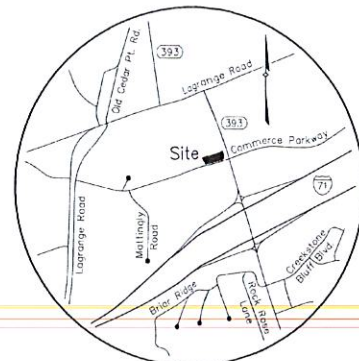
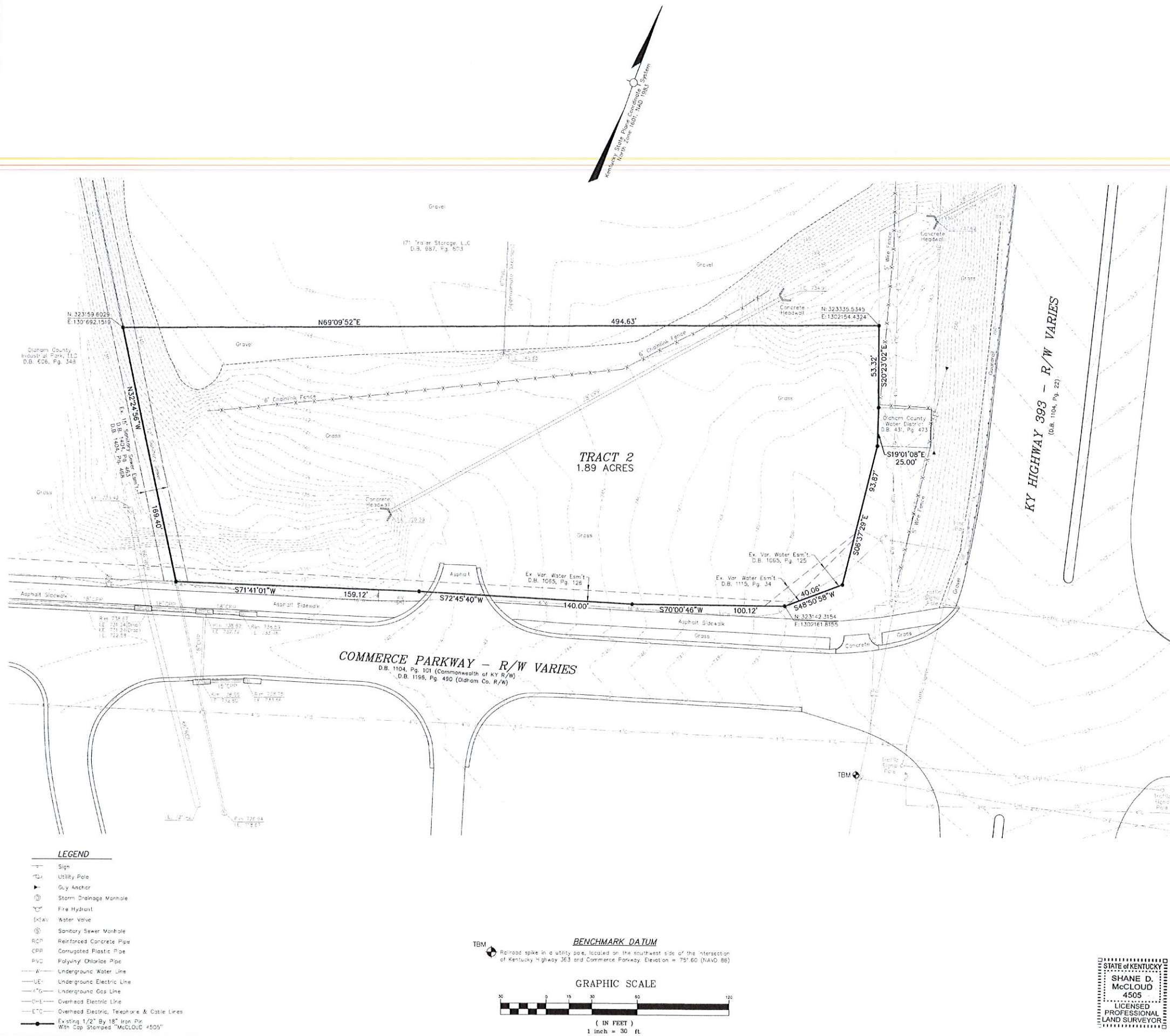


G:\Current\Projects\24078\Survey\24078a.dwg 4/10/2025



LOCATION MAP
Not To Scale

TITLE DESCRIPTION

A certain tract of real estate located in Oldham County, Kentucky, more particularly described as follows:

Being a 1.89 acre tract, shown as Tract 2, on the Minor Subdivision Plat dated December 30, 2024, by P.S. Shane D. McCloud, #4505, approved by Oldham County Planning and Zoning on January 17, 2025 and attached to deed recorded February 28, 2025 in Book D1404, Page 463 in Oldham County Clerk's Office.

Being a portion of the same property conveyed to Oldham County Industrial Park, LLC, a Kentucky limited liability company by Deed dated April 15, 1999, recorded in Deed Book 606, page 348 and the same property conveyed to Oldham County Industrial Park, LLC, a Kentucky limited liability company by Deed dated February 28, 2025, recorded in Deed Book 1404, page 463 in Oldham County Clerk's Office.

TITLE COMMITMENT NOTES
SCHEDULE B, PART II: EXCEPTIONS

1. Land Design & Development, Inc. addressed all known encroachments, adverse claims, or other matters that appear for the first time in the Public Records, but did not address any defects or liens.
2. Land Design & Development, Inc. did not address this item. (This item is not a survey matter)
3. Land Design & Development, Inc. addressed all known 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.
4. Land Design & Development, Inc. addressed all known easements, encumbrances, or claims thereof, not shown by the Public Records, but did not address any liens.
5. Land Design & Development, Inc. addressed all known encroachments, encumbrances, violations, variations or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 6-7. Land Design & Development, Inc. did not address these items. (These items are not survey matters)
8. Conveyance of Right of Way granted to Louisville Gas and Electric Company of record in Deed Book 454, Page 451, effects subject property as shown hereon.
9. Property is subject to restrictions, as set forth in minor subdivision plat of record in Deed Book 1404, Page 463 which cannot be shown hereon, but easements affect the subject property as shown hereon. (No new setback line was created, mentioned or granted by this document)
- 10-12. Land Design & Development, Inc. did not address these items. (These items are not survey matters)

GENERAL NOTES

1. The Title Report for this site is per Title Commitment No. C000128692, dated March 11, 2025, as issued by Amrock, LLC First American Title Insurance Company.
2. By scaled map location and graphic plotting only, the subject property lies within Flood Zone "X", that is areas determined to be outside of the 0.2% annual chance floodplain, per Flood Insurance Rate Map Community and Panel Number 21185C01200, with an effective date of March 23, 2021.
3. The reference meridian used on this plat to determine the directions of the survey lines were based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983.
4. The unadjusted precision ratio of the survey loop is 1:65,083. The unadjusted error of angular closure was 2 seconds per traverse angle turned. The traverse has not been adjusted for closure. Survey was conducted by Random Traverse Method. This is an "Urban" Survey.
5. The elevations shown on this survey are based on the North American Vertical Datum of 1985 (NAVD85), as established by a GPS observation using the Kentucky Real Time Reference Network, Geoid Model 18, with a Trimble R12 GNSS Rover.
6. The underground utilities depicted on this map are based on a combination of visible above-ground evidence, utility company-provided maps, and coordination with a private utility locator. No guarantees are made regarding the exact location, size, depth, or material of the utilities. Additionally, there may be other underground utilities present that are not shown on this map.
7. The subject property has direct access to and from COMMERCE PARKWAY, a duly dedicated and accepted public street.
8. There is no visible evidence of cemeteries on subject site.
9. There is no observable evidence of earth moving work, building construction or building additions on the subject property.
10. Professional Liability insurance policy obtained by the surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term. Certificate of insurance shall be furnished upon request.

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the Commonwealth of Kentucky certifies to:

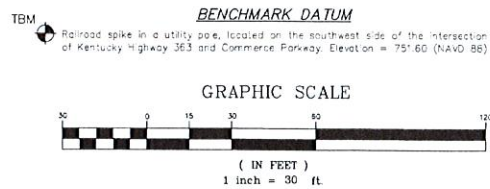
Shane D. McCloud, National Association, a national bank

Amrock, LLC

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 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, 5, 7(a), 8, 9, 13, 14 and 19 of Table A thereof. The field work was completed on March 26, 2025.

Shane D. McCloud, Professional Land Surveyor No. 4505 Date of Plat or Map Contact Info: Phone (502) 426-9374 / Email mcloud@ad-mc.com



- LEGEND**
- Sign
 - Utility Pole
 - Gly Anchor
 - Storm Drainage Manhole
 - Fire Hydrant
 - Water Valve
 - Sanitary Sewer Manhole
 - Reinforced Concrete Pipe
 - Corrugated Plastic Pipe
 - PVC Polyvinyl Chloride Pipe
 - Underground Water Line
 - Underground Electric Line
 - Underground Gas Line
 - Overhead Electric Line
 - Overhead Electric, Telephone & Cable Lines
 - Existing 1/2" By 18" Iron Pin With Cap Stamped "McCloud 4505"

REVISIONS	
NO.	DESCRIPTION
1	UPDATED WATERLINE & SANITARY LINES & GEN. NOTE 6
DATE	4/10/25
BY	SM

PROJECT DATA	
FILE NAME	24078a.dwg
SURVEY DATE	1/26/25
SCALE	1"=30'
PLAT DATE	4/8/25
DRAWN BY	T.L.
CHECKED BY	SDM

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
107 WARDEN AVENUE, SUITE 101
LOUISVILLE, KY 40204
PHONE: (502) 426-9374

ALTA/NSPS LAND TITLE SURVEY
KY HIGHWAY 393 and COMMERCE PARKWAY
BUCKNER, KENTUCKY 40010
OWNER:
OLDHAM COUNTY INDUSTRIAL PARK, LLC
2100 GARDNER LANE, SUITE 207
LOUISVILLE, KENTUCKY 40205
D.B. 606, PAGE 348 / D.B. 714, PG. 77 / D.B. 1404, PG. 463
TAX PARCEL NO. 31-00-00-162B&12

JOB NO.	24078
SHEET	1
OF	1