

- 5Ciii OBSERVED POTENTIAL ENCROACHMENTS
- PAVEMENT AREA CROSSES ONTO ADJOINING PROPERTY BY AT MOST 1.7'.

PAVEMENT AREA CROSSES ONTO ADJOINING PROPERTY BY AT MOST 19.6'.

WOOD SHED, PAVEMENT AREA & DUMPSTER AREA CROSS ONTO APPARENT GAP BY AT MOST 30.9'.

UTILITY POLE AND LINE CROSS THE PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT
- 3 FLOOD INFORMATION
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 210227 0050 E (MAP NO. 21235C0050E), WHICH BEARS AN EFFECTIVE DATE OF 03/16/2015, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 6Diid LEGEND AND ABBREVIATIONS
- | | | | |
|--|----------------------------|-------|----------------------------|
| | CONCRETE SURFACE | (R) | PER TITLE DESCRIPTION |
| | OVERHANG AREA | (D1) | PER DB381, PG548 |
| | WOOD DECK | (D2) | PER DB381, PG232 |
| