

LEGAL DESCRIPTION

4.1057 Acres
Lying and being in Boone County, Kentucky on the West side of Sam Neace Drive and the South side of Weaver Road more particularly described as follows to-wit:

Unless otherwise stated any monument referred to as a set iron pin is a 1/2" iron rebar 18" in length with a yellow plastic cap stamped Leach 3407. All bearings stated herein are referred to Grid North (Kentucky North Zone).

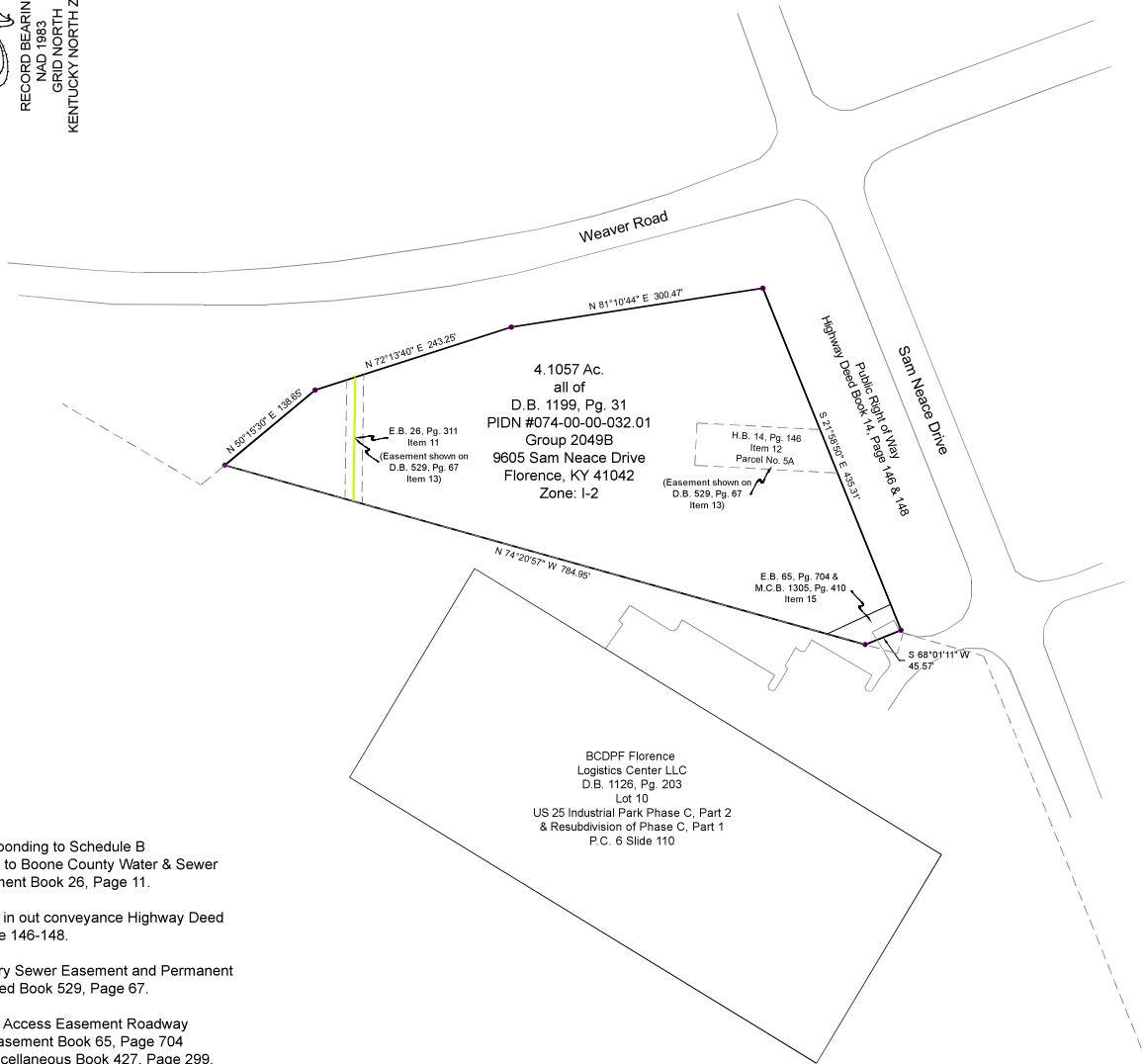
Beginning at a found 5/8" iron pin with cap stamped LS 3423 and being on the West right of way of Sam Neace Drive also being the Southeast corner of the tract described herein; thence with said right of way, S 68°01'11" W --- 45.57' to a found 5/8" iron pin with cap stamped LS 3423 a corner to BCDPF Florence Logistics Center LLC (D.B. 1126, Pg. 203); thence with their line, N 74°20'57" W --- 784.95' to a set iron pin a corner to the Public Right of Way (H.D.B. 14, Pg. 146 & 148); thence with said right of way, N 50°15'30" E --- 138.66' to a found 1/2" iron pin with cap; thence N 72°13'40" E --- 243.25' to a set iron pin; thence N 81°10'44" E --- 300.47' to a set iron pin on the West right of way of Sam Neace Drive; thence with said right of way, S 21°58'50" E --- 435.31' to the Place of Beginning containing 4.1057 Acres more or less exclusive of all right of ways and easements of record.

The above description is in accordance with a survey made by W. Thomas Leach with Tom Leach Land Surveying on the 24th March 2024.

