

VICINITY MAP
Scale: 1" = 1,000'

ORIGIN OF BEARINGS AND COORDINATES

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS AND COORDINATES ARE BASED ON A GNSS SURVEY UTILIZING A CARLSON BR7 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

ORIGIN OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PARTICULARLY, THE ELEVATIONS ARE BASED ON A GNSS SURVEY UTILIZING A CARLSON BR7 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING TRIMBLE S6 ROBOTIC TOTAL STATION, THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) OBSERVATION UTILIZING A CARLSON BR7 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

UNDERGROUND UTILITIES DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SETBACK NOTE

THE BUILDING SETBACK LINES SHOWN HEREON ARE SET BASED ON THE SURVEYOR'S INTERPRETATION OF THE SETBACK REQUIREMENTS FOR THIS PROPERTY. THESE SETBACK LINES ARE SUBJECT TO THE INTERPRETATION OF AN APPROPRIATE GOVERNMENTAL AGENCY (I.E. BUILDING INSPECTION OR PLANNING/ZONING).

CERTIFICATE OF ACCURACY

THE SURVEY OF THE SITE WAS PERFORMED WITH A HORIZONTAL CLOSURE RATIO OF 1 : 26,863 AND WAS NOT ADJUSTED FOR CLOSURE. THIS IS AN URBAN CLASS SURVEY.

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 210670137E WITH A DATE OF IDENTIFICATION OF MARCH 03, 2014 FOR COMMUNITY NUMBER 21067, LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

APPARENT ENCROACHMENTS AND EASEMENTS

- 1 APPARENT ACCESS BETWEEN PROPERTIES (SEE EXCEPTION 8)
- 2 APPARENT ENCROACHMENT OF SHED ONTO SUBJECT PROPERTY (MAX. 5.87')
- 3 APPARENT ENCROACHMENT OF SHED ONTO SUBJECT PROPERTY (MAX. 5.68')
- 4 APPARENT ENCROACHMENT OF SHED ONTO SUBJECT PROPERTY (MAX. 1.25')
- 5 APPARENT ACCESS BETWEEN PROPERTIES (BETWEEN TITLE PARCELS)
- 6 APPARENT ACCESS BETWEEN PROPERTIES (BETWEEN TITLE PARCELS)
- 7 APPARENT ACCESS BETWEEN PROPERTIES (BETWEEN TITLE PARCELS)
- 8 APPARENT ACCESS BETWEEN PROPERTIES (BETWEEN TITLE PARCELS)
- 9 APPARENT ACCESS BETWEEN PROPERTIES
- 10 APPARENT ENCROACHMENT OF BUILDING ACROSS PROPERTY LINES (SEVERAL OCCURRENCES - BETWEEN TITLE PARCELS)
- 11 POSSIBLE PARTY WALL (BETWEEN TITLE PARCELS)
- 12 APPARENT EASEMENT FOR OVERHEAD UTILITIES CROSSING SUBJECT PROPERTY TO SERVE OTHERS
- 13 APPARENT EASEMENT FOR OVERHEAD UTILITIES CROSSING SUBJECT PROPERTY TO SERVE OTHERS
- 14 APPARENT EASEMENT FOR OVERHEAD UTILITIES ACROSS ADJACENT BUT SERVING SUBJECT PROPERTY
- 15 APPARENT EASEMENT FOR OVERHEAD UTILITIES CROSSING SUBJECT PROPERTY (SEVERAL OCCURRENCES - BETWEEN TITLE PARCELS)
- 16 APPARENT ENCROACHMENT OF BUILDING INTO 12' UTILITY EASEMENT
- 17 APPARENT ENCROACHMENT OF BUILDING INTO 12' UTILITY EASEMENT

ZONING REQUIREMENTS

I-1 (LIGHT INDUSTRIAL ZONE)

MINIMUM LOT SIZE	NO LIMITATION
MINIMUM LOT FRONTAGE	NO LIMITATION
MINIMUM FRONT YARD	20'
MINIMUM EACH SIDE YARD	NO LIMITATION
MINIMUM REAR YARD	NO LIMITATION
MINIMUM USEABLE OPEN SPACE	NO LIMITATION
MINIMUM LOT COVERAGE	NO LIMITATION
MAXIMUM HEIGHT OF BUILDING	75', EXCEPT WHEN A SIDE OR REAR YARD ABUTS A PROFESSIONAL OFFICE OR RESIDENTIAL ZONE, THEN A 3:1 HEIGHT TO YARD RATIO.

