

FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NUMBER: 1219/19  
 COMMITMENT DATE:  
 DECEMBER 18, 2019 AT 11:44 AM  
 (PROPERTY WAS STILL OWNED BY STRAWBERRY HILL, LLC - DEED BOOK 906, PG. 036  
 AT THE TIME THIS TITLE COMMITMENT WAS ISSUED)  
 SCHEDULE B, PART II (EXCEPTIONS)  
 ITEMS RELATED TO SURVEYING

- b.(d) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, AFFECTS THE PROPERTY AS SHOWN
- b.(c) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE PREMISES, AFFECTS THE PROPERTY AS SHOWN
- g. EASEMENT AGREEMENT BY AND BETWEEN STRAWBERRY HILL, LLC AND BIG RIVERS ELECTRIC CORPORATION DATED MARCH 2, 2000, OF RECORD IN DEED BOOK 932, PAGE 366, IN THE OFFICE OF THE McCRACKEN COUNTY CLERK, AFFECTS PROPERTY AS SHOWN
- h. ORDINANCE NO. 2001-9-6409 (EXTENDING THE BOUNDARY OF THE CITY OF PADUCAH, KENTUCKY-ANNEXATION) DATED SEPTEMBER 11, 2001, OF RECORD IN DEED BOOK 969, PAGE 151, IN THE OFFICE OF THE McCRACKEN COUNTY CLERK, CITY LIMITS BOUNDARY IS SHOWN ON SURVEY
- j. DEED OF CONVEYANCE (RIGHT-OF-WAY FOR PURPOSES OF THE IMPROVEMENT OF THE PUBLIC ROADWAY KNOWN AS PECAN DRIVE-BROOKER LANE) UNTO THE CITY OF PADUCAH, KENTUCKY DATED FEBRUARY 16, 2004, OF RECORD IN DEED BOOK 1032, PAGE 12, IN THE OFFICE OF THE McCRACKEN COUNTY CLERK, DOES NOT AFFECT PROPERTY
- k. EASEMENT UNTO BELLSOUTH TELECOMMUNICATIONS, INC., 4/3/03 ATAT KENTUCKY DATED AUGUST 23, 2010, OF RECORD IN DEED BOOK 1195, PAGE 140, IN THE OFFICE OF THE McCRACKEN COUNTY CLERK, DOES NOT AFFECT PROPERTY
- l. PERMANENT UTILITY EASEMENT (SEWER/WATER LINE) UNTO PADUCAH McCRACKEN COUNTY AND JOINT SEWER AGENCY DATED APRIL 8, 2010, OF RECORD IN DEED BOOK 1241, PAGE 397, IN THE OFFICE OF THE McCRACKEN COUNTY CLERK, AFFECTS THE PROPERTY AS SHOWN

