



LEGEND

● IPF MONUMENT AS DESCRIBED	— GM — GAS MAIN
● PKF PARKER-KALON NAIL FOUND	● EXISTING POLE
● IPS 1/2" DIAMETER STEEL REINFORCING BAR WITH PLASTIC CAP STAMPED '2852'	● TELEPHONE POLE
● MAG MAG NAIL SET WITH BRASS WASHER STAMPED '2852'	● POLE ANCHOR
■ CROSS CHISELED CROSS OR YEE FOUND	● TREE/SHRUB
⌵ LIGHT POLE	— FENCE
⌵ SANITARY/STORM MANHOLE	● MONITORING WELL
⌵ POWER POLE	⌵ WATER METER
⌵ FIRE HYDRANT	— BURIED TELEPHONE/FIBER OPTIC
— GRAVITY SANITARY SEWER LINE / STORM SEWER	— GUARDRAIL
— WATER LINE	— OVERHEAD UTILITY LINE
— WATER VALVE	— INTERIOR PROPERTY LINE
— PHYSICALLY CHALLENGED PARKING SPACE	— FO — UNDERGROUND FIBER OPTIC LINE
	— E — UNDERGROUND ELECTRIC LINE
	● BOLLARD

NOTE:

BASIS OF BEARINGS IS BASED UPON BEARINGS SHOWN UPON RECORD PLAT OF HOWARD THORNBERRY SUBDIVISION AS RECORDED IN PLAT AND SUBDIVISION BOOK 2, PAGE 55 IN THE JEFFERSON COUNTY CLERK'S OFFICE. BEARING OBSERVED ALONG THE SOUTHERLY RIGHT OF WAY OF EARL AVENUE.

BASIS OF VERTICAL DATUM SHOWN HEREON IS BASED UPON DIFFENTIAL LEVEL RUN FROM THE MANHOLE INVERT SHOWN ON MSD RECORD DRAWING NO. X-654.

SUBJECT PROPERTY IS ZONED C2, AND IS LOCATED IN THE CITY OF LOUISVILLE.

TEMPORARY BENCHMARK NO. 1 ELEV. 458.27

RAILROAD SPIKE IN SOUTHERLY SIDE OF EXISTING POWER POLE.

GRAPHIC SCALE 1" = 20'

COMBINED LEGAL DESCRIPTION

A certain parcel of land located in Louisville, Jefferson County, KY at the southwesterly intersection of Taylor Boulevard and Earl Avenue, and being a combined description of Lot Nos. 10, 11, 12, 13, 14, and 15 of the Howard Thornberry Subdivision, as recorded in Plat and Subdivision Book 2, Page 55, sold property being titled in the name of KFC National Management Company, as recorded in Deed Book 5354, Page 017, and Deed Book 5834, Page 881 in the Jefferson County Clerk's Office, and more particularly described as follows:

Beginning at a one-half inch diameter steel reinforcing bar with plastic cap stamped '2852' set in the westerly right of way of Taylor Boulevard, a corner to Karl Kevin Abrams and Janet Sue Abrams property (Deed Book 7825, Page 200), thence leaving Taylor Boulevard with the aforementioned line and the property of Virginia L. Barker Frisbee, Trustee, (Deed Book 5382, Page 337) and Jeffrey L. Reed and Kama Reed property, (Deed Book 6752, Page 453), North 32 degrees 49 minutes 16 seconds West, 150.00 feet to a one half inch diameter steel reinforcing bar found in the easterly right of way of a fifteen foot wide unnamed alley as shown on the plat of the Howard Thornberry Subdivision, as recorded in Plat and Subdivision Book 2, Page 55; thence with said alley right of way, North 42 degrees 21 minutes 08 seconds East, 165.00 feet to a MAG Nail with brass washer stamped '2852' set in the southerly right of way of Earl Avenue (38.69' right of way); thence with the southerly right of way of Earl Avenue, South 32 degrees 49 minutes 16 seconds East, 150.00 feet to a one-half inch diameter steel reinforcing bar with plastic cap stamped '2852' set in the westerly right of way of Taylor Boulevard; thence with the westerly right of way of Taylor Boulevard, South 42 degrees 21 minutes 08 seconds West, 165.00 feet to the point of beginning, and containing 0.5493 acres (23,926 sq. ft.) more or less, subject to all recorded, implied, and prescriptive easements, by physical survey performed by Willmoth International, PSC, Mark L. Willmoth KY PLS 2852, President on July 2, 2002.

SURVEYOR'S CERTIFICATION

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF:

I HEREBY CERTIFY TO: KFC NATIONAL MANAGEMENT COMPANY, A DELEWARE CORPORATION, AND CHICAGO TITLE INSURANCE COMPANY, AND NO OTHER ENTITIES

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 4, 7(g), 8-II(a), & 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

THAT THIS PLAN WAS PREPARED FROM ACTUAL SURVEY OF THE PREMISES ON THE GROUND, THAT THE SAME SHOWS THE LOCATION OF THE BOUNDARIES, AND ALL BUILDINGS THEREON; THAT THE DIMENSIONS OF THE BUILDINGS AND THE LOCATION THEREOF WITH RESPECT TO THE BOUNDARIES ARE AS SHOWN; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS APPURTENANT TO ADJOINING PREMISES, NOR FROM SUBJECT PREMISES UNLESS SHOWN HEREON; AND THAT EASEMENTS APPARENT FROM A VISUAL INSPECTION ARE DELINEATED HEREON.