SURVEYOR'S REPORT ON TITLE EXCEPTIONS

Exception items denoted with on the Survey

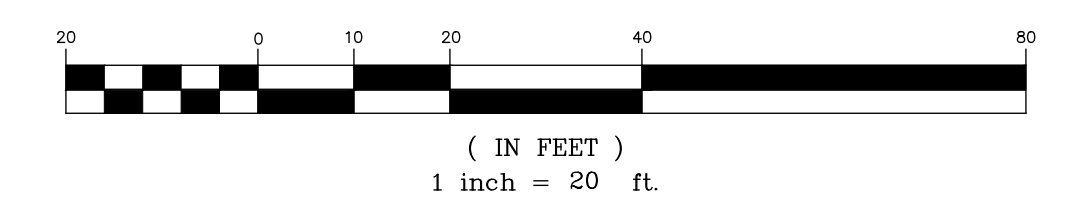
A review of the Exceptions to land title has been made under the direction and supervision of Kevin M. Phillips, a registered land surveyor in the State of Kentucky (LS #3350), hereinafter referred to as the Surveyor. Regarding said Exceptions, the Surveyor notes the following (text in **boldface** are Surveyor's comments):

Commonwealth Land Title Insurance Company, Commitment Number: CWJMG27, with an effective date of: January 17, 2022 at 8:30 a.m., referring to property located at 1040-1044, 1048 and 1050 Eastland Drive in Lexington, Fayette County, Kentucky.

Schedule B - Section II

1. 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 I-Requirements are met. **Not addressed by the surveyor as these are not survey items.**
2. Lien of current State, County and School taxes, not yet due and payable. **Not addressed by the surveyor as these are not survey items.**
3. Rights of tenants in possession, as tenants only, under unrecorded leases. **Not addressed by the surveyor as these are not survey items.**
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, or easements or claims of easements not shown by the public records that would be disclosed by an accurate and complete land survey of the Land. **Not addressed by the surveyor except to note that an ALTA/NSPS Survey has been performed by Endris Engineering and is attached hereto.**
5. All coal, oil, gas and other mineral rights heretofore conveyed, excepted, reserved or leased, together with all incidental rights thereto. **Not addressed by the surveyor as these are not survey items.**
6. Easements, conditions, and rights of way of record in Plat Cabinet C, Slide 280; Plat Cabinet A, Slide 195; and Plat Cabinet K, Slide 189. **Plat Cabinet C, Slide 280 affects the subject property. Plottable items are shown on attached survey.**
7. **Plat Cabinet A, Slide 195 affects the subject property. Plottable items are shown on attached survey.**
8. Easement and Maintenance Agreement dated January 21, 1997 over a portion of 1040 Eastland Drive in favor of Stephanie Estes, for a perpetual non-exclusive easement for pedestrian and motor vehicular ingress and egress to and from Fairview Trailer Park to Eastland Drive, with maintenance agreement as to repair costs for the easement area, including snow removal, of record in Deed Book 1892, Page 509. **Affects the subject property. The easement described is shown on attached survey.**
9. Declaration of Restrictions dated June 23, 2005 of record in Deed Book 2561, Page 657, said restrictions being imposed due to the release of an unknown quantity of process wastewater containing cyanide, zinc, cadmium and Trichloroethene in 1984 on the portion of the property of 1050 Eastland Drive located under the existing building foundation. **Affects the subject property insofar as the property described in said document is a portion of the subject property. Said document sets forth restrictions of use, ground water, earth moving and construction on the subject property. There are no plottable items in said document.**
10. Declaration of Restrictions dated February 27, 2006 of record in Deed Book 2627, Page 78, said restrictions being imposed due to the release of an unknown quantity of process wastewater containing cyanide, zinc, cadmium and Trichloroethene in 1984 on the portion of the property of 1050 Eastland Drive located under the existing building foundation. **Affects the subject property insofar as the property described in said document is a portion of the subject property. Said document sets forth restrictions of use, ground water, earth moving and construction on the subject property. There are no plottable items in said document.**
11. Easement Agreements, to establish an easement benefitting the seller's property that is adjacent to the property (the seller's remaining property) to the extent reasonably necessary to allow seller to maintain, repair and replace driveway/road that is currently located on the property that benefits the seller's remaining property, same TO BE EXECUTED AND RECORDED AT CLOSING.
12. This Commitment/Policy does not insure the exact address or location of the property. Any addresses listed in Schedule A are for referential purposes only. **Not addressed by the surveyor except to note that an ALTA/NSPS Survey has been performed by Endris Engineering and is attached hereto.**

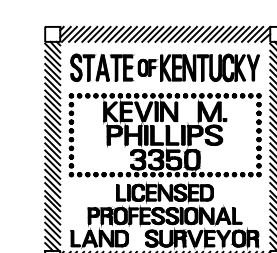
GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

TO: EASTLAND DRIVE INDUSTRIAL, LLC
STOCK YARDS BANK & TRUST
AND
COMMONWEALTH LAND TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(c), 7(d), 7(e), 8, 9, 10, 11(a), 13, 14, 15, 17, 18 and 19 (\$1,000,000) OF TABLE A THEREOF.



THE FIELD WORK WAS COMPLETED ON JANUARY 19, 2022.
DATE OF PLAT OR MAP: JANUARY 21, 2022.

KEVIN M. PHILLIPS, PLS # 3350
DATE: 01-21-2022

SURVEY NOTES

1. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, RECENT STREET CONSTRUCTION OR SIDEWALK CONSTRUCTION OR REPAIR.
2. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE THAT THE SITE HAS BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
3. THERE WERE NO WETLAND AREAS DELINEATED FOR THE SURVEYOR BY THE OWNER OR OWNERS REPRESENTATIVE. IT IS NOT WITHIN A LAND SURVEYORS EXPERTISE TO DETERMINE THE EXTENT OF WETLAND AREAS.
4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO EASTLAND DRIVE, A PUBLIC ROADWAY.

UTILITY OWNERS

- | | |
|--|--|
| ELECTRIC
KENTUCKY UTILITIES
500 STONE ROAD,
LEXINGTON, KY
RICHARD COMPTON
(859) 367-4309 | NATURAL GAS
COLUMBIA GAS
2001 MERCER ROAD
LEXINGTON, KY
TOM WALKER
(859) 288-0236 |
| WASTE WATER
LFUDCO
DIVISION OF WATER QUALITY
USLE INDUSTRIAL ROAD,
LEXINGTON, KY
(859) 425-2400 | TELEPHONE
WINDSTREAM
130 WEST NEW CIRCLE ROAD
LEXINGTON, KY
LEZLIE ALISON
(859) 357-6205 |
| WATER
KENTUCKY AMERICAN
WATER COMPANY
2300 RICHMOND ROAD,
LEXINGTON, KY
COLE MITCHELL/
AUSTIN THORE
(859) 268-6362 | CABLE TELEVISION
SPECTRUM
1575 WINCHESTER ROAD
SUITE 140
LEXINGTON, KY
RALPH MCDONNE
(859) 514-2417 |
| FIBER INTERNET
METRONET
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
KORIE NELLIS
(812) 213-1378 | STATE ROADS
TRANSPORTATION CABINET
DEPARTMENT OF HIGHWAYS
DISTRICT OFFICE NO. 7
763 NEW CIRCLE ROAD NW
LEXINGTON, KENTUCKY |

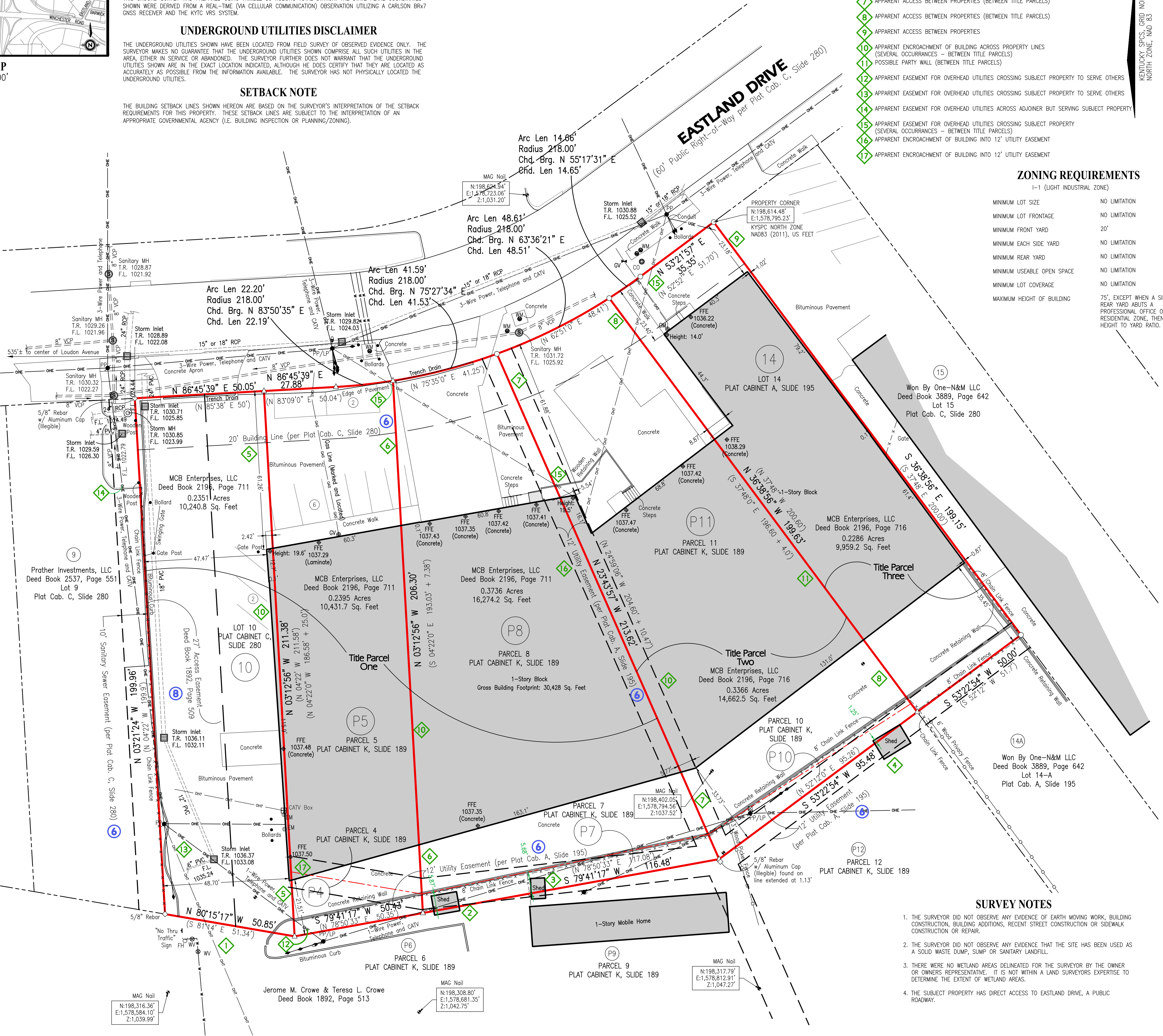


PARKING TOTAL

REGULAR PARKING	10
HANDICAP PARKING	0
TOTAL PARKING	10

LEGEND

- FOUND MONUMENT
- AS NOTED ON SURVEY
- 48"-LONG, 5/8" DIAMETER REBAR WITH ALUMINUM SURVEYOR'S CAP (SET, PLS 3350)
- MAG NAIL WITH ID TAG (SET, PLS 3350)
- CONTROL POINT / BENCHMARK
- STREET LIGHT (LP)
- POWER POLE (PP)
- TELEPHONE POLE (TP)
- FIRE HYDRANT (FH)
- INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN
- LIGHT POLE (LP)
- POST INDICATOR VALVE (PIV)
- CLEAN OUT (C/O)
- SANITARY MANHOLE
- SIGNS
- STORM MANHOLE
- WATER VALVE (WV)
- WATER METER (WM)
- GAS METER (GM)
- GAS VALVE (GV)
- ELECTRIC METER (EM)
- RCP: REINFORCED CONCRETE PIPE
- CMP: CORRUGATED METAL PIPE
- PVC: PLASTIC PIPE
- ADS: PLASTIC PIPE
- CPP: CORRUGATED PLASTIC PIPE
- VCP: VITRIFIED CLAY PIPE
- MH: MANHOLE
- INV: INVERT ELEVATION
- F.L.: FLOW LINE ELEVATION
- T.C.: SURFACE ELEVATION (TOP-OF-GRATE)
- T.R.: SURFACE ELEVATION (TOP-OF-RIM)
- L.S.A.: LANDSCAPING AREA
- CHAIN LINK FENCE
- BOARD FENCE
- WATER LINE
- WATER LINE (PER PLAN)
- GAS LINE
- GAS LINE (PER PLAN)
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE/CABLE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE/CABLE
- SANITARY SEWER (PER PLAN)
- P.O.B.: POINT OF BEGINNING
- BRACKETED DIMENSIONS ARE THE DIMENSIONS ACCORDING TO RECORD SOURCE
- (Per Plan) REFERS TO PLANS OR SERVICE MAPS FOR EXISTING UTILITIES AS



USBC SURVEY NUMBER	
USBC PERSON NUMBER	
USBC DATE	

771 ENTERPRISE DRIVE
LEXINGTON, KY 40510
PH: 804-733-7425
FAX: 859-753-1436
email: mcb@endris.com

EE ENDRIS
engineering
Land Surveys • Construction Layout • GPS

ALTA/NSPS Land Title Survey of
MCB Enterprises LLC Property
1040, 1048 & 1050 Eastland Drive
Lexington, Fayette County, Kentucky
Prepared For:
Eastland Drive Industrial, LLC - 2200 Burns Drive - Lexington, KY 40513

This represents a boundary survey and complies with 201 KAR 18:150

SURVEY COMPLETED
January 19, 2022

JOB NUMBER 4667
DRAWING DATE 1-21-2022
DRAWING FILE 4667 1048-1050 Eastland Drive.dwg
SCALE: 1" = 20'