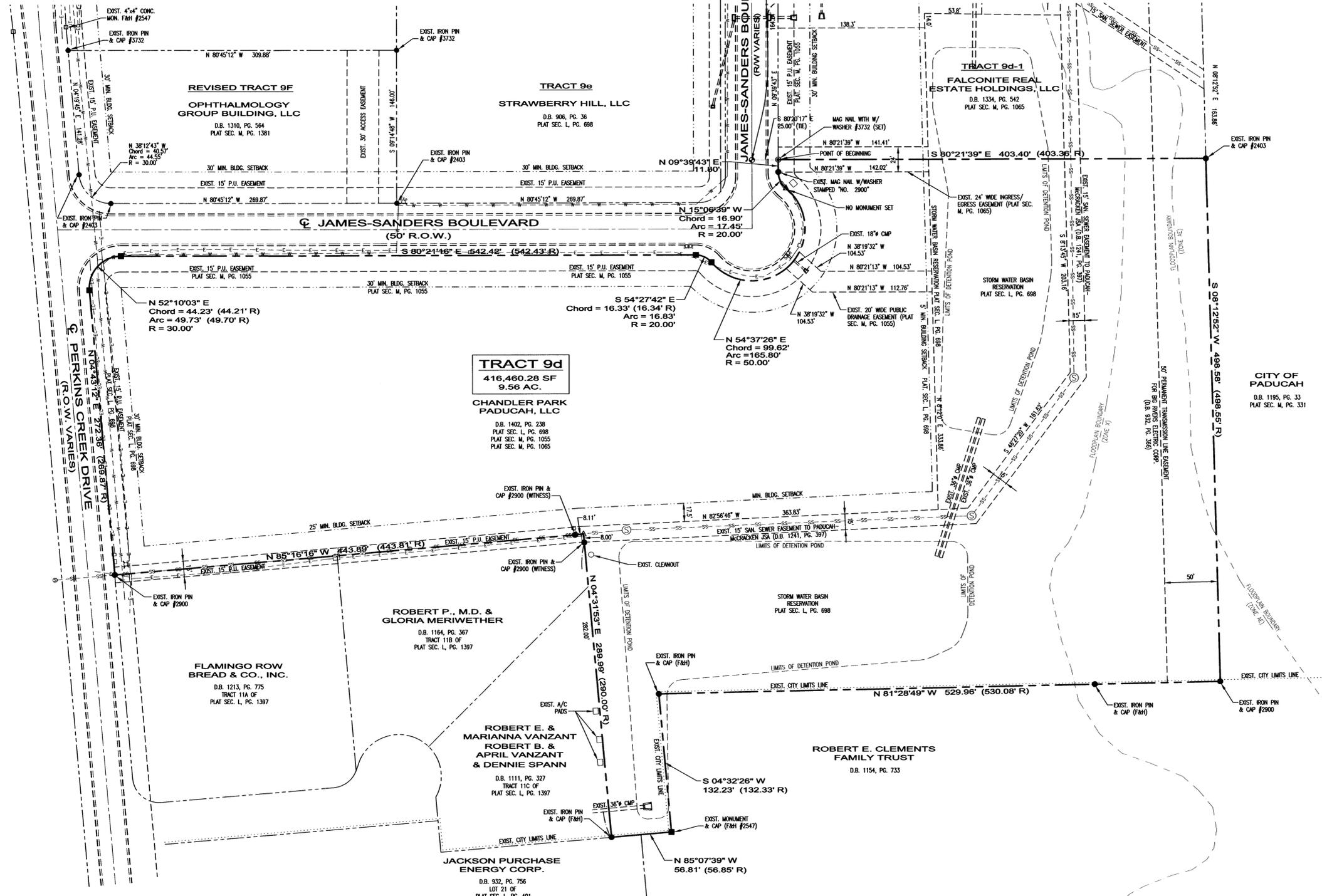
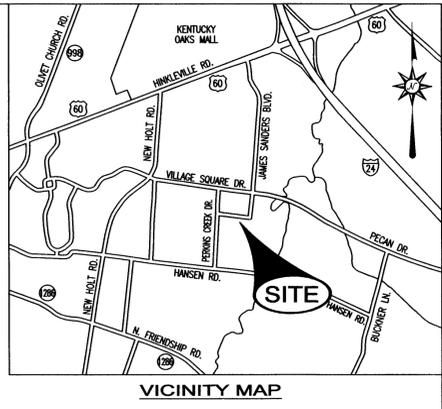
UTILITY NOTES:  
 All utilities shown are based on physical evidence found through inspection in direct correlation with utility maps and testimony furnished by representatives of each respective utility company. The location of the utilities are approximate only. No utility service lines were located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

COMPANY	NUMBER	EMAIL	ADDRESS
ATMOS ENERGY	1-800-621-1867		3404 PARKER ST. PADUCAH, KY 42001
EDDIE TUCKER	1-270-443-7235		
BELL SOUTH	1-270-557-6500	cs7168@att.com	810 KENTUCKY AVE. PADUCAH, KY 42001
ALAN SHELBY	1-270-444-5048		
COMCAST CABLE	1-270-442-6382	steve_parmley@comcast.com	800 BROADWAY PADUCAH, KY 42001
STEVE PARMLEY (MAINTENANCE SUPERVISOR)	1-270-217-2135		
PADUCAH POWER SYSTEM	1-270-575-4000		1500 BROADWAY PADUCAH, KY 42001
RICK WINDHORST	EXT. 4040		
PADUCAH WATER	1-270-442-2746	jpetersen@pwky.com	P.O. BOX 2377 PADUCAH, KY 42002
JASON PETERSEN			
PADUCAH/McCRACKEN JOINT SEWER AGENCY	1-270-633-0056	jpodges@jointsewer.com	621 NORTHVIEW AVENUE OFF OF 6TH STREET PADUCAH, KY 42001
JOSH WEBB OR JOHN HODGES			
JACKSON PURCHASE ENERGY	1-800-633-4044	scott.ribble@jenergy.com	2900 IRVIN COBB DRIVE PADUCAH, KY 42001
SCOTT RIBBLE	1-270-442-7321		



**LEGEND**

- EXIST. PROPERTY CORNER (AS NOTED)
- EXIST. 4" x 4" CONC. MONUMENT W/ PLASTIC CAP #2900 (FOUND) U.N.O.
- MONUMENT SET (AS NOTED)
- △ MONUMENT NOT SET
- THE REFERENCE POINTS
- RECORD DISTANCE
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE/FIBER OPTIC
- EXISTING WATER LINE