THIS SURVEY DOES NOT REPRESENT:

- 1.) THAT THIS SURVEY DETERMINES LAND OWNERSHIP.
- 2.) THAT THIS SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND.
- 3.) THAT LAND OWNERSHIP CAN BE ESTABLISHED BY A MEANS OTHER THAN AN ACTION IN A KENTUCKY COURT.

RESEARCH REQUIRED BY MINIMUM TECHNICAL STANDARDS HAS BEEN USED TO DETERMINE THE LOCATION OF THE PARCEL BOUNDARY, AND HAS NOT BEEN USED TO DETERMINE LAND TITLE.

INSTRUMENTS AND EQUIPMENT USED IN CONDUCTING THIS SURVEY WERE PROPERLY ADJUSTED, MAINTAINED, AND CALIBRATED.

THIS SURVEY HAS BEEN PERFORMED BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED ERROR OF CLOSURE WAS 1:37,889. THE UNADJUSTED ERROR OF ANGULAR CLOSURE WAS 4 SECONDS PER TRAVERSE ANGLE TURNED. THIS SURVEY MEETS THE SPECIFICATIONS OF A CLASS A SURVEY.

DIRECTIONS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE.

NO VISIBLE SURFACE INDICATIONS OF CEMETERIES WERE OBSERVED IN THE PERFORMANCE OF THIS SURVEY. THIS DOES NOT PRECLUDE THE EXISTENCE OF UNMARKED CEMETERIES ON THIS PARCEL.

NO HEIGHT LIMITATIONS THAT COULD BE IMPOSED BY THE FEDERAL AVIATION ADMINISTRATION WERE RESEARCHED.

THIS SURVEY DOES NOT PRECLUDE THE EXISTENCE OF OTHER IMPLIED, OR PRESCRIPTIVE EASEMENTS, ENVIRONMENTALLY SENSITIVE AREAS, WETLANDS, HAZARDOUS WASTE AREAS, OR UNMARKED CEMETERIES ACROSS OR WITHIN THIS PARCEL. WILLMOTH INTERNATIONAL, PSC RELIES SOLELY UPON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 10016882, REVISED DATE AUGUST 1, 2002 AT 8:00 AM, FOR ALL RECORDED EASEMENTS AFFECTING THIS PROPERTY. WILLMOTH INTERNATIONAL, PSC HAS NOT PREPARED OR CAUSED TO HAVE PREPARED TITLE EXAM OR COMMITMENT FOR TITLE FOR THIS PROPERTY. THIS SURVEY IS SUBJECT TO ALL, LAND USE RESTRICTIONS AND ALL APPLICABLE PLANNING AND ZONING ORDINANCES.

UTILITY LOCATION SHOWN HEREON IS BASED UPON EXISTING PHYSICAL FEATURES, UTILITY COMPANY PLANS AND KENTUCKY UNDERGROUND PROTECTION SYSTEM FIELD LOCATES. UTILITY LOCATES ARE LIMITED TO KENTUCKY UNDERGROUND MEMBER UTILITIES, OTHER UTILITIES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITY HAS NOT BEEN EXCAVATED AND FIELD LOCATED.

BASED UPON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE SUBJECT PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD. FLOOD INSURANCE RATE MAP 21110C055 D, EFFECTIVE DATE 02/02/94.

CURRENT OWNER

KFC NATIONAL MANAGEMENT COMPANY
PROPERTY
DEED BOOK 5354, PAGE 017, LOT NOS. 10, 11, & 12
DEED BOOK 5834, PAGE 881, LOT NOS. 13 & 14
PVA NOS. 063L-0036, 063L-0037, & 063L-0038

C/O
TRICON GLOBAL RESTAURANTS
ATTN: ANNA GALUPPO
C/O TACO BELL GROUP
17901 VON KARMAN MD #711
IRVINE, CA 92614-6221

VICINITY MAP

LOUISVILLE, JEFFERSON CO., KY

WILLMOTH INTERNATIONAL, PSC
PROFESSIONAL LAND SURVEYING
908 LODGE HILL ROAD
LOUISVILLE, KY 40223
(502) 494-4654
EMAIL: WILLMOTH@BELLSOUTH.NET

W

SURVEY FOR CLIENT
BLOMQUIST DESIGN GROUP, L.L.C.,
10529 TIMBERWOOD CIRCLE, SUITE E
LOUISVILLE, JEFFERSON COUNTY, KY

**A SURVEY OF A LOT NOS. 10 THRU 14
BLOCK NO. 4
HOWARD THORNBERRY SUBDIVISION
PLAT AND SUBDIVISION BOOK 2, PG. 55**

**KFC RESTAURANT SITE NO. 12-1389
3280 TAYLOR BOULEVARD
LOUISVILLE, KY**

ALTA/ACSM LAND TITLE SURVEY
DATE: 08-01-02
DRAWN: MLW
CHECKED: MLW

1
1 OF 1 SHEETS
WI NO: 2002035

DATE OF FIELD SURVEY 7-02-02