W. Thomas Leach 04/02/2024
W. Thomas Leach PLS 3407

This being all the property described in Deed Book 1199, Page 31 in the Boone County Court Clerk's Records in Burlington, Kentucky.

RECORD BEARING
NAD 1983
GRID NORTH
KENTUCKY NORTH ZONE



4.1057 Ac.
all of
D.B. 1199, Pg. 31
PIDN #074-00-00-032.01
Group 2049B
9605 Sam Neace Drive
Florence, KY 41042
Zone: I-2

BCDPF Florence
Logistics Center LLC
D.B. 1126, Pg. 203
Lot 10
US 25 Industrial Park Phase C, Part 2
& Resubdivision of Phase C, Part 1
P.C. 6 Slide 110

- Notes Corresponding to Schedule B
- Easement to Boone County Water & Sewer District Easement Book 26, Page 11.
 - Easement in out conveyance Highway Deed Book 14, Page 146-148.
 - 20' Sanitary Sewer Easement and Permanent Easement Deed Book 529, Page 67.
 - Grading & Access Easement Roadway Agreement Easement Book 65, Page 704 Amended Miscellaneous Book 427, Page 299.

I, the undersigned, being a duly licensed and qualified surveyor in and for the state of Kentucky, do hereby certify to Chicago Title Insurance Company, Kentucky Asset Management, LLC & Ziegler & Schneider PSC, that I made a survey of the above described land and improvements on the 4th day of August, 2022, in accordance with the Minimum Standard Details Requirements for ALTA/NSPS Land Title Surveys as adopted by the American Land Title Association & American Congress on Surveying & Mapping, 2021, and that this survey fully and correctly represents the property owned by Sandor Enterprises LLC, including all buildings, structures and improvements thereon.

I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by the Chicago Title Insurance Company (with reference to recording data) and, unless otherwise shown, the physical evidence and recorded description of such easements conform. All of said buildings, structures and improvements, including location and dimensions, are correctly depicted and are fully completed, except as shown hereon.

I further certify that there are no (i) easements, (ii) rights-of-way across said property, (iii) party walls, (iv) encroachments on adjoining properties or streets by any of said buildings, structures or improvements, or (v) encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown hereon; all easements are shown in their entirety, the locations thereof are correct as shown and no improvements are located within the easements areas except utility lines permitted by the terms of such easements; there are no streams, rivers, springs, ponds, lakes, ditches, or drains located or bordering on or running through said property, except as shown; there are no gaps, gores, or overlaps between parcels or roads, highways, streets or alleys and all parcels which comprise the whole property are contiguous.

All private and public roads, highways, streets and alleys running adjacent to or upon the property and all public roads to which the property has indirect access over connecting easements affecting private property are shown; the property has vehicular and pedestrian access to open, publicly dedicated and accepted roads, highways and streets at drives and through curb cuts as shown hereon and commonly known as Dixie Highway, without intervening strips, gaps or gores, either directly or indirectly over and through access easements shown hereon. The publicly dedicated roads and the access easements shown are contiguous with each other and the property without strips, gaps or gores at points shown hereon; no barriers except for paving and curb cuts are located within the access easements shown hereon; all physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notification made where in conflict with the legal description; there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description and the acreage shown hereon is correct; the survey was actually made on the ground as per record description furnished by the title insurance company and is true and correct.

A physical examination of the property reveals no evidence of cemeteries.

The property is zoned Industrial-Two.

W. Thomas Leach 04/02/2024

W. Thomas Leach
P.L.S. No. 3407
State of Kentucky
Surveyed: 03/44/2024



W. Thomas Leach 04/02/2024

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150	
ALTA SURVEY	
Master Provisions Inc. Property	
ON THE WEST SIDE OF SAM NEACE DRIVE & THE SOUTH SIDE OF WEAVER ROAD BOONE CO. KENTUCKY	
SCALE: 1" = 100'	Tom Leach
DATE: 4/02/2024	Land Surveying
DWN. BY: WT. LEACH	P.O. Box 125
JOB NO.: 24-039	195 Jenni Lane
Surveyed: 3/44/2024	Dry Ridge, KY 41035
File: W. Smith Alta	859-393-2947
	tomleach18@gmail.com

LEGEND

- These standard symbols will be found in the drawing.
- SANITARY SEWER
 - STORM SEWER
 - WATER MAIN OR SERVICE
 - GASLINE
 - SWALE OR DRAINAGE DITCH
 - OVERHEAD POWER LINE
 - IRON PIN SET (1/2" REBAR WITH YELLOW CAP STAMPED Leach 3407)
 - FIRE HYDRANT
 - SPRINKLER VALVE
 - SANITARY SEWER MANHOLE
 - SQUARE HALOGEN LIGHTS
 - GRATED YARD DRAINAGE BOX
 - GRATED DRAINAGE MANHOLE
 - CURB BOX INLET
 - *Y.L. YARD LIGHT
 - *L.P. LIGHT POLE
 - *P.O.P. POWER POLE
 - DECIDUOUS TREE
 - HANDICAP PARKING
 - NUMBER OF PARKING SPACES
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - CRUSHED STONE PAVEMENT
 - GRASSED AREA

FLOOD NOTE: By graphically plotting only, this property is in Zone C of the Flood Insurance Rate Map, Community Panel No. 210013 0001-0100 B, which bears an effective date June 15, 1991, and is not in a Special Flood Hazard Area.