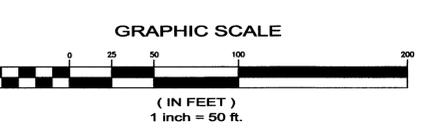
- GENERAL SITE NOTES:**
- CLIENT: CHANDLER REAL ESTATE, INC., 2600 CHANDLER DRIVE, BOWLING GREEN, KY 42104
  - PROPERTY OWNER: CHANDLER PARK PADUCAH, LLC, 2600 CHANDLER DRIVE, BOWLING GREEN, KY 42104
  - DEED REFERENCE: DEED BOOK 1402, PAGE 238; DEED BOOK 906, PAGE 36; DEED BOOK 1032, PAGE 12; DEED BOOK 1195, PAGE 140. PLAT SECTION L, PAGE 1863; PLAT SECTION L, PAGE 36; PLAT SECTION M, PAGE 697; PLAT SECTION M, PAGE 697; PLAT SECTION M, PAGE 1065; PLAT SECTION M, PAGE 1065; PLAT SECTION M, PAGE 1065.
  - THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR McCRACKEN COUNTY, COMMUNITY-PANEL NUMBER 21145C0129F & 21145C0133F, DATED NOVEMBER 2, 2011.
  - TOTAL PROPERTY AREA: TRACT 9d = 9.56 ACRES (416,430.60 SQ. FT.)
  - THIS PROPERTY IS ZONED B-3 (GENERAL BUSINESS ZONE), AND IS SUBJECT TO ALL REGULATIONS SET FORTH FOR THIS ZONE BY THE CITY OF PADUCAH ZONING ORDINANCE, SEC. 126-109.
  - MINIMUM YARD REQUIREMENTS: FRONT: NONE (OR AS SHOWN); SIDE: NONE (OR AS SHOWN); REAR: NONE (OR AS SHOWN)
  - MINIMUM LOT AREA: NONE
  - MINIMUM LOT WIDTH: NONE
  - MAXIMUM BUILDING HEIGHT: NONE
  - SOURCE OF BEARINGS: ALL BEARINGS SHOWN ARE CORRELATED WITH THE KENTUCKY SOUTH 1802, NAD 83 STATE PLANE COORDINATE SYSTEM.
  - UTILITIES NOTE: THE SUBJECT PROPERTY IS SERVED BY A PUBLIC WATER & SANITARY SEWER SYSTEM. SOURCE OF TITLE FOR PERDONS CREEK DRIVE BY DEDICATION, PER PLAT SEC. L, PG. 697 & 698
  - SOURCE OF TITLE FOR JAMES-SANDERS BLVD BY DEDICATION, PER PLAT SEC. M, PG. 1055
  - IN WRITTEN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR THE ORIGINAL STRAWBERRY HILL SUBDIVISION HAVE BEEN RECORDED IN DEED BOOK 972, PAGE 525, IN THE McCRACKEN COUNTY CLERK'S OFFICE.
  - THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY.
  - THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
  - THERE WAS NO EVIDENCE OF ANY PARKING LOT OR PARKING SPACES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
  - THERE WAS NO EVIDENCE OF ANY RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
  - THE SURVEYOR HAS NOT BEEN ADVISED OF ANY DESIGNATED WETLAND AREAS ON THE SUBJECT PROPERTY.
  - THE "STORM WATER BASIN RESERVATION" SHOWN ON THIS PLAT IS A PART OF THE OVERALL REGIONAL STORMWATER MANAGEMENT BASIN DEVELOPED FOR THE ORIGINAL STRAWBERRY HILL SUBDIVISION. THE CURRENT PROPERTY OWNER/DEVELOPER, SUCCESSORS AND ASSIGNS AGREE TO COMPLY WITH THE APPROVED STORMWATER MANAGEMENT PLAN ON FILE IN THE CITY OF PADUCAH ENGINEER'S OFFICE AND AGREE TO MAINTAIN THE FACILITY IN ACCORDANCE WITH THE SUBDIVISION'S STORMWATER MANAGEMENT PLAN AND THE CITY OF PADUCAH CODE OF ORDINANCES AND REQUIREMENTS.
  - THE SURVEYOR HAS NOT BEEN ADVISED OF, OR AWARE OF ANY PROPOSED RIGHT-OF-WAY CHANGES NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO: CHANDLER REAL ESTATE, INC., DARRELL R. PIERCE (PERCE & SHOOK), & 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 8, 11, 13, 14, 16, 17, & 19 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 TRANSVERSE BY METHOD OF LEAST SQUARES.

1-2-20  
 DATE OF SURVEY:  
 1-28-20  
 DATE OF SIGNATURE:  
 Herb F. Simmons  
 HERB F. SIMMONS  
 KENTUCKY PROFESSIONAL LAND SURVEYOR #3732



**siteWORX**  
 SURVEY & DESIGN, LLC  
 124 South 31st Street - Paducah, KY 42001 - Ph: (270) 443-8491  
 www.siteworxdesign.com

ALTA/NSPS LAND TITLE SURVEY  
 THE PLAT OF SURVEY SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201KAR 18:150  
 CHANDLER PARK PADUCAH, LLC  
 2550 JAMES-SANDERS BOULEVARD  
 PADUCAH, McCRACKEN COUNTY, KY

PROJECT NO.: 19236  
 DATE: JANUARY 28, 2020  
 DRAWN BY: JLG  
 REV. DESCRIPTION

SHEET  
 1  
 OF 2