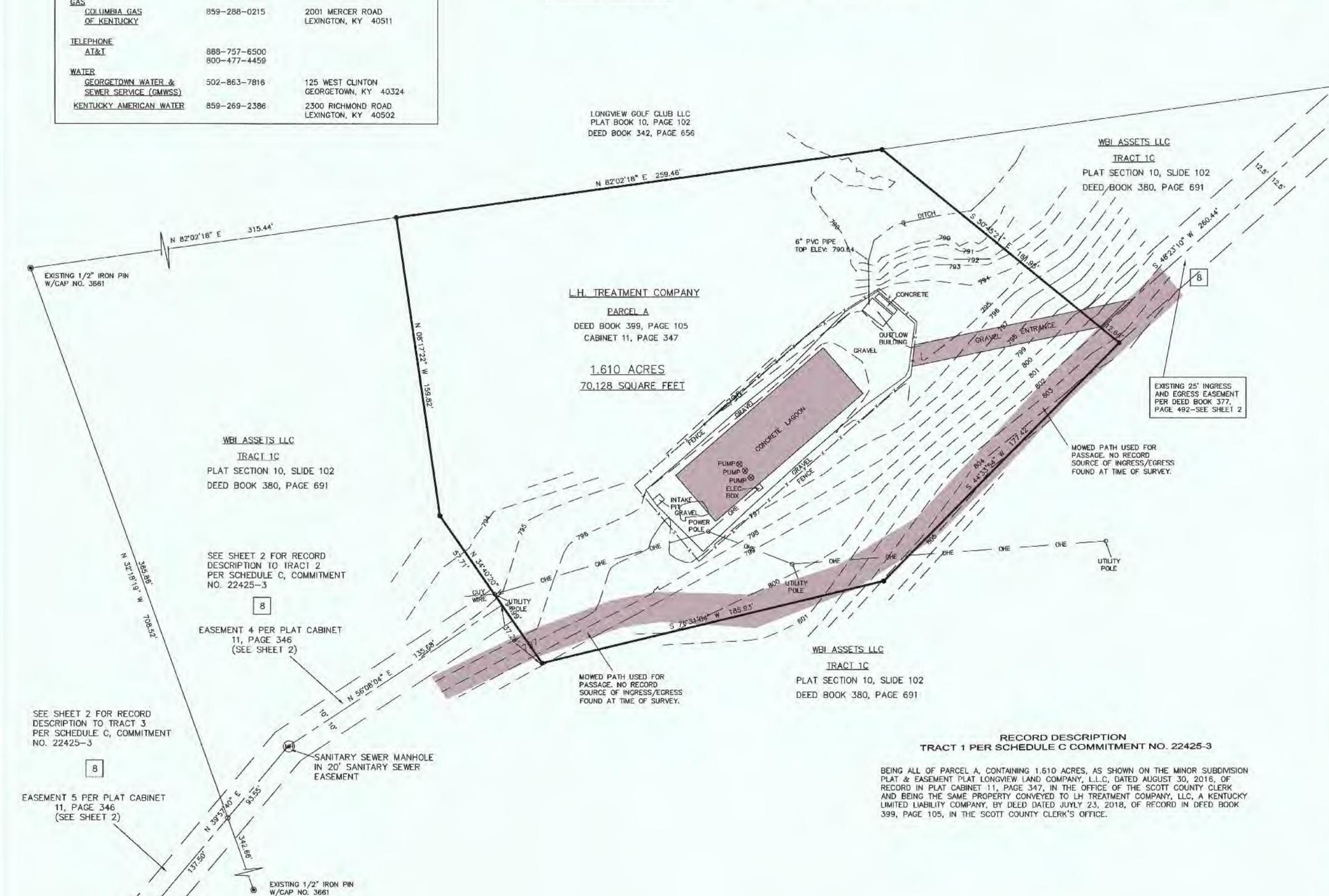
A KENTUCKY LIMITED LIABILITY COMPANY 134 PRATER DRIVE GEORGETOWN, KENTUCKY 40324

21 DESIGN GROUP 1351 JEFFERSON STREET SUITE 301 WASHINGTON, MISSOURI 63090

PROJECT NO.: 19146 DATE: 8/28/2019 DRAWN BY: DG REV. DESCRIPTION

SHEET

Case No. 2022-00432



UTILITY COMPANIES

NO SCALE

ELECTRIC: JACKSON PURCHASE ENERGY PADUCAH, KY 42001 PH: 800-633-4044 PH: 270-442-7321

PADUCAH, KY 42001 CONTACT: DARRAN RANKIN PH: 270-444-0527 GAS: ATMOS ENERGY 3510 COLEMAN ROAD 810 KENTUCKY AVENUE

WATER: PADUCAH WATER

1800 NORTH 8TH STREET

CONTACT: EDDIE TUCKER

PH: 270-201-2136

PADUCAH, KY 42001 CONTACT: ALAN SHELBY PH: 270-444-5048

800 BROADWAY STREET PADUCAH, KY 42001 CONTACT: DENNIS GRAHAM PH: 270-442-6382

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 22425-9

COMMITMENT DATE: JULY 10, 2019

SCHEDULE B, PART II (EXCEPTIONS) TERMS RELATIVE TO SURVEYING

- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. AFFECTS PROPERTY AS SHOWN.
- COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AND BUILDING LINES, TOGETHER 8 WITH INCIDENTAL RIGHTS ARE SET FORTH ON PLAT SECTION "K", PAGE 986 AND PLAT SECTION "K", PAGE 1585, AND DEED BOOK 856, PAGE 578, IN THE MCCRACKEN COUNTY CLERK'S OFFICE.
- THE LARGER TRACT FROM WHICH THIS PROPERTY WAS CARVED IS SUBJECT TO A RIGHT OF WAY EASEMENT DATED SEPTEMBER 9, 1937 BETWEEN HORACE EARL HARTING, ET UX, TO THE JACKSON PURCHASE RURAL ELECTRIC COOPERATIVE CORPORATION TO PROVIDE ELECTRIC ENERGY TO THE RURAL DISTRICTS OF MCCRACKEN AND SURROUNDING COUNTIES, SAID EASEMENT WAS RECORDED ON JANUARY 25, 1938, IN DEED BOOK 198, PAGE 183, IN THE McCRACKEN COUNTY CLERK'S OFFICE. DOES NOT AFFECT PROPERTY (EASEMENT LIES SOUTH OF PROPERTY)
- THE LARGER TRACT FROM WHICH THIS PROPERTY WAS CARVED IS SUBJECT TO AN EASEMENT DATED MARCH 4, 1986 BETWEEN JEFFREY L. WALKER, ET AL, TO THE CITY OF PADUCAH FOR THE USE AND BENEFIT OF PADUCAH WATER WORKS TO LAY, OPERATE, MAINTAIN, ETC. A WATER MAIN ON THE WEST SIDE OF THE MAYFIELD-METROPOLIS ROAD. SAID EASEMENT WAS RECORDED ON MARCH 11, 1986, IN DEED BOOK 684, PAGE 647, IN THE McCRACKEN COUNTY CLERK'S OFFICE. DOES NOT AFFECT PROPERTY (EASEMENT LIES EAST OF PROPERTY)

POTENTIAL ENCROACHMENTS PER PHYSICAL INSPECTION: "A" CHAIN LINK FENCE, DOG PEN AND DOG HOUSE ENCROACH ONTO PROPERTY FROM REAR OF LOT 30.

VERTICAL DATUM NOTE: ELEVATIONS ARE BASED ON NAVD 88 DATUM, GEOID 12B, UTILIZING THE

LAND SURVEYOR'S STATEMENT

TO: BLUEGRASS WATER UTILITY OPERATING COMPANY LLC; FIRST AMERICAN TITLE INSURANCE COMPANY AND MCBRAYER PLLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys." jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 3, 4, 5, 8 and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the Commonwealth of Kentucky, the Relative Positional Accuracy of this survey does not exceed 0.7 Feet/Plus 50 Parts Per Million that which is specified herein. Bearings and Distances are based on an Adjusted Traverse by Methods of Least Squares.

being a Registered Professional Land Surveyor in the Commonwealth of Kentucky

Land Surveyor NO. 3732

ALTA/NSPS LAND TITLE SURVEY

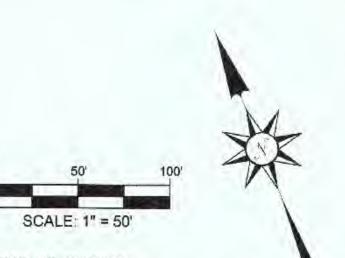
THE PLAT OF SURVEY SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150 PROPERTY OF: MARSHALL RIDGE SEWER ASSOCIATION, INC., LOT "32", MARSHALL RIDGE SUBDIVISION

LEGAL DESCRIPTION

BEING LOT 32 OF MARSHALL RIDGE SUBDIVISION AS SHOWN BY PLAT RECORDED IN PLAT SECTION "K", PAGE 1585, McCRACKEN COUNTY CLERK'S OFFICE.

UTILITY NOTE:

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM LOCAL UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE THAT ARE NOT SHOWN ON THIS DRAWING.



MARSHALL RIDGE SEWER

ASSOCIATION, INC

HARTING RIDGE ROAD

WEST PADUCAH, KENTUCKY 42086

BASIS OF BEARINGS: ALL BEARINGS SHOWN ON THIS DRAWING ARE BASED UPON KENTUCKY SOUTH ZONE-1602, NAD 83

LEGEND

STEEL ROD, 1/2"x24" WITH PLASTIC CAP STAMPED "3732" SET AT TIME OF SURVEY. PROPERTY CORNER FOUND CONCRETE MONUMENT FOUND EXISTING ROAD CENTERLINE EASEMENT LINE, AS NOTED SUBJECT PROPERTY LINE NO CORNER SET BURIED CABLE 6 C 900 WATER MAIN ---- T ---- BURIED TELEPHONE LINE CONTOUR WITH ELEVATION

GENERAL NOTES

SOURCE OF TITLE: McCRACKEN COUNTY KENTUCKY COURT CLERKS OFFICE DEED BOOK 885, PAGE 639 PLAT SECTION "K", PAGE 1585 (LOT 32)

MARSHALL RIDGE SEWER 21 DESIGN GROUP ASSOCIATION, INC. P.O.BOX 128 1351 JEFFERSON STREET

WEST PADUCAH, KENTUCKY 42086 SUITE 301 WASHINGTON, MISSOURI 63090 SUBJECT PROPERTY IS SERVED BY PADUCAH WATER.

THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

PROPERTY ZONE:

THE PROPERTY SHOWN HEREON IS ZONED "UR", URBANIZING RESIDENTIAL DISTRICT, BY THE MCCRACKEN COUNTY ZONING ORDINANCE.

MINIMUM YARD REQUIREMENTS ARE AS FOLLOWS:

NON-RESIDENTIAL USES FRONT YARD: 75 FEET SIDE YARD: 25 FEET REAR YARD: 25 FEET RESIDENTIAL USES: FRONT YARD: 30 FEET

SIDE YARD: 8 FEET 4 FEET (ACCESSORY BUILDINGS) REAR YARD: 25 FEET 8 FEET (ACCESSORY BUILDINGS)

MINIMUM AREA REQUIREMENTS: MINIMUM LOT AREA: 7,500 SQUARE FEET MINIMUM LOT WIDTH REQUIREMENTS:

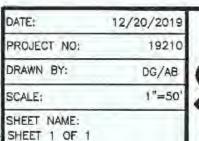
SEVENTY-FIVE (75) FT. 1) NO BUILDINGS OBSERVED ON SUBJECT PROPERTY. 2) SUBJECT PROPERTY DOES ABUT A PUBLIC ROAD, BUT THERE IS NO

EVIDENCE OF A PHYSICAL ROADWAY OR DRIVEWAY BEING CONSTRUCTED AT TIME OF SURVEY. 3) NO EVIDENCE OF A PARKING LOT OR PARKING SPACES CONSTRUCTED AT

TIME OF SURVEY. 4) NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT TIME OF SURVEY.

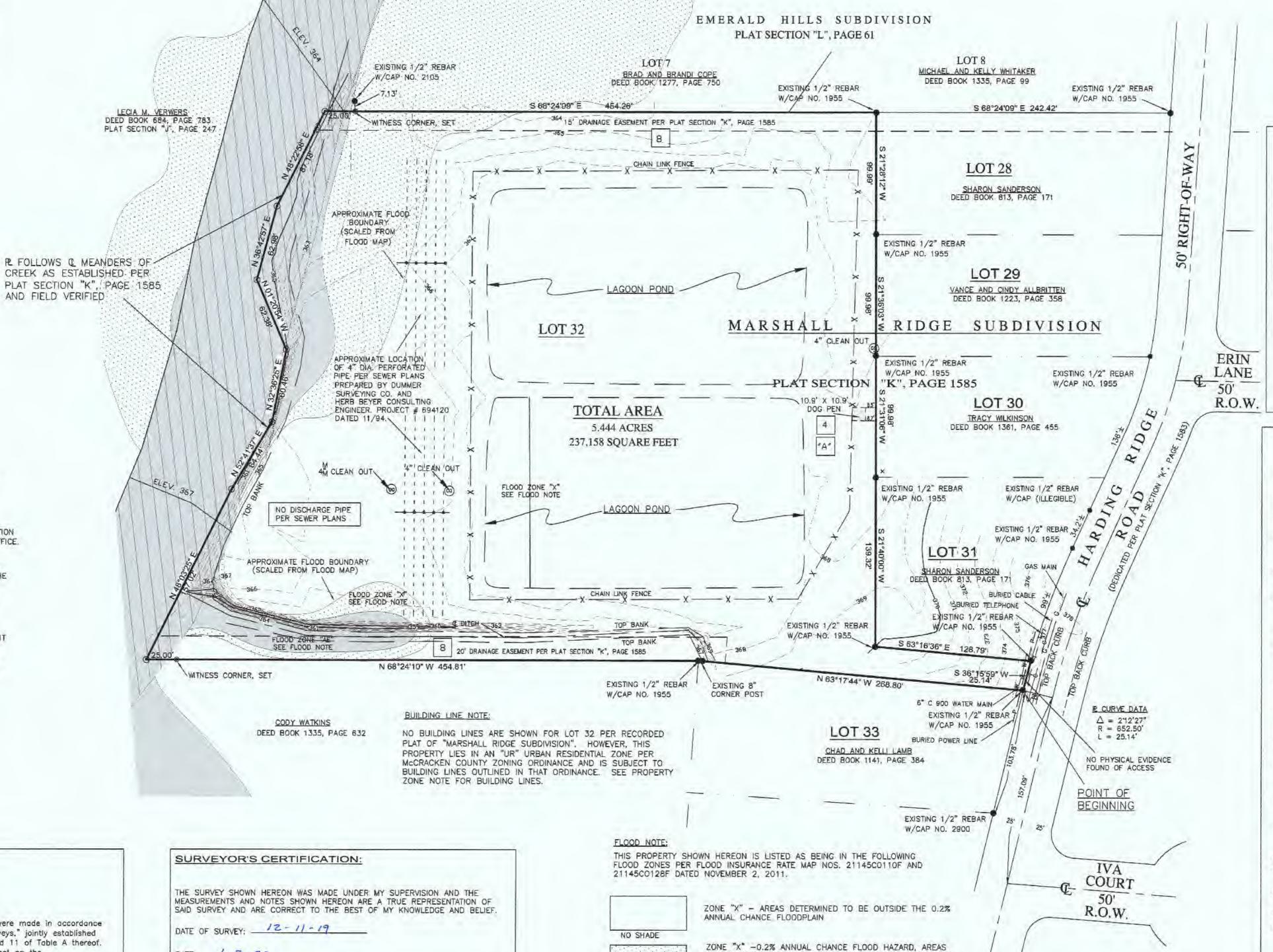
5) THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND

AREAS ON THE SUBJECT PROPERTY.



124 South 31st Street - Paducah, KY 42001 - Ph: (270) 443-8491 www.siteworxdesign.com

HARDING RIDGE ROAD, MCCRACKEN COUNTY, KENTUCKY



SHADE

DOTS

CROSS HATCH

4136

1-3-20

BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF KENTUCKY LAND SURVEYOR NO. 3732

OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS

ONE SQUARE MILE. ZONE "AE" SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATIONS ARE SHOWN HEREON.

THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN

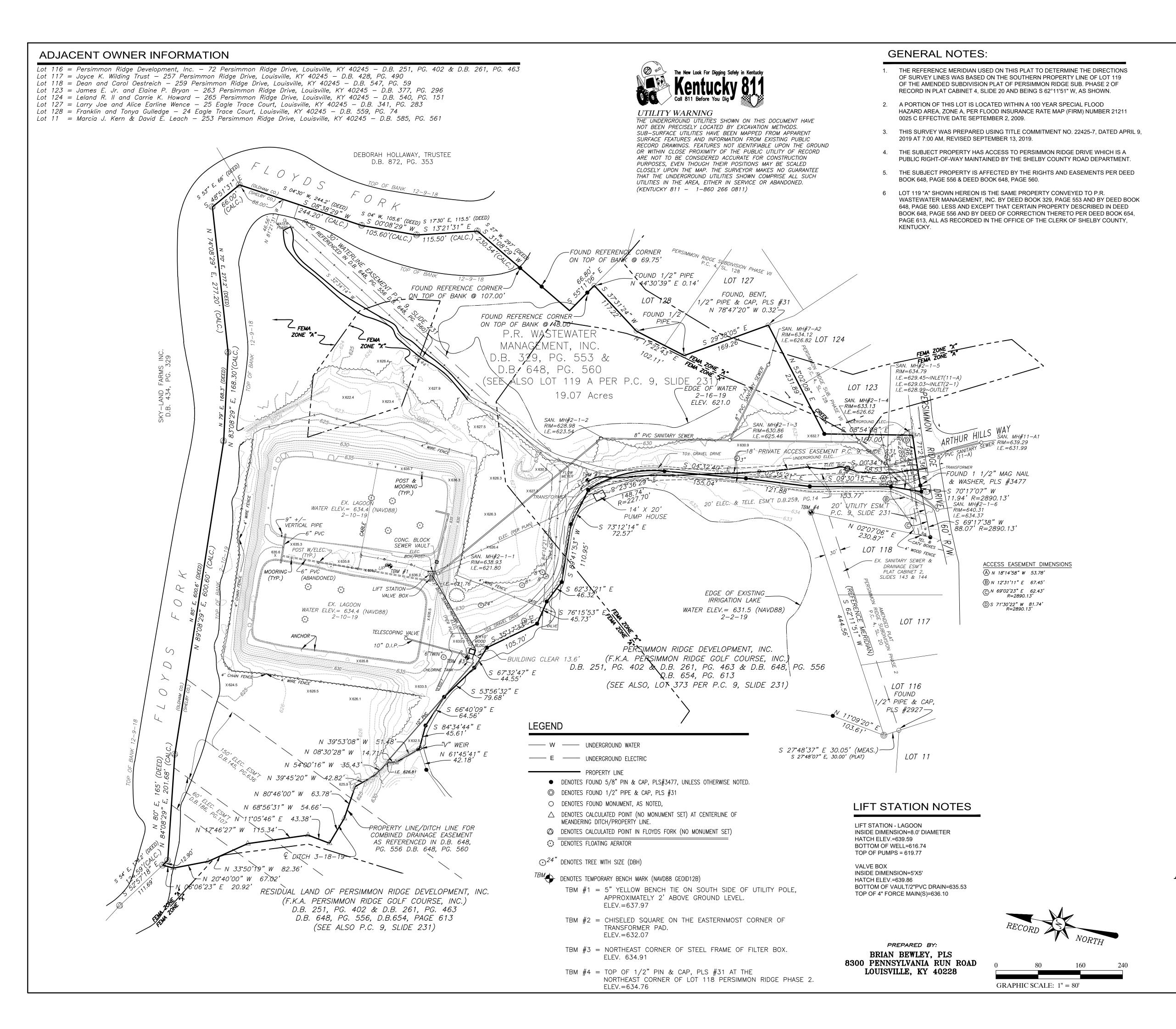
AREAS OF REGULATORY FLOODWWY

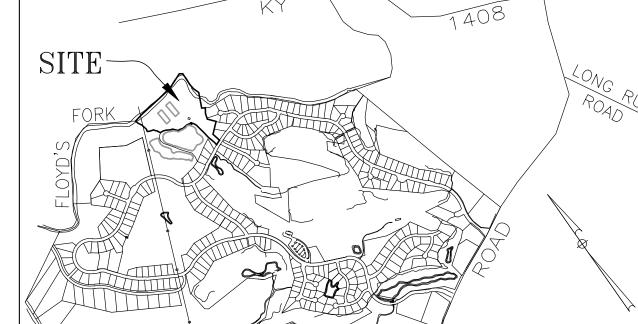
BURIED UTILITIES NOTE BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM LOCAL UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE THA ARE NOT SHOWN ON THIS DRAWING.

UTILITY CALL NOTE

TICKET NO. 1911150886

COMPANIES NOTIFIED:





SITE LOCATION MAP
NO SCALE

PROPERTY DESCRIPTION:

BEING ALL OF LOT NO. 119A AS SHOWN ON THE AMENDED PLAT OF PERSIMMON RIDGE PHASE II, OF RECORD IN PLAT CABINET 9, SLIDE 231, IN THE SHELBY COUNTY CLERK'S OFFICE

TITLE NOTES: Schedule B, Part II exception items

PER ITEMS OF FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 22425-7, DATED APRIL 9, 2019 AT 7:00 AM, REVISED SEPTEMBER 13, 2019. THIS PROPERTY IS SUBJECT TO:

- 8. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR PERSIMMON RIDGE HOMEOWNERS ASSOCIATION, INC. OF RECORD IN DEED BOOK 260, PAGE 497, IN THE SHELBY COUNTY CLERK'S OFFICE. (AFFECTS SUBJECT PROPERTY)
- 9. NOTES, CONDITIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS AND OTHER MATTERS APPEARING ON THE AMENDED PLAT OF PERSIMMON RIDGE SUBDIVISION, PHASE 2, OF RECORD IN PLAT CABINET 9, SLIDE 231, IN THE SHELBY COUNTY CLERK'S OFFICE. (AFFECTS SUBJECT PROPERTY)
- 10. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THAT CERTAIN GENERAL WARRANTY DEED DATED MARCH 29, 2019 FROM PERSIMMON RIDGE DEVELOPMENT, INC. (FKA PERSIMMON RIDGE GOLF COURSE, INC.), A KENTUCKY CORPORATION, TO P. R. WASTEWATER MANAGEMENT, INC., A KENTUCKY CORPORATION, RECORDED ON APRIL 1, 2019 IN DEED BOOK 648, PAGE 560, IN THE SHELBY COUNTY CLERK'S OFFICE. (AFFECTS SUBJECT PROPERTY)
- 11. SUBJECT TO EASEMENTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THAT CERTAIN GENERAL WARRANTY DEED DATED MARCH 29, 2019 FROM P. R. WASTEWATER MANAGEMENT, INC., A KENTUCKY CORPORATION, TO PERSIMMON RIDGE DEVELOPMENT, INC. (FKA PERSIMMON RIDGE GOLF COURSE, INC.), A KENTUCKY CORPORATION, RECORDED ON APRIL 1, 2019 IN DEED BOOK 648, PAGE 556, AS CORRECTED IN DEED OF CORRECTION DATED SEPTEMBER 9, 2019, RECORDED IN BOOK 654, PAGE 613 ON SEPTEMBER 9, 2019 IN THE SHELBY COUNTY CLERK'S OFFICE. (AFFECTS SUBJECT DEODERTY)

LAND SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE COMMONWEALTH OF KENTUCKY, HEREBY CERTIFY TO; (i) BLUEGRASS WATER UTILITY OPERATING COMPANY, LLC (ii) MCBRAYER PLLC (iii) FIRST AMERICAN TITLE INSURANCE COMPANY THE FOLLOWING:

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, 3, 4, 5, & 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 18, 2019.

I FURTHER CERTIFY THAT THE SURVEYS DEPICTED BY THIS PLAT WAS PERFORMED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SURVEY STANDARDS ESTABLISHED BY 201 KAR 18:150 FOR AN URBAN SURVEY. THE UNADJUSTED CLOSURE FOR THIS SURVEY WAS 1:36152. THIS SURVEY WAS PERFORMED USING THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS AND HAS BEEN ADJUSTED FOR CLOSURE.



STATE OF KENTUCKY

BRIAN L.

BEWLEY

3477

LICENSED

PROFESSIONAL

LAND SURVEYOR

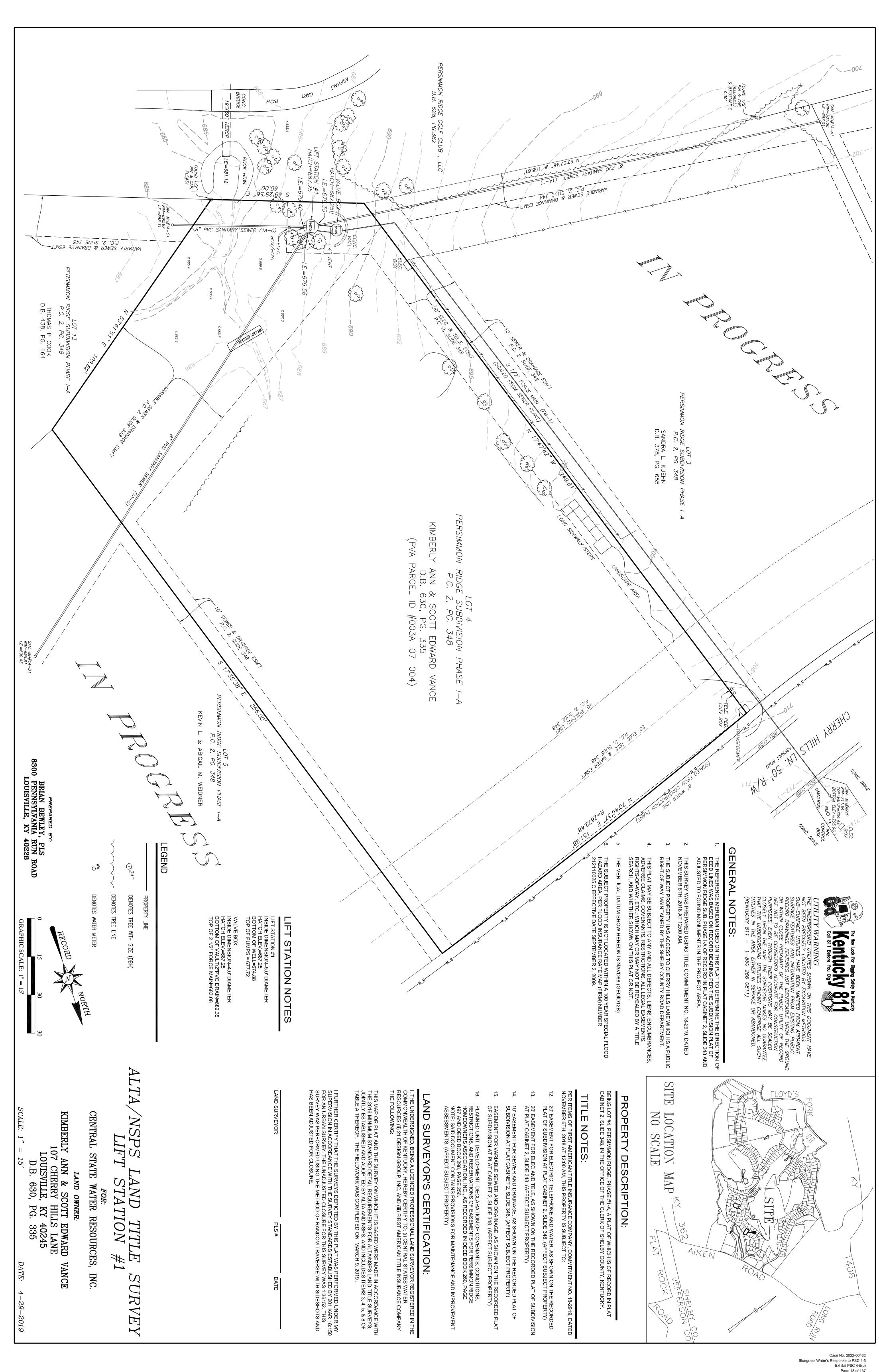
ALTA/NSPS LAND TITLE SURVEY

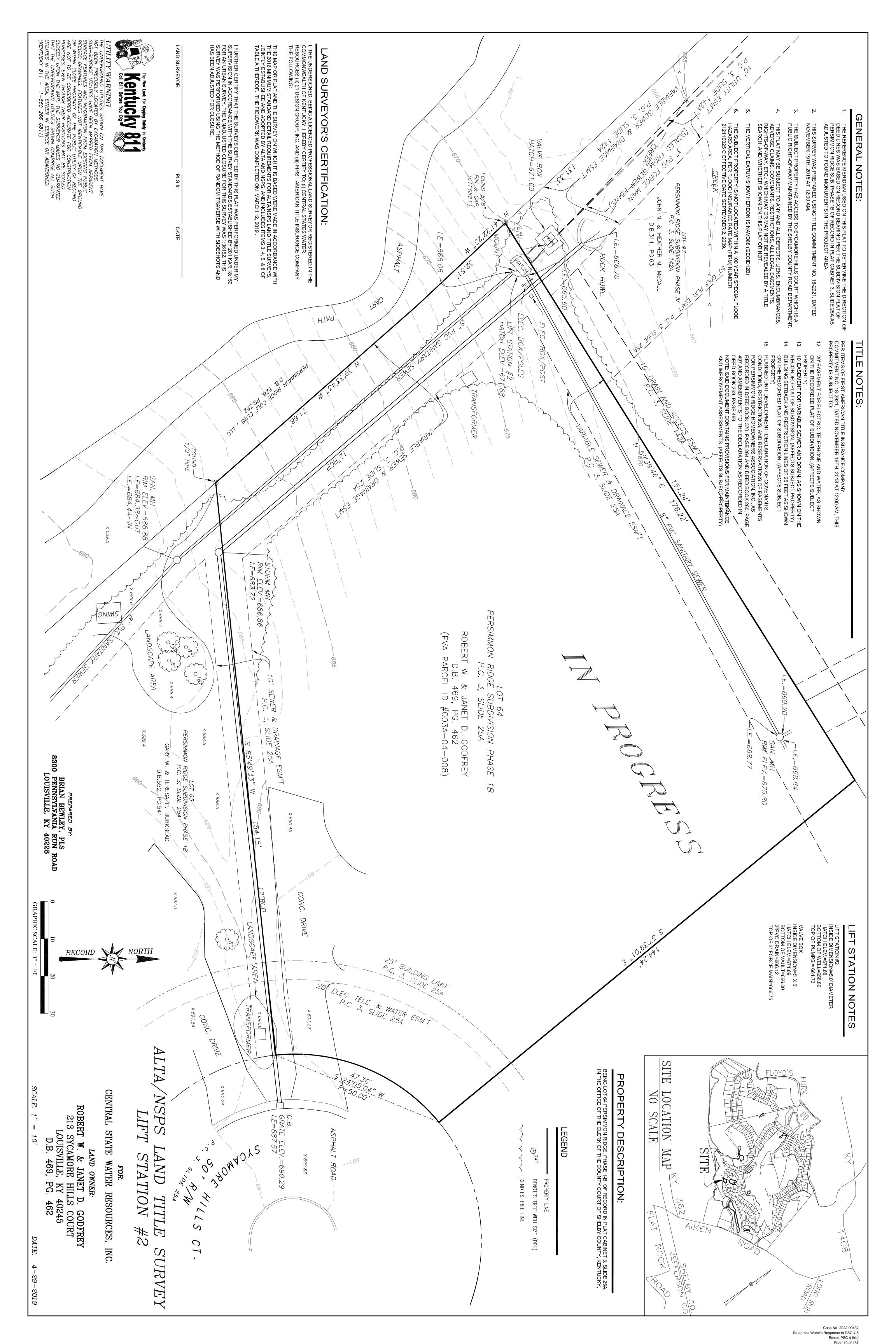
OWNER

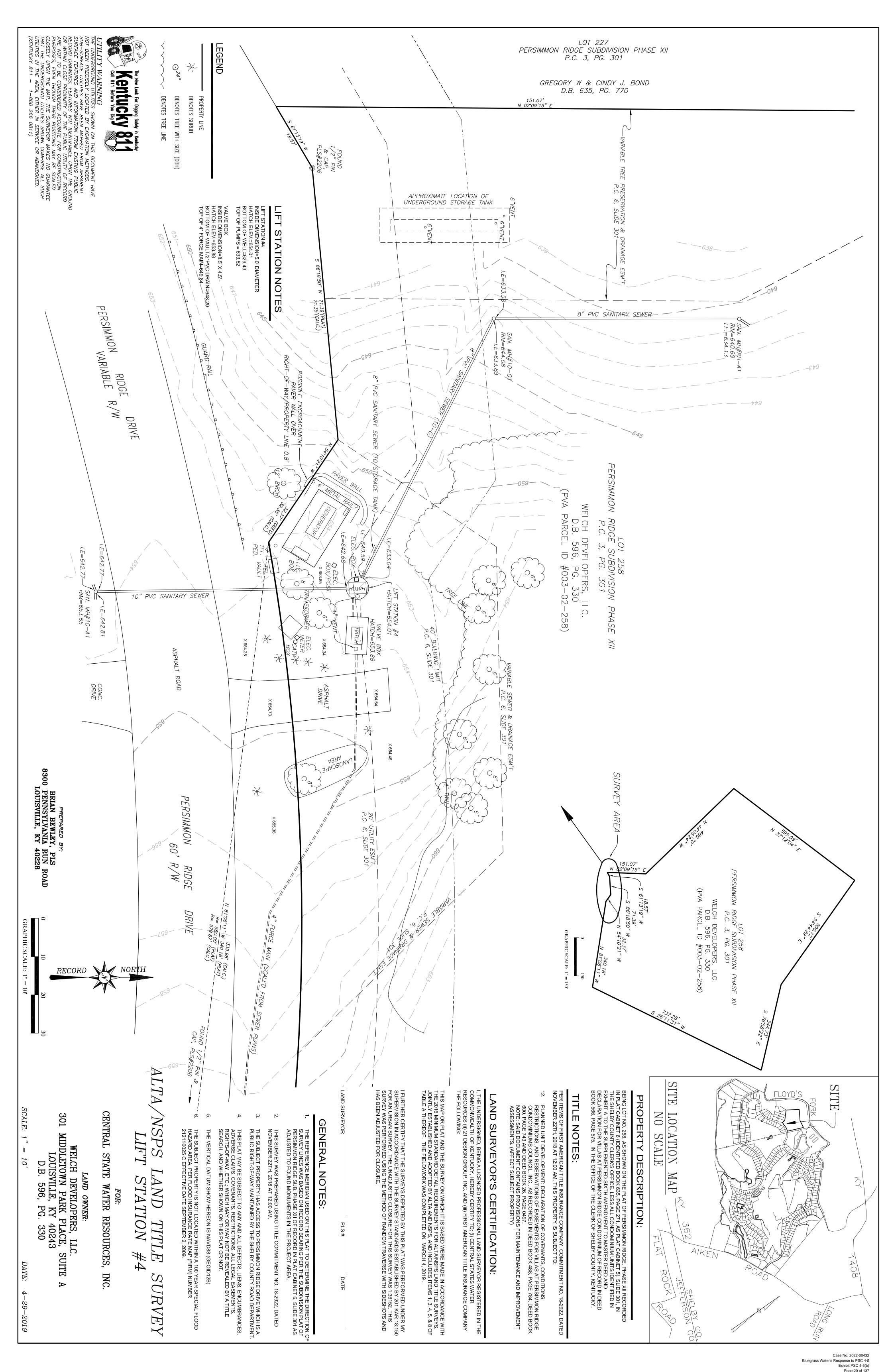
P.R. WASTEWATER MANAGEMENT, INC.
72 PERSIMMON RIDGE DRIVE
LOUISVILLE, KY 40245
D.B. 329, PG. 553 & D.B. 648, PG. 560
(SEE ALSO P.C. 9, SLIDE 231)

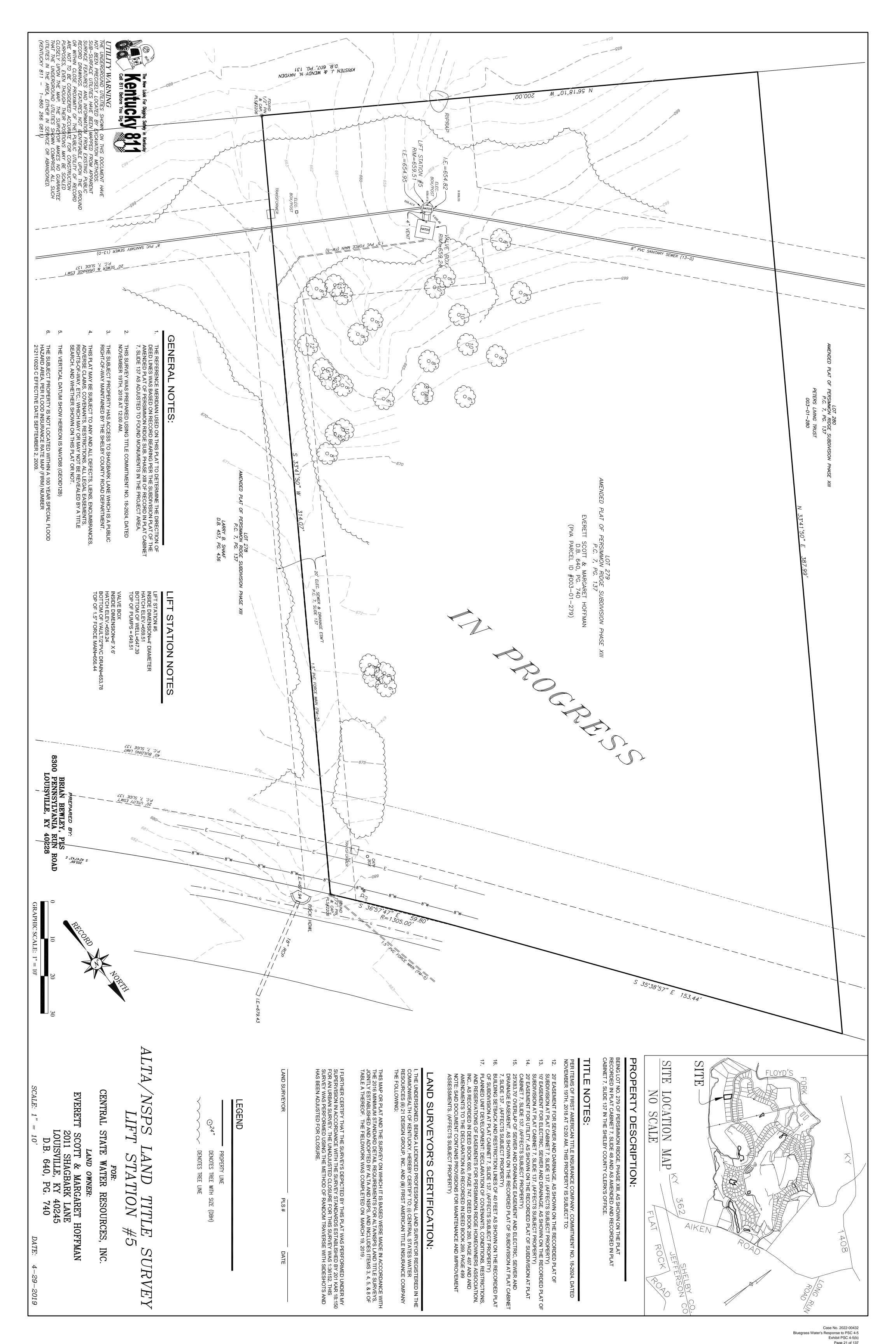
SCALE: 1" = 80'

DATE: 5-1-2019









Old Dublin Rd. VICINITY MAP

RECORD PROPERTY DESCRIPTION:

and more particularly described as follows:

Being a tract of land lying southeast below the dam of the lake in Randview Estates Subdivision of record in Plat

Cabinet B, Slide 118, Graves County Court Clerk's Office

Beginning at the west most corner of Lot 64 of said Randview Estates Subdivision; thence easterly along the southerly lines of Lots 64, 65, 66 and part of Lot 67 of

the following calls: S 61 degs. 51'00" E 108.30'; S 57 degs. 37'00" E 154.60'; S 59 degs. 00'00"E 76.90'; N 82 degs. 43'00" E 132.00'; N 82 degs. 43'00"E 132.00'; N 77 degs. 48'00" 79.00' to a point on the south line of Lot 67 and in the northerly right—of—way line of Jackson Purchase Parkway; the control of the northerly line of said Parkway S

56 degs. 56'00" W 341.10' to an angle point; thence continuing along said right-of-way line S 85 degs. 17'00"W 429.90'; to a point; thence leaving said north right-of-way

ALTA/NSPS LAND TITLE SURVEY

PARCEL NUMBER: 073.01.01.071.00 GRAVES COUNTY, KENTUCKY



SCALE: 1" = 40'

RANDVIEW SEPTIC CORPORATION,

RANDVIEW EAST

FIELDCREST DRIVE (LAGOON)

1. Bearings referenced to Kentucky State Plane Coordinate System, South Zone, NAD 1983; Vertical Datum NAVD 1988

- 2. Source of Title: Deed Book 353, Page 89
- 3. (R) Denotes recorded deed or plat information.
- 4. (M) Denotes measured survey information gathered
- 5. This site lies within zone x, areas outside the 0.2% annual chance floodplain, as indicated on FEMA NFIP firm map number 21083C0231C bearing an effective date of December 03, 2009.
- 6. This survey was conducted with the benefit of a Title Commitment prepared by First American Title Insurance Company, Commitment Number 22425—16. Bearing an effective date of October 14, 2019.

(Per Schedule B, of title commitment prepared by the First American Insurance Company, Commitment Number: 22425—16, bearing an effective date of October 14, 2019)

Item 8 This property is subject to Covenants, Conditions, easements and restrictions set forth on Plat Cabinet B, Slide 118 (formerly Plat Book 3, Page 77) recorded on August 7, 1972, Plat Cabinet B, Slide 128 (formerly Plat Book 3, Page 102) recorded on June 5, 1974 and Plat Cabinet A, Slide 31 recorded on September 12, 1994, all in the Graves County Clerk's Office. 20' access is plotted. Affects property, nothing else to plot.

POTENTIAL ENCROACHMENTS:

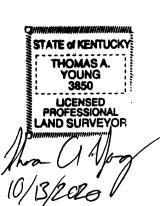
The lagoon is across the property.

LAND SURVEYOR'S CERTIFICATION:

To Bluegrass Water Utility Operating Comapny, LLC; McBrayer PLLC 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 include Items 1, 3, 4, 5, 8, and 11 of Table A thereof. The fieldwork was completed on January 07, 2020.

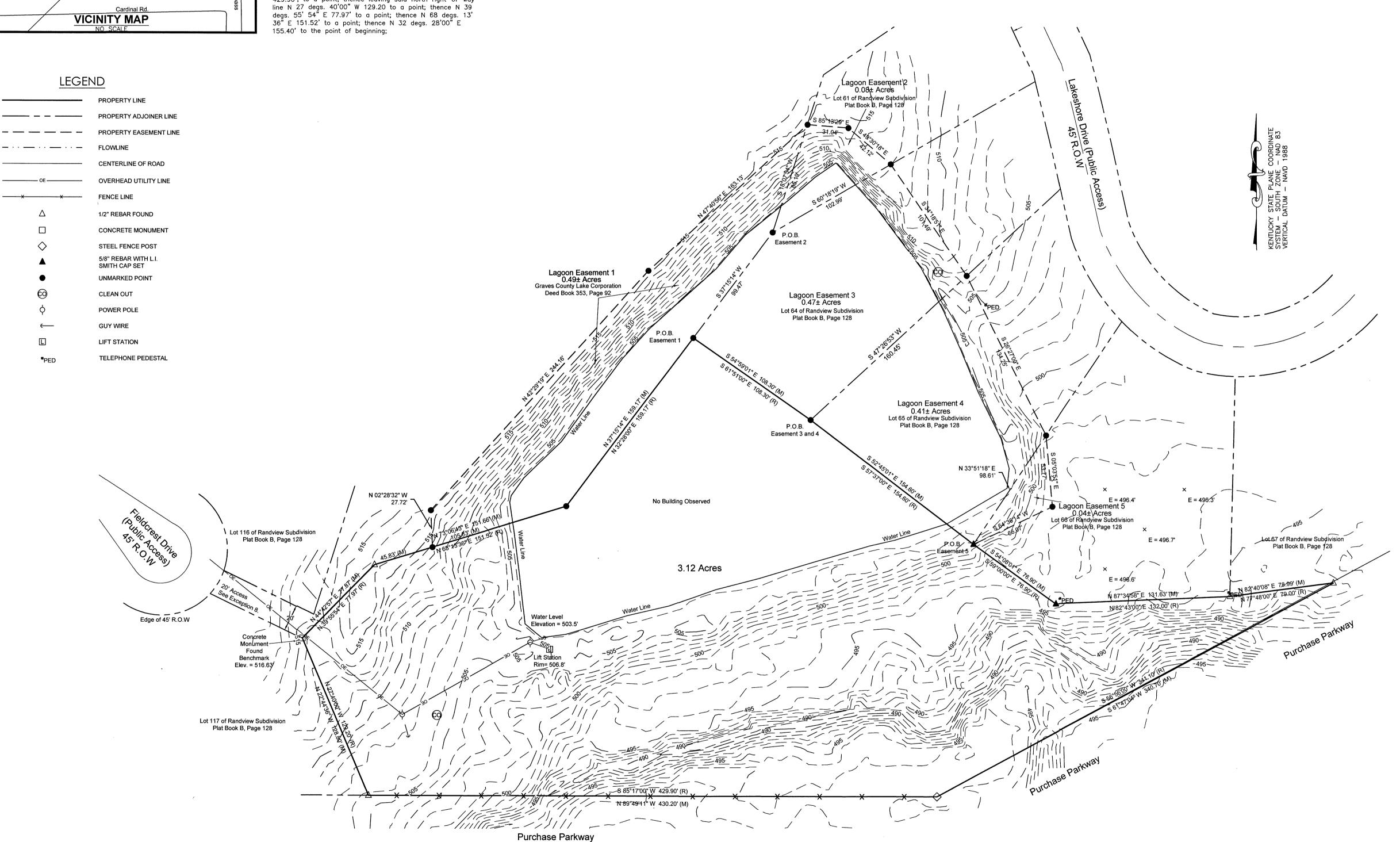
I further verity that this plat was prepared under my supervision in a manner consistent with the degree of care and skill ordinarily exercised by prudent members of the same profession currently practicing and in similar circumstances (the "Applicable Standards and Degree of Care"). The results of said survey are, to the best of my knowledge and belief,



SURVEY CERTIFICATE OF AUTHORIZATION NO. 313

DATE:	01/17/2020
PROJECT NO:	KY 200011
DRAWN BY:	M.B.P.
SCALE:	1"=40'
SHEET NAME:	
RANDVIEW EAST	LAGOON

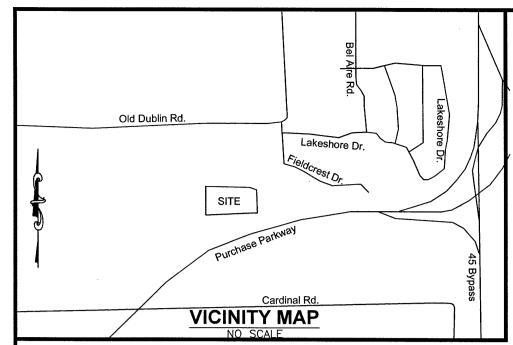




REVISION 1 FIXED COMMENTS FROM TITLE COMPANY JULY 6, 2020 **REVISION 2** ADDED LAGOON EASEMENTS

OCTOBER 12, 2020





AS-SURVEYED DESCRIPTION:

COMMENCING at a 5/8—inch rebar with cap number 1982 found at a southern corner of Wilson, Deed Book 500, Page 72, and in the north line of Wilson, Deed Book 423, Page 90; thence North 87 degrees 50 minutes 24 seconds West, 124.44 feet to a 1/2—inch rebar with cap number 3573 found, at the POINT OF BEGINNING; thence with Wilson, Deed Book 423, Page 90 North 87 degrees 43 minutes 59 seconds West, 580.14 feet to a 5/8—inch rebar with stainless steel L.I. Smith cap set at a common corner of Wilson, Deed Book 500, Page 72; thence with Wilson, Deed Book 500, Page 72 as Follows:

- North 01 degrees 24 minutes 09 seconds East, 363.07 feet to a 1/2-inch rebar with cap number 3573 found; South 88 degrees 57 minutes 09 seconds East, 459.19 feet to a 5/8-inch rebar with stainless steel L.I. Smith cap set;
- South 68 degrees 58 minutes 09 seconds East, 144.21 feet to a 1/2—inch rebar with cap number 3573 found; South 04 degrees 01 minutes 26 seconds West, 326.57 feet to the Point of Beginning and containing acres, more or less, as surveyed by Thomas A. Young, Kentucky Registered Land Surveyor Number 3850, of L.I. Smith & Associates, 302 North Caldwell Street, Paris, TN 38242, on July 6, 2020. Bearings are based upon Kentucky State Plane Coordinate System, South Zone, NAD 83, Vertical Datum, NAVD 1988.

LEGEND

	PROPERTY LINE	
	PROPERTY ADJOINER LINE	
	PROPERTY EASEMENT LINE	SRDINATE
	FLOWLINE	ORDII
	CENTERLINE OF ROAD	S 1 5
X X	FENCE LINE	ZONE
A	5/8" REBAR WITH STAINLESS STEEL L.I. SMITH CAP SET	A HE H
0	1" PIPE FOUND) \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\
• •	UNMARKED POINT BENCHMARK SET "X" ON CONCRETE ELEVATION = 536.56'	KENTUCK SYSTEM

RECORD PROPERTY DESCRIPTION:

There is currently no metes and bounds legal description of record in the Graves County Clerks's Office describing the boundaries of the lagoon parcel. The lagoon parcel is generally on a survey performed by Jason W. Looper recorded on January 19, 2016, in Plat Book E, Section 261, in the Graves County Clerk's Office.

Also granted, conveyed and assigned herein is all right, title and interest in and to a non-exclusive 50 foot easement established by survey performed by Jason W. Looper KY L.S. 3573, and recorded on January 19, 2016 in Plat Book E, Section 261, in the Graves County Court Clerk's Office, for purposes of egress and ingress to and from Westhaven Drive (a/k/a Fieldcrest Drive) to the Southeast corner of the subject property retained and used as an evaporation lagoon system, the easement is intended for access to maintain the existing lagoon and field tile.

Being a portion of the same property conveyed to Ralph T. Waldrop and wife, Mary Julie Waldrop (an undivided \$\frac{1}{4}\$ interest); Richard C. Shaw and wife, Josephine Shaw (an undivided \$\frac{1}{4}\$ interest); Charles R. Sayre and wife, Willette Sayre (an undivided \$\frac{1}{4}\$ interest); and William P. Brown and wife, Mary Norman Brown (an \$\frac{1}{4}\$ undivided interest), by deed dated November 9, 1970, of record in Deed Book 224, Page 69, Graves County Clerk's Office.

Willette Sayre died testate on or about August 10, 1978, and pursuant to her Last Will and Testament of record in Will Book Q, Page 507, Graves County Court Clerk's Office, her interest in said property vested in her children, Billie Carol Clark, Hester Mae Spessard, Peggy Scott Quinn, and William P. Litton, Jr., who subsequently quitclaimed all their right, title and interest in said property to Charles R. Sayre by Quitclaim Deed dated February 1, 1989, of record in Deed Book 319, Page 324, aforesaid Clerk's Office.

Charles R. Sayre (a/k/a Charles Richard Sayre) died testate on or about March 12, 2002, and pursuant to his Last Will and Testament of Record in Will Book G-1, Page 759, Graves County Court Clerk's Office, his undivided one—fourth interest was devised equally unto his sons, Richard Emory Sayre and Charles Quinton Sayre. Richard Emory Sayre and Charles Quinton Sayre as joint Executors of the Estate of Charles R. Sayre, deceased, conveyed his undivided one—third interest (original $\frac{1}{4}$ interest and $\frac{1}{2}$ interest acquired from Mary Norman Brown and others below) to Ralph T. Waldrop, Sr. and Ralph T. Waldrop, Jr. and wife, Laverne Waldrop, by Deed dated August 9, 2002, of record in Deed Book 402, Page 465, Graves County Court Clerk's Office.

Richard Shaw (a/k/a Richard C. Shaw) died testate on or about July 24, 1994, and pursuant to his Last Will and Testament of record in Will Book A-1, Page 179, Graves County Court Clerk's Office, his interest in said property was devised unto Josephine Shaw.

Josephine Shaw, a widow and single, conveyed all her undivided $\frac{1}{4}$ interest in said property to Ralph T. Waldrop, Jr. and wife Laverne Waldrop, by Deed dated December 1, 1994, of record in Deed Book 352, Page 32, Graves County Court Clerk's Office.

Mary Julia Waldrop died testate on or about January 26, 1996, and pursuant to her Last Will and Testament of record in Will Book B—1, Page 354, Graves County Court Clerk's Office, her undivided 1/8 interest in said land was devised unto her husband, Ralph T. Waldrop Sr

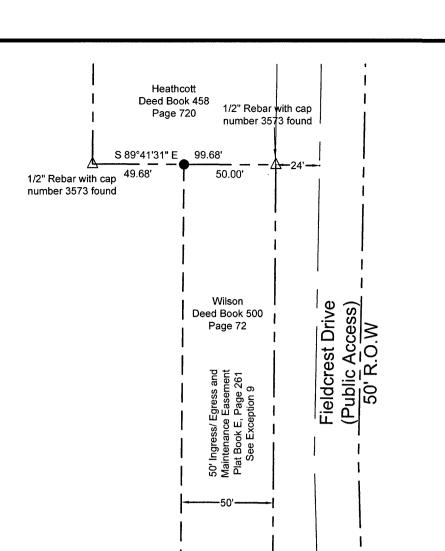
William P. Brown, Jr. (a/k/a William P. Brown and W.P. Brown, Jr.) died testate on or about January 28, 1999, and pursuant to his Last Will and Testament of record in Will Book E-1, Page 243, Graves County Court Clerk's Office, his undivided $\frac{1}{8}$ interest in said land was devised unto William P. Brown, Ill and Loraine Craig Brown, as Trustees of the Mary Norman Brown Trust. Mary Norman Brown, a widow and single, and William P. Brown, Ill (a/k/a W.P. Brown, Ill) and Loraine Craig Brown, as Trustees of the Mary Norman Brown Trust conveyed their undivided $\frac{1}{6}$ interest to Ralph T. Waldrop, Sr., Ralph T. Waldrop, Jr. and wife, Laverne Waldrop, and Charles R. Sayre (each receiving an undivided $\frac{1}{6}$ interest) by Deed dated April 6, 1999, of record in Deed Book 382, Page 47, in the Graves County Court Clerk's Office.

A small portion of the subject property and the 50' easement referenced above are a part of the same property conveyed to Ralph T. Waldrop, Sr. (a/k/a Ralph T. Waldrop and Ralph Thomas Waldrop)(an undivided ½ interest) and Ralph T. Waldrop, Jr. (a/k/a R. Thomas Waldrop, Jr. and Ralph Thomas Waldrop, Jr.) and wife, Laverne M. Waldrop (a/k/a Laverne Waldrop) (an undivided ½ interest jointly with rights of survivorship) by Deed dated December 31, 2014, of record in Deed Book 492, Page 785 (Parcel III, Tract III, 10.57 acre tract), Graves County Court Clerk's Office.

Deed Book 500

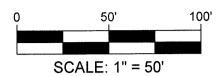
ALTA/NSPS LAND TITLE SURVEY

PARCEL NO: 073.00.00.134.00 GRAVES COUNTY, KENTUCKY



RALPH WALDROP, RANDVIEW WEST

FIELDCREST DRIVE (LAGOON)



SURVEY NOTES:

1. Bearings referenced to Kentucky State Plane Coordinate System, South Zone, NAD 1983; Vertical Datum NAVD 1988

- 2. Source of Title: Deed Book 402, Page 465
- (R) Denotes recorded deed or plat information.
- 4. (M) Denotes measured survey information gathered by ...

5. This site lies within zone x, areas outside the 0.2% annual chance floodplain, as indicated on FEMA NFIP firm map number 21083C0231C bearing an effective date of December 03, 2009.

6. This survey was conducted with the benefit of a Title Commitment prepared by First American Title Insurance Company, Commitment Number 22425—16. Bearing an effective date of November 8, 2019.

EASEMENT NOTES:

(Per Schedule B, of title commitment prepared by the First American Insurance Company, Commitment Number: 22425—16, bearing an effective date of November 8, 2019)

Item 9 This property is subject to conditions, covenants, easements and restrictions set forth in Plat Book E, Section 261, Graves County Court Clerks's Office. Said plat reveals 50' easement established by this survey for lagoon access and maintenance. Easement is plotted. Affects property, nothing else to plot

POTENTIAL ENCROACHMENTS:

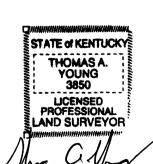
There are no potential encroachments encoutered while conducting this survey.

LAND SURVEYOR'S CERTIFICATION:

To Bluegrass Water Utility Operating Company, LLC; McBrayer PLLC 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 include Items 1, 3, 4, 5, 8, and 11 of Table A thereof. The fieldwork was completed on January 07, 2020.

I further verity that this plat was prepared under my supervision in a manner consistent with the degree of care and skill ordinarily exercised by prudent members of the same profession currently practicing and in similar circumstances (the "Applicable Standards and Degree of Care"). The results of said survey are, to the best of my knowledge and belief, correctly represented upon this plat.



SURVEY CERTIFICATE OF AUTHORIZATION NO. 313

DATE: 01/08 1/2020

PROJECT NO: KY 20001

DRAWN BY: M.B.F

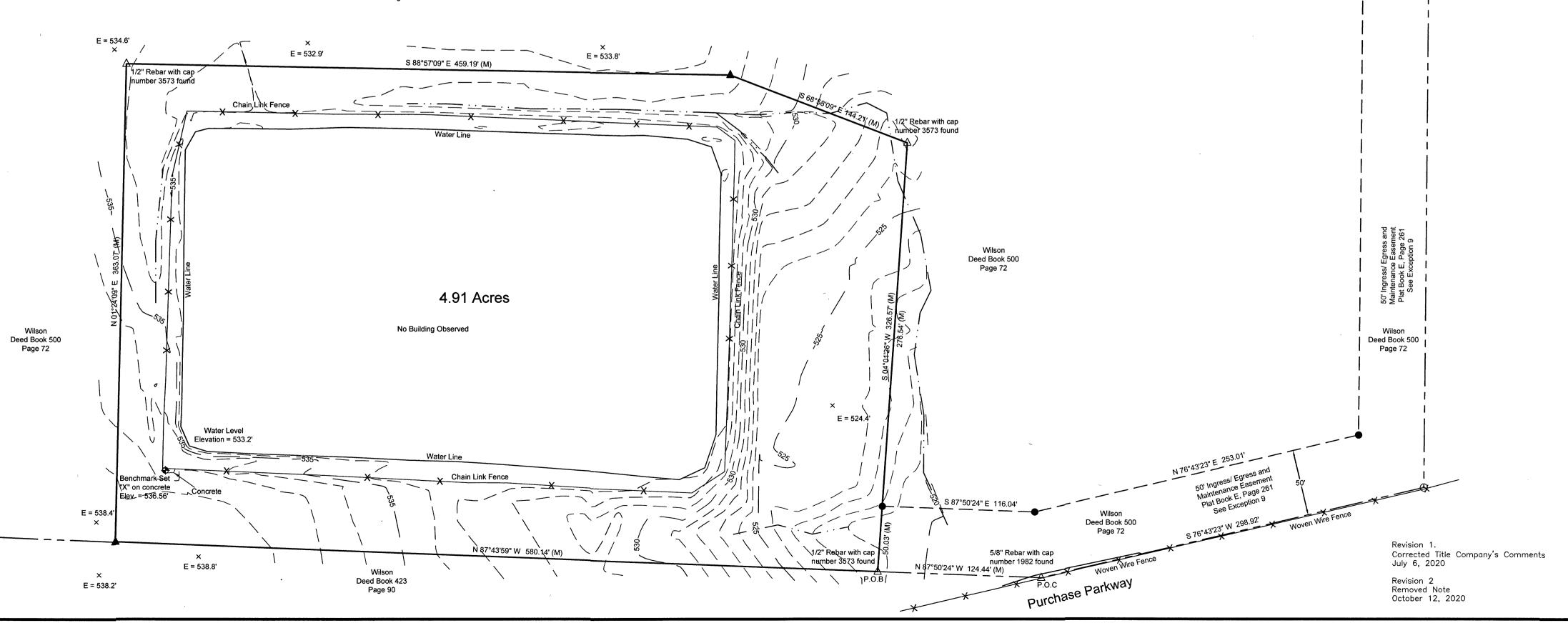
SCALE: 1"=50

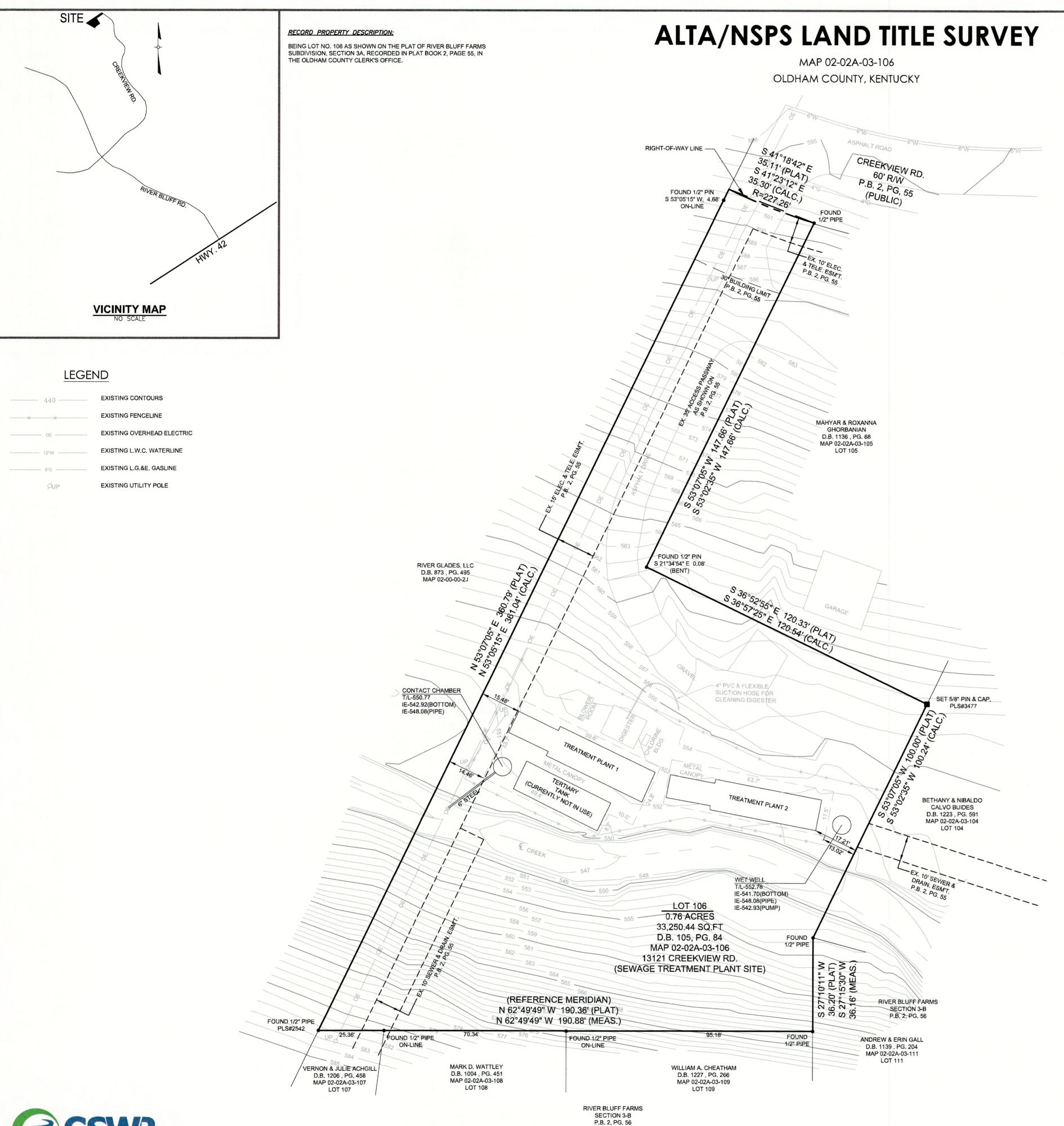
RANDVIEW WEST LAGOON

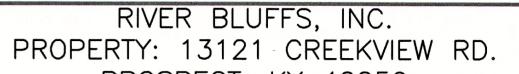
L.I. Smith and Associates, Inc.

LAND DEVELOPMENT | INFRASTRUCTURE DESIGN

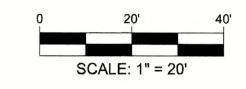
SURVEYING SERVICES

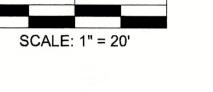






PROSPECT, KY 40059 RIVER BLUFF TREATMENT PLANT





SURVEY NOTES:

A PERSONAL REVIEW OF FIRM MAP #18019C0215E DATED APRIL 16, 2014 INDICATES THIS PROPERTY IS IN ZONE-X WHICH IS AREAS OF MINIMAL FLOOD HAZARD.

THIS PROPERTY IS ZONED CO-1 PER OLDHAM COUNTY PLANNING & ZONING.

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

THIS SURVEY WAS PREPARED USING TITLE COMMITMENT NO. 22425-12 WHICH WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED SEPTEMBER 27, 2019.

NO EVIDENCE OF CLEARLY IDENTIFIABLE STRIPED PARKING SPACES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

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

THIS PROPERTY IS SUBJECT TO THE CONDITIONS, EASEMENTS, ENCROACHMENTS, SETBACK LINES, RESTRICTIONS AND OTHER MATTERS APPEARING ON PLAT OF RIVER BLUFF FARMS, SECTION NO. 3-A, RECORDED ON MAY 1, 1972, IN PLAT BOOK 2, PAGE 55, IN OLDHAM COUNTY CLERK'S OFFICE. DOES AFFECT SUBJECT PROPERTY AND IS SHOWN

EASEMENT NOTES:

PER ITEMS OF FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 22425-12, DATED SEPTEMBER 27, 2019, THIS PROPERTY IS SUBJECT TO:

THERE ARE NO EXCEPTION ITEMS PER SCHEDULE B, PART II THAT NEED TO BE REVIEWED BY THE LAND SURVEYOR.

LAND SURVEYOR'S CERTIFICATION:

TO RIVER BLUFFS, INC., CENTRAL STATES WATER RESOURCES, INC., BLUEGRASS WATER UTILITY OPERATING COMPANY, LLC, McBRAYER, PLLC & FIRST AMERICAN TITLE INSURANCE

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, 5, 7(a), 8, 9, 11, 13, 16, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 25, 2019.

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 1:133115. THIS SURVEY WAS PERFORMED USING THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS AND HAS BEEN ADJUSTED FOR CLOSURE.

SURVEYOR: STATE OF KENTUCKY BEWLEY DATE FIELD SURVEY: NOVEMBER 25, 2019 3477 LICENSED PROFESSIONAL

LAND SURVEYING PERMIT NO. 840

LAND SURVEYOR

12/05/2019 REV. DATE 04/20/2020 PROJECT NO: R4166.0 DRAWN BY: MJL/BLE SCALE: SHEET NAME:

UTILITY PROTECTION NOTE:

TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT

SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION

CENTER KENTUCKY 811 (TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL NO. 502-266-5123)

FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND

UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS & WATER LINES). WHEN CONTACTING THE

KENTUCKY 811 CALL CENTER, PLEASE STATE THE WORK TO BE DONE IS FOR A PROPOSED

MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR

BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE



CIVIL DESIGN,INC. WBE | DBE Civil Engineering www.civildesigninc.com





VICINITY MAP - NOT TO SCALE

SCHEDULE B, PART II EXCEPTIONS TO TITLE

Being the same tract of land described in a title report by First American Title Insurance Company, Commitment No. 22425-22, dated February 09, 2021. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to

- (8) Subject to a Lease Agreement with Springcrest Sewer Co., Inc. dated January 1, 1989, of record in Deed Book 245, Page 58, in the Jessamine County Clerk's Office. Not Plottable.
- 9) Subject to easement in favor of Lexington South Elkhorn Water District dated December 22, 1988, of record in Deed Book 243, Page 574, in the Jessamine County Clerk's Office. Not on, or does not touch, the surveyed property.
- Subject to an easement in favor of Lexington South Elkhorn Water District dated December 23, 1986, of record in Deed Book 222, Page 137, in the Jessamine County Clerk's Office. Not on, or does not touch, the surveyed property.
- Subject to a Right-of-Way Easement in favor of Lexington South Elkhorn Water District dated March 12, 1971, of record in Deed Book 111, Page 639, in the Jessamine County Clerk's Office. Not legible.
- 2) Subject to a Transmission Line Easement in favor of Kentucky Utilities Company dated February 20, 1969, of record in Deed Book 100, Page 685, in the Jessamine County Clerk's Office. Shown hereon.
- Subject to a Pole Line Agreement with Kentucky Utilities Company dated May 2, 1946, of record in Deed Book 52, Page 521, in the Jessamine County Clerk's Office. Shown hereon.
- (4) Subject to matters appearing on Non-Building Record Plat of Leasehold Tract of a Portion of Patrick and Zelma Sharky Property, Keene Troy Pike, Jessamine County, Kentucky dated December 30, 1988, of record in Plat Cabinet 4, Slide 146, in the Jessamine County Clerk's Office. Shown hereon.

OWNER: PATRICK AND ZELMA SHARKEY

GENERAL NOTES

- LESSEE: SPRINGCREST SEWER COMPANY, INC.
- SOURCE OF TITLE, DEED BOOK 148, PAGE 259 SOURCE OF LEASE, DEED BOOK 245, PAGE 58
- PARCEL ID: 041-00-00-007.00
- CITY OF NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY
- THE SURVEYED PROPERTY CONTAINS A TOTAL AREA OF 5.88 ACRES, MORE OR
- 4. FIELD SURVEY DATE: FEBRUARY 02, 2020
- THIS IS AN URBAN CLASS SURVEY AND AN ALTA/NSPS LAND TITLE SURVEY.
- THE LOCATION OF THE SURVEYED PROPERTY IS 5364 KEENE PIKE ROAD, AS OBSERVED IN RECORD DOCUMENTS. THE ADDRESS WAS NOT OBSERVED ON
- THE PROPERTY SURVEYED IS THE SAME PROPERTY AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
- THERE WERE NO CEMETERIES, GRAVE SITES OR BURIAL GROUNDS OBSERVED ON THE SURVEYED PROPERTY DURING THE COURSE OF FIELD DATA
- 9. HORIZONTAL POSITIONS BASED ON STATIC GPS OBSERVATION.
- 10. THE BEARING BASIS FOR THIS SURVEY ORIGINATED FROM KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE-NAD 83.
- 11. THERE WERE NO WETLAND MARKINGS OR DELINEATION MARKINGS OBSERVED AT THE TIME OF THE SURVEY. ADDITIONALLY, THE SURVEYOR WAS NOT PROVIDED WITH ANY DOCUMENTATION OR MADE AWARE WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY.
- 12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OF BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- 13. NO EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- 14. THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED. THE RECORD LEGAL CREATES A MATHEMATICALLY CLOSED FIGURE.
- 15. THE PROPERTY ACCESSES THE DEDICATED PUBLIC WAY WEST OLD COACH ROAD THROUGH ONE (1) ACCESS POINT INTO AND OUT OF THE SURVEYED
- 16. THERE WAS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 17. ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS WERE LOCATED.
- 18. THE UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND VISIBLE EVIDENCE ONLY. ALL UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
- 19. THIS SURVEY WAS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.

LEGEND

75' K.U. TRANSMISSION LINE EASEMENT

150' K.U. TRANSMISSION LINE EASEMENT

ELECTRIC CONTROL BOX

1/2" REBAR FOUND UNMARKED POINT

RIGHT-OF-WAY LINE

PROPERTY LINE

WOODEN FENCE

TREE LINE

PROPERTY ADJOINER LINE

OVERHEAD UTILITY LINE

20. THERE ARE NO PARTY WALLS LOCATED ON THIS PROPERTY.

RECORD DESCRIPTION

Beginning at a corner to James McCubbing in the center of the South Elkhorn and Keene Turnpike near the county line of Jessamine and Fayette Counties; thence with the center of said pike S 21 W 1393 feet to the line of Burrier; thence with said Burlier's line S 71 E 2118 feet to the line of Hunt; thence with the line of said James McCubbing N 71 °7 W 2090 feet to the point of beginning, and containing 66.75 acres; and,

Being the same property conveyed to Patrick Sharkey and Zelma Sharkey, husband and wife, by Deed dated July 7, 1977, of record in Deed Book 148, Page 259 and by Deed dated August 16, 1977, of record in Deed Book 148, Page 261, both in the Jessamine County Clerk's Office; the said Patrick Sharkey died, intestate, on February 18, 2004 and title to the property vested solely in Zelma Sharkey by virtue of the rights of survivorship contained in the foregoing

ALTA/NSPS LAND TITLE SURVEY

SPRINGCREST

BASED UPON TITLE COMMITMENT NO. 22425-22

OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF FEBRUARY 09, 2021.

To: Bluegrass Water Utility Operating Company, LLC; McBrayer PLLC; and First American

This is to certify that this map or plat and the survey on which it is based were made in

5, 8, and 11 of Table A thereof. The field work was completed on February 02, 2021.

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, 3,

ATE of KENTUCKY

PROFESSIONAL LAND SURVEYO

Title Insurance Company:

Date: February 15, 2021

Thomas A. Young, PLS Kentucky License Number 3850

The lands surveyed, shown and described hereon are the same lands as described in the First American Title Insurance Company Title Commitment Number 22425-22 with an effective date of February 09, 2021.

PLAT CABINET 9, SLIDE 183 SHARKEY **DEED BOOK 148** PAGE 259 256,200 SQ. FEET WOODEN TRANSMISSION POLE ELECTRIC JUNCTION BOX 5/8" REBAR WITH STAINLESS STEEL L.I. SMITH CAP SET WEST OLD COACH ROAD RIGHT-OF-WAY WEST OLD COACH ROAD (50' PUBLIC RIGHT-OF-WAY) N 86°03'25" W 299.40'(M) N 85°44'14" W 299.57'(R) TRANSMISSION TOWER SHARKEY DEED BOOK 148 PAGE 259 **EQUESTRIAN WOODS SUBDIVISION** PLAT CABINET 3, SLIDE 136

1/2" REBAR WITH

CAP #1218 FOUND

GLOBAL POSITIONING SYSTEM (GPS)

LOCATION OF FOUND PERIMETER MONUMENTS OF THIS BOUNDARY

SURVEY WERE PERFORMED USING GPS AND CONVENTIONAL SURVEY

EQUIPMENT:

GPS EQUIPMENT USED: SPECTRA PRECISION SP60 GNSS RECEIVERS

USING REAL TIME KINEMATIC (RTK) METHODS RELATIVE TO A KENTUCKY

TRANSPORTATION CABINET BASE REFERENCE RECEIVER.

LOCATIONS GENERATED USING REAL TIME KINEMATIC (RTK) VECTORS HAD

AN ROOT MEAN SQUARE (RMS) OF NO MORE THAN 0.04' HORIZONTAL.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

of

URVE

FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 21113C0055D, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 21, 2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE

SIGNIFICANT OBSERVATIONS

THE SURVEYED PROPERTY IS A PORTION OF THE RECORD LEGAL

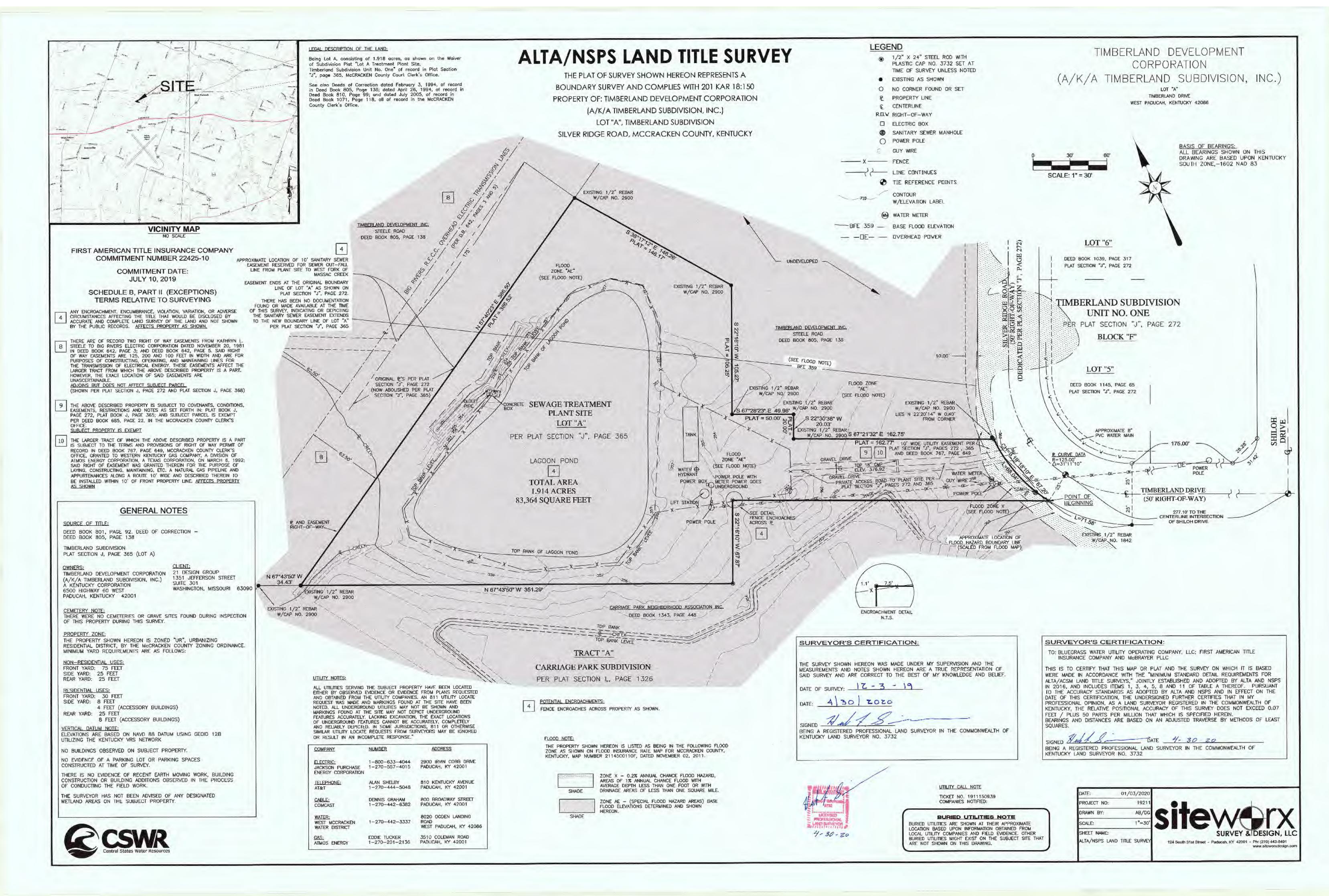
DESCRIPTION. THE RECORD CALLS USED FOR THIS SURVEY ARE

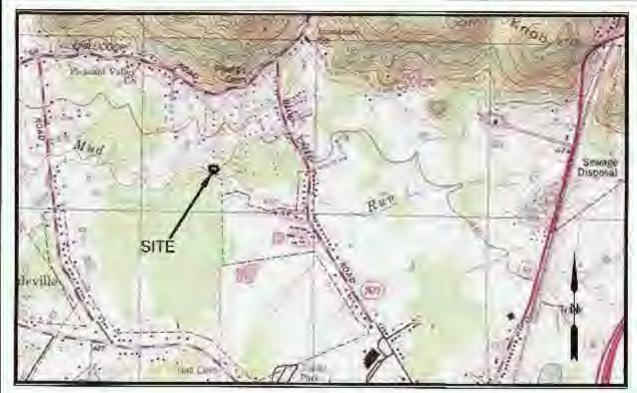
FROM A NON BUILDING RECORD PLAT "LEASEHOLD TRACT OF A

IS REFERRED TO AS THE LEASEHOLD TRACT ON THAT PLAT.

PROPERTY" (PLAT CABINET 4, SLIDE 146). THE SURVEYED PROPERTY

PORTION OF PATRICK SHARKEY AND ZELMA SHARKEY





FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 22425-21

COMMITMENT DATE: FEBRUARY 22, 2021 AT 7:00 A.M. SCHEDULE B, PART II (EXCEPTIONS) TERMS RELATIVE TO SURVEYING

- (A)TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE 1 RECORDS OF ANY TAKING AUTHORITY THAT I EVIES TAXES OF ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC ACTNOY THAT MAY RESULT IN TAXES OF ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH ACENCY OR BY THE PUBLIC RECORDS. NOT SURVEY RELAILED
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS HOT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION IN THE LAND, NOT SURV Y
- 3 EASEMENTS. IFNS OR FACUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY PUBLIC RECORDS. NOT SHOWN BY PUBLIC
- ANY ENCROACHMENT, INCUMPRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- ANY DEFECT, LIEN, ENCLIVERANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPLANS 5 FOR THE -IRST TIME IN THE PURIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1-REQUIREMENTS ARE ME . NOT SURVEY RELATED
- ANY MINERAL OR MINERAL RIGHTS LEASED, GRANIED DIR RETAINED BY CURRENT OR 6 PRIOR CHINERS. NOT SURVEY RELATED
- TAXES AND ASSESSMENTS FOR THE YEAR 2020 AND SUBSEQUENT YEARS, NOT YET 7 DUE AND PAYABLE. THIS PROPERTY IS CURRENTLY EXEMPT FROM PAYMENT OF REAL - PROPERTY TAXES. NOT SURVEY RELATED
- PROPERTY MAY BE SUBJECT TO STREET MAINTENANCE AGREEMENT DATED OCTOBER 9, 1978, OF REGORD IN DEED BOOK 222, PAGE 517, IN THE BULLITE COUNTY CLIRK'S 8 OFFICE, AS AMENDED BY AMENDED STREET MAINTENANCE AGREEMENT DATED SEPTEMBER 1, 1979, OF RECORD IN DEED BOOK 231, PAGE 34, IN THE AFDRISATO CLERK'S DEFICE, AFFECTS PROPERTY BUT CANNOT BE DRAWN.
- JUDGEWENT LIEN FILED BY RAUSCH ELECTRONICS USA AGAINST JOSEPH B. MURPHY 9 D/B/A MURPHY'S EXCAVATING IN THE CRICINAL PRINCIPAL AMOUNT OF \$ 3,000.00, DI RECORD IN ENCUMBRANCE HOOK 83, FAGE 392, IN THE BULLLIT COUNTY CLERK'S. OFFICE. NOT SURVEY RELATED
- NOTES, CONDITIONS, EASEMENTS, SETBACK LINES, AND ALL CTUER MATTERS APPEARING 10 ON PLATS OF RECORD IN PLA CARINFT 1, SLIDE 620 AND PLAT CARINFT 1, SLIDE 627, N THE BUILT COUNTY CLERK'S OFFICE. AFFECTS PROPERTY AS SHOWN.

AS SURVEYED LEGAL DESCRIPTION

BEING A U.B7 ACRE PARCEL OF LAND LYING IN BULLITT COUNTY KENTUCKY, IN THE TOWN OF SHEPHERDSVILLE, KENTUCKY, LYING ON THE WESTERLY SIDE OF HEMLOCK DRIVE AND BEING DESIGNATED AS LOT 57 AS SHOWN ON THE WOODLAND ACRES SUBDIVISION PLAT, RECORDED IN PLAT CABINET 1, SLIDE 620 AND SLIDE 627 IN THE BULLITT COUNTY KENTUCKY CLERK'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH IRON PIN LOCATED AT THE NORTHEAST CORNER OF LOT 57 AND LYING IN THE WEST RIGHT-OF-WAY LINE OF HEMLOCK DRIVE (RIGHT-OF-WAY BEING 50 FEET OVERALL); THENCE ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF HEMLOCK DRIVE, SOUTH 00 DEGREES 16 MINUTES 10 SECONDS WEST A DISTANCE OF 40.42 FEET, TO AN EXISTING IRON PIN; THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF HEMLOCK DRIVE, SOUTH 42 DEGREES 20 MINUTES 05 SECONDS EAST A DISTANCE OF 74.24 FEET, TO A 1 INCH BY 24 INCH IRON PIN AND CAP #3732 SET AND LYING AT THE SOUTH

THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF HEMLOCK DRIVE, SOUTH 48 DEGREES 49 MINUTES 03 SECONDS WEST A DISTANCE OF 203, 84 FEET, TO AN EXISTING \$ INCH IRON PIN FOUND (12" DEEP) AND LYING AT THE SOUTHWEST CORNER OF

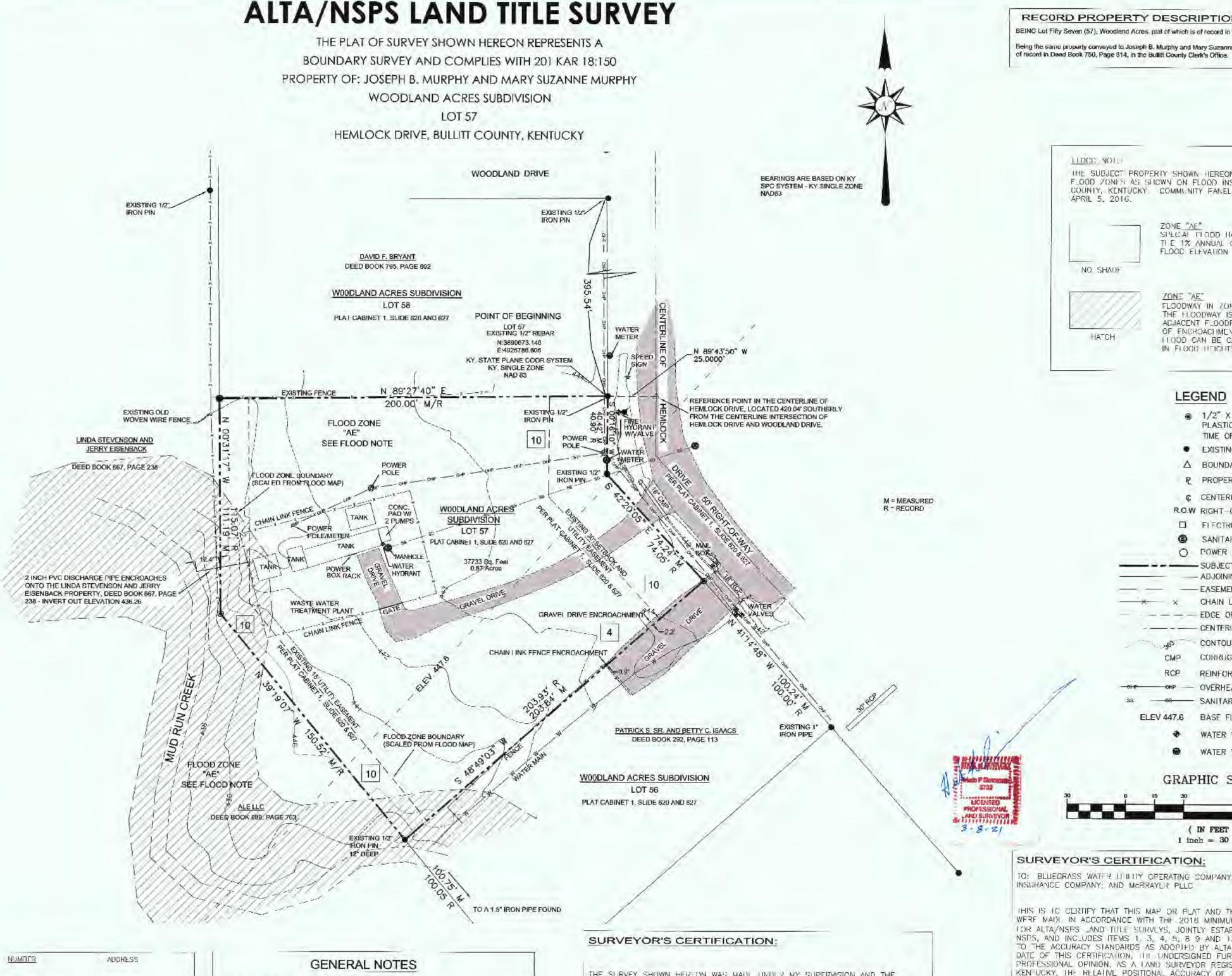
THENCE NORTH 39 DEGREES 19 MINUTES 07 SECONDS WEST, A DISTANCE OF 150,52 FEET, TO A 2 INCH BY 24 INCH IRON PIN THENCE NORTH 00 DEGREES 31 MINUTES 17 SECONDS WEST, A DISTANCE OF 111.19 FEET, TO A $\frac{1}{2}$ INCH BY 24 INCH IRON PIN AND CAP #3732 SET AND LYING AT THE NORTH WEST CORNER OF LOT 57: THENCE NORTH 89 DEGREES 27 MINUTES 40 SECONDS EAST, A DISTANCE OF 200,00 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH B. MURPHY AND MARY SUZANNE MURPHY BY DEED DATED DECEMBER.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY,

17, 2009 AND RECORDED IN DEED BOOK 750, PAGE 814 IN THE BULLITT COUNTY CLURK'S OFFICE.

COMMITMENT NUMBER 22425 21, DATED FEBRUARY 22, 2021 AT 7:00 AM.



COMPANY SALI RIVER ELECTRIC 502-513-2510 111 WEST BRASHFAR AVE. 1-800 221 7465 BARDSTOWN, KY. 40004 502 563-1331 4701 COMMERCE CHARTER LOUISVILLE, RY 40229 311 SNAPP STREET MT. WASHINGTON, KY 291 REDBUD DRIVE 520 538 4781 MT. WASHINGTON, KY WAS E WATER ATMOS ENERGY ATMCSENERGY_COM

ALL UTILITIES SERVING THE SUBJECT PROPERTY HAVE REEN LOCATED EUFER BY OBSERVED EVIDENCE OR EVIDENCE FROM PLANS REQUESTED AND OBTAINED FROM THE UTILITY COMPANIES, AN 811 UTILITY LOCATE REQUEST WAS MADE AND MARKINGS FOUND AT THE SITE HAVE BEEN NOTED. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND. FEATURES ACCURATELY, LACKING EXCAVATION, THE EXACT LOCATIONS OF UNDERGROUND FEATURES CANNOT BE ACCURATELY. COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISH SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE."

SOURCE OF TITLES JUSEPH B. AND MARY SUZANNE MURPHY DEED BOOK 750, PAGE 914 WOODLAND ACRES SUBDIVISION PLAT CABINET 1, PAGES 620 AND 697

JOSEPH B. AND MARY SUZANNE MURPHY CLIENT: 379 BROOKSVIEW CIR BROOKS, KY 40109

21 DESIGN GROUP 1351 JEFFERSON STREET WASHINGTON, MISSOURI 5.3090 THERE WERE NO CEMETERIES OR CRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

THE PROPERTY SHOWN HEREON IS ZONED "MULT FAMILY HIGHER DENSITY" PER ZONE MAR FOR BULL IT COUNTY, KENTUCKY.

> ELEVATIONS/CONTOURS SHOWN ON MAP HEREON ARE BASED ON VERTICAL DATUM, NAVD88 UTILIZING THE KY CORS, VRS NE WORK SYSTEM.

THE SURVEY SHOWN HER ON WAS MADE UNDER MY SUPERVISION AND THE MEASUREMENTS AND NOTES SHOWN HEREON ARE A IRUL REPRESENTATION OF SAID SURVEY AND ARL CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DA F OF SURVLY: _____

BLING A REGISTERED PROFESSIONAL LAND SURVLYOR IN THE COMMONWEALTH OF KLNIUCKY LAND SURVEYOR NO. 3732

GENERAL NOTES

2) NO TVIDENCE OF A PARKING LOT OR PARKING SPACES CONSTRUCTED AT TIME OF SURVEY.

) NO BUILDINGS OBSERVED ON SUBJECT PROPERTY.

3) NO EVIDENCE OF FARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED AT TIME OF SURVEY. 4) HE SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WITHARD AREAS ON THE SUBJECT

5) THERE WERE NO CHANCES IN STREET RIGHT OF WAY LINES ELIBER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE WERE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

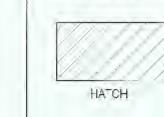
7) THE SURVEY OBSERVED NO CAPS, CORES OR STRIPS ALONG COMMON BOUNDARY INFS.

S) NO WITHAND DELINEATION MARKERS WERE OBSERVED DURING THE FIELD WORK COMPLETED ON THE PROPERTY.

RECORD PROPERTY DESCRIPTION

BEING Lot Fifty Seven (57). Woodland Acres, plat of which is of record in Plat Cabinet 1, Slide 620 & 627, Bullitt county Clerk's Office; and, Being the same property conveyed to Joseph B. Murphy and Mary Suzanne Murphy, husband and wife, by Deed dated December 17, 2009,

> THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN THE FOLLOWING FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP FOR BULLITT COUNTY, KENTUCKY. COMMUNITY FANEL NUMBER 21019C0083F DATE: SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THIS AREAS HAS A BASE FLOOD ELEVATION OF 447.6 FEET.

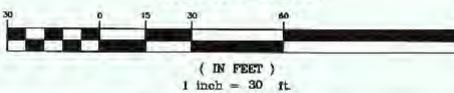


NO SHADE

FLOODWAY IN ZONE "AF" THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS AND ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT 50 THAT THE 1% ANNUA CHANCI

LEGEND

- 1/2" X 24" STEEL ROD WITH PLASTIC CAP NO. 5/32 SLT AT TIME OF SURVEY UNLESS NOTED
- EXISTING AS SHOWN
- △ BOUNDARY CORNER NO MONUMENT SET
- P PROPERTY LINE
- C CENTERLINE
- R.O.W RIGHT-OF WAY
- ☐ FLECTRIC BOX
- SANITARY SEWER MANHOLE
- O POWER POLE/UTILITY POLE SUBJECT BOUNDARY LINE
 - ADJOINING BOUNDARY LINE
- EASEMENT/SETBACK LINE AS NOTED × CHAIN LINK FENCE
- - EDGE OF PAVEMENT/GRAVEL
- -- CENTERLINE OF ROAD
- CONTOUR W/ELEVATION LABEL
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CLAY PIPE
- OVERHEAD POWER
- SANITARY SEWER LINE ELEV 447.6 BASE FLOOD ELEVATION
- WATER VALVE.
- WATER VALVE



SURVEYOR'S CERTIFICATION:

TO: BLUEGRASS WATER HILLY OPERATING COMPANY, LLC; HIRST AMERICAN TITLE INSURANCE COMPANY; AND MCBRAYER PLLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH I IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARDS DETAIL REQUIREMENTS. FOR ALTA/NSES LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8 9 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND INSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE COMMONWEALITE OF KENTUCKY, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOFS NOT EXCLED 0.07 FFF1 / PLUS 50 PARTS PER MILLION THAT WHICH IS SPECIFIED HEREIN. BEARINGS AND DISTANCES ARE BASED ON AN ADJUSTED TRAVERSE BY METHODS OF LEAST SQUARES AND PASSED THE CHI SQUARL TEST AT .03 FEET/PLUS 50 PARTS PER MILLION.

SICNED # # 1.8 _____ DATE 3-8-21

BEING A RECISTERED PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF KENTUCKY LAND SURVEYOR NO. 3732

HCKET NO. 2101280954

BURIED UTILITIES NOTE BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM LOCAL UTLITY COMPANIES AND FIELD EVIDENCE, OTHER EURIFO UTILITIES MIGHT EXIST ON THE SUBJECT SITE THAT ARE NOT SHOWN ON THIS DRAWING.

DATE:	2/11/2021	Ī
REV. DATE	3/05/2021	
PROJECT NO:	21008	i
DRAWN BY:	D.G.	4
CHECKED BY	HFS	
SCALE:	1"=30"	
SHEET NAME: ALTA/NSPS LAND	TITLE SURVEY	



Civil Engineering

Surveying & Mapping

Potable Water

Wastewater Treatment



Civil Site Design

Construction Support

Transportation

Wastewater Collection

Airview-Kentucky (Wastewater)
Engineering Memorandum

Date: December 22, 2018

Wastewater Treatment Facility Understanding

The wastewater treatment facility is made up of a standard extended aeration activated sludge facility. It doesn't appear this system has an active permit to operate. The plant consists of an aeration tank, flow equalization, mechanical clarifier, and chlorine disinfection. The aeration appeared to have a reasonable appearance for a mixed liquor however, the clarifier had a lot of floc and appeared to have discharged sludge into the area outside the circular portion of the clarifier that is pumped to the creek. It is my understanding they are injecting liquid chlorine into the discharge pipe. This discharge pipe discharges on the top of a contact chamber that is set in the middle of the flowline of the creek. The treatment system has an abandoned lagoon cell that appears to have been used as a polishing cell. Per the operator, this cell was causing issues with the quality of the effluent and was taken off line.

Various items of concern exist as this facility. The flow equalization tank is in poor shape and is covered with failing grates that are allowing leaves to enter the plant. (Appendix Picture 1)

While the aeration appeared to be reasonable operating, standard testing parameters were not performed when we were present to determine the quality of the mixed liquor. Due to the upkeep of the remaining portions of the facility, I do not believe the diffusers have been checked and/or cleaned in some time. (Appendix Picture 2)

The mechanical clarifier appears to be working properly. However, the supernatant water of the clarifier had a large amount of floc and/or sludge coming to the surface. While this might be a operational issue in regards to control of the mixed liquor and return sludge flow, the clarifier is not operating at an optimal level. The clarifier discharges to the outside of the circular wall of the clarifier. This area is the discharge water that is pumped to the creek. Sludge was observed in this area and therefore was being pumped to the creek. (Appendix Picture 3)

The effluent pipe conveying sewage to the creek is a flexible 2" hose laying on the ground. It runs over the ground, across the abandoned lagoon berm, down the backside of the lagoon and into the contact chamber. This pipe has a leak that is spraying onto the backside of the lagoon berm. It has a leak that is running down the backside of the lagoon berm and is causing erosion. If this continues to go unrepaired, the berm may fail causing the abandoned lagoon cell to discharge into the creek. Per the operator, they anticipate sludge being present in the lagoon and this is a potential for additional contamination of the creek. (Appendix Picture 4)

The contact chamber installed in the creek channel has failed. Currently, the effluent of the plant pumps into the contact chamber. This flow appears to immediately be dumping into the creek without going through the contact chamber. This causes two issues of not receiving proper time for contact to

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reduce the e. coli levels of the effluent but also having a high chlorine residual. This is very harmful to wildlife. (Appendix Picture 5)

The quality of the creek bed downstream of the effluent was also very poor. Sludge deposits coated almost the entire channel for hundreds of feet downstream of the effluent. This will again cause issues with wildlife and needs to be cleaned immediately. (Appendix Picture 6)

The abandoned lagoon cell is a liability. The fencing around the cell is failing. Trees are growing through the fence as well as on the berms of the lagoon which is causing concern for safety and security of this liability. (Appendix Picture 7)Tree growth on a lagoon berm will include roots that penetrate the soil and create paths through the soil for the lagoon water to travel. (Appendix Picture 7) Through time, the berm will fail from this occurring. The overflow of the berm also has concerns. The area is eroding but also has sludge deposits. This cell needs to be repaired or closed to eliminate the liability and contamination it is causing in the creek. (Appendix Picture 8)

The current operator stated that the plant struggles to meet limits. Upgrades are necessary to bring this facility back into compliance. The shape of this facility is detrimental to the environment and needs to be addressed as soon as possible.

Improvements Remove trees from around the facility to decrease leaves in the treatment process. Replace all the aeration piping and diffusers. Blowers might need to be replaced but should be inspected to determine efficiency upon ownership transfer. The facility will need a more experience operator that will monitor for facility chemistry. The system should look at additional flow equalization, the addition of sludge holding, repair of the clarifier and consideration to converting the facility to an IFAS process with a moving bed biological reactor. For the effluent, the facility should look to have an ultraviolet unit up by the equipment and evaluate the feasibility of gravity flow to the creek flowline.

Wastewater Collection System Understanding

In meeting with the operator, the system has 203 customers. The operator stated that the system has serious inflow and infiltration problems. If this is not addressed, the system will continue to discharge sludge into the creek as shown in the pictures as well as not meet other limits specified in the permit. Funds should be invested into the collection system or the quality of the effluent will be an ongoing problem. No maps of the system were provided. The system will need to be mapped for future operation as it appeared nothing has been compiled for our review or operational maintenance purposes. The system should also be smoke tested. Video inspection is anticipated on parts of the system as well.

Improvements Required: Map the system. Smoke test and video inspect the collection system.



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APPENDIX







