

VICINITY MAP  
(NOT TO SCALE)

TITLE INSURANCE COMMITMENT PROVIDED  
BY FIRST AMERICAN TITLE INSURANCE  
COMPANY COMMITMENT FILE NUMBER 3020-1010649  
DATED MAY 1, 2020 AT 8:00 a.m.

AREA = 0.98 ACRES  
ZONE = B-3  
PARENT DOCUMENTS: D.B. 541, PG. 167  
P.C. 1, S.L. 118B

THIS DOCUMENT REPRESENTS A BOUNDARY SURVEY  
AND COMPLIES WITH AND MEETS REQUIREMENTS OF  
AN URBAN SURVEY PER 201 KAR 18.150.

REFERENCE MERIDIAN = HORIZONTAL CONTROL WAS DETERMINED  
FROM GLOBAL POSITIONING SYSTEM METHODS  
USING TRIMBLE R6 ROVER W/ GLONASS, ACCESSING  
TRIMBLE NET RS BASE STATION WITH A RELATIVE  
PRECISION OF  $\pm 0.02 \pm 100$  PPM.

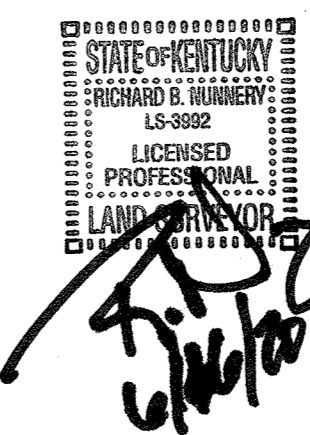
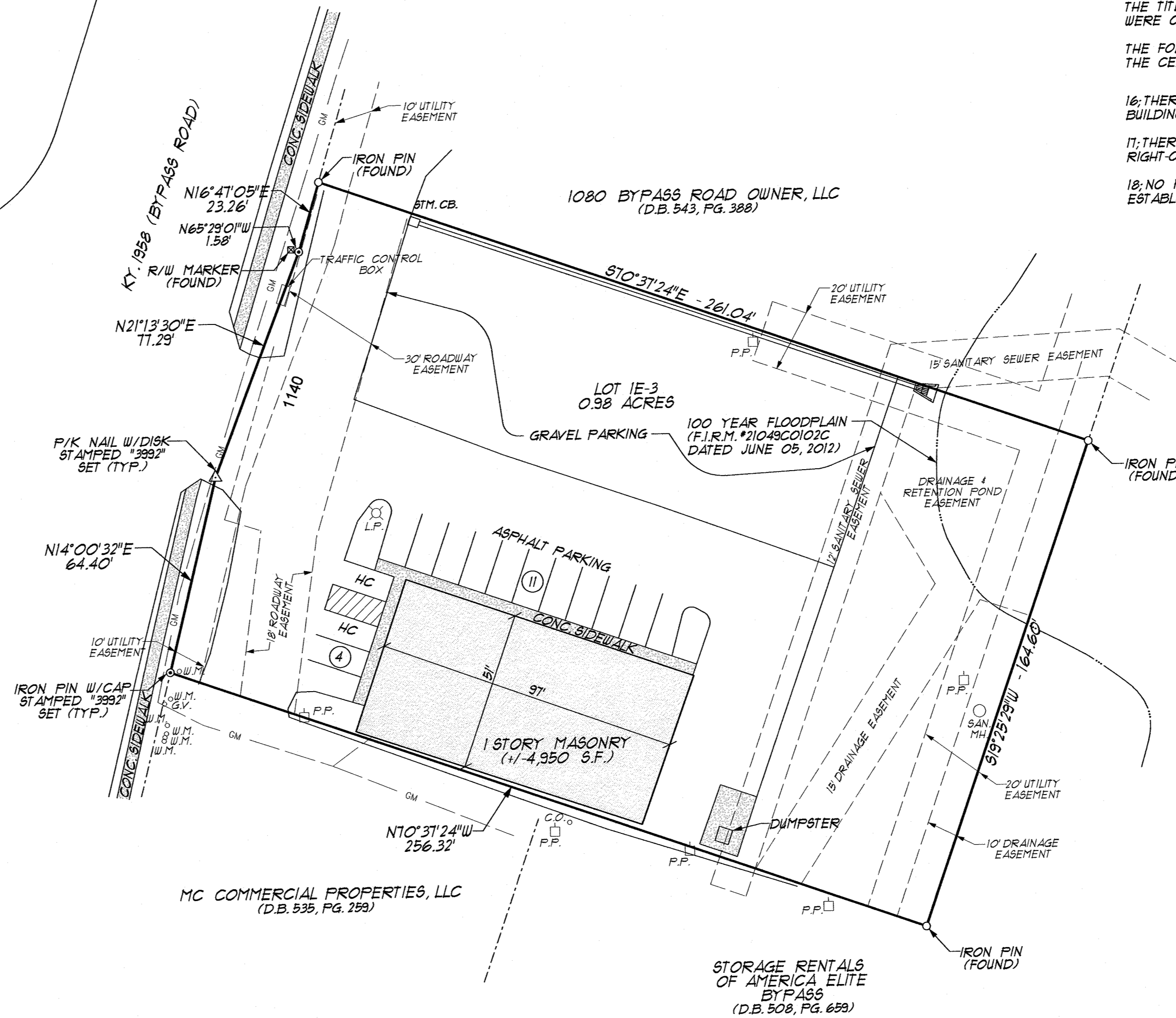
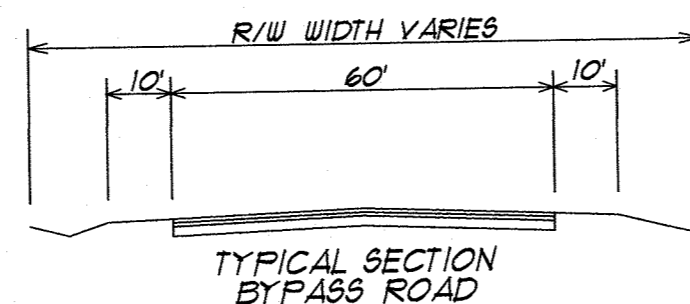
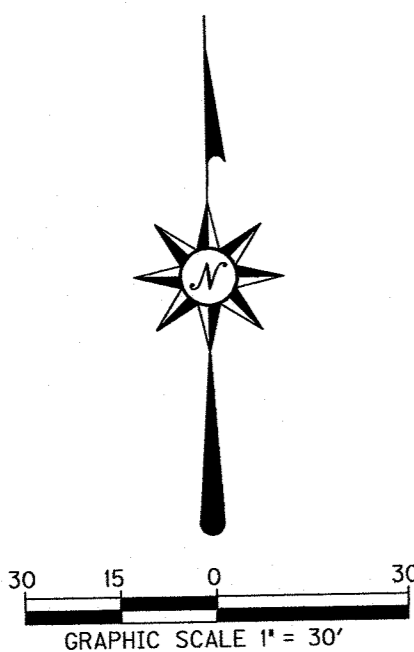
NOTES:

A PORTION OF THE PROPERTY SHOWN ON THE SURVEY  
LIES WITHIN A FEDERAL HAZARD AREA, AS DESCRIBED  
ON FLOOD INSURANCE RATE MAP 21049C0102C, DATED  
JUNE 8, 2012 AS PREPARED BY THE U.S. DEPARTMENT  
OF HOUSING AND URBAN DEVELOPMENT - FEDERAL INSURANCE  
ADMINISTRATION.

TOTAL NUMBER OF PARKING SPACES = 15 (THIS  
INCLUDES 2 HANDICAP SPACES).

SCHEDULE B - SECTION II  
EXCEPTIONS

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing 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 Public Records. (NOT A SURVEY ITEM)
2. 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 of that may be asserted by persons in possession of the Land. (NOT A SURVEY ITEM)
3. Any lien or right to a lien for service, labor, material, or equipment, unless such lien is shown by the Public Records at Date of Policy and not otherwise excepted from coverage herein.
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. (NONE FOUND)
5. 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 A SURVEY ITEM)
6. Any mineral or mineral rights leased, granted or retained by current or prior owners. (NOT A SURVEY ITEM)
7. Taxes and assessments for the year 2020 and subsequent years, not yet due and payable. (NOT A SURVEY ITEM)
8. Easements, liens, encumbrances, or claims thereof, not shown by the Public Records. (NOT A SURVEY ITEM)
9. Notwithstanding the reference to acreage in the legal description, the legal policy will not insure the quantity described as acreage. (NOT A SURVEY ITEM)
10. Terms and conditions of that certain Lease between O & A Corporation as landlord and AMAZ Co. LC as tenant dated November 1, 2008, as evidenced by that certain Memorandum of Lease of record in Deed Book 418, Page 404, in the Office of the Clerk of Clark County, Kentucky. (NOT A SURVEY ITEM)
11. Right to use parcel adjoined as a roadway, by Deed, dated January 4, 1989 of record in Deed Book 281, Page 608; See also plats in Plat Book 3, Page 82 (now 110B), Plat Cabinet 1, Slide 138B, and Plat Cabinet 1, Slide 102B, all in the Office aforesaid. (AFFECTS SUBJECT PROPERTY - AS SHOWN)
12. Access easement as described in an amended and related contract from Hunter Homes Inc. and Darrel & Sharon Goble to Alfred C. Hunt and Diane Hunt, and Arlington Village Incorporated dated July 19, 1990 of record in Deed Book 312, Page 490, in the Office aforesaid; See also Deed Book 311, Page 590, an Access and Easement dated January 24, 1991, Slide 102B. May also be subject to easements as cited in the chain deeds in Deed Book 281, Page 608, Deed Book 271, Page 458, Deed Book 271, Page 38, Deed Book 266, Page 102, Deed Book 260, Page 61, and Deed Book 256, Page 550, all in the Office aforesaid. (AFFECTS SUBJECT PROPERTY - AS SHOWN)
13. Right of Way Easement in favor Alfred C. Hunt, et al, dated July 19, 1990, of record Deed Book 285, Page 549, in the Office aforesaid. (DOES NOT AFFECT SUBJECT PROPERTY)
14. Easements in favor of the Commonwealth of Kentucky Department of Transportation dated November 17, 1982, of record in Deed Book 256, Page 404, in the Office aforesaid. (DOES NOT AFFECT SUBJECT PROPERTY)
15. Easement in favor of the City of Winchester, dated August 20, 1982, of record in Deed Book 243, Page 630, in the Office aforesaid. (DEED NOT PROVIDED, AFFECT ON SUBJECT PROPERTY - UNKNOWN)
16. Utility easement in favor of Kentucky Utilities Company, dated May 3, 1982, of record in Deed Book 253, Page 458, in the Office aforesaid. (DOES NOT AFFECT SUBJECT PROPERTY)
17. Temporary easement in favor of The Pinkston and Laws Company, dated November 25, 1981, of record in Deed Book 251, Page 626, in the Office aforesaid. (TEMPORARY IN NATURE - HAS EXPIRED)
18. Right of Way Easement in favor of South Central Bell Telephone Company, dated August 26, 1981, of record in Deed Book 250, Page 558, in the Office aforesaid. (DOES NOT AFFECT SUBJECT PROPERTY)
19. Distribution Line Easement in favor of Kentucky Utility Company Incorporated, dated June 23, 1975, of record Deed Book 224, Page 431, in the Office aforesaid. (DOES NOT AFFECT SUBJECT PROPERTY)
20. Easement in favor of the City of Winchester, dated March 20, 1975, of record in Deed Book 218, Page 104, in the Office aforesaid. (DOES NOT AFFECT SUBJECT PROPERTY)



SURVEYORS CERTIFICATE:

The undersigned, being a registered surveyor of the State of Kentucky certifies to (1) Hemisphere Limited, LLC, a Kentucky limited liability company and First American Title Insurance Company as follows:

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, 7(b), 8, 9, 13, 14, 16, 11 and 18 of Table A thereof. The field work was completed on May 15, 2020.

Richard B. Nimmery  
Registered Land Surveyor  
License No. 3992  
E & A Partners, PLC  
3111 Wall Street  
Lexington, Kentucky 40513

NOTE:  
NO VISIBLE ENCROACHMENTS, NOT ALREADY LISTED IN THE TITLE COMMITMENT EXCEPTIONS SHOWN HEREON, WERE OBSERVED.

THE FOLLOWING TABLE A ITEMS REFERENCED IN THE CERTIFICATION ABOVE ARE AS NOTED BELOW:

- 16; THERE IS NO EVIDENCE OF EARTH - MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 17; THERE ARE NO ANTICIPATED CHANGES IN THE STREET RIGHT-OF-WAY NOT REFLECTED ON THE SURVEY.
- 18; NO FIELD DELINEATION MARKERS OF WETLANDS WERE ESTABLISHED OR NOTED.

**E & A Partners, PLLC**  
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEXINGTON, KY 40513  
PHONE (606) 298-9899  
FACSIMILE (606) 298-9897

ALTA | NSPS LAND TITLE SURVEY  
**HUNTER AND GOBLE**  
PARCEL 1E-3  
1140 BYPASS ROAD (KY. 1988)  
WINCHESTER, CLARK COUNTY, KENTUCKY

DRAWN \_\_\_\_\_  
DATE 06/16/20  
CHECKED \_\_\_\_\_  
REVISED \_\_\_\_\_

SHEET  
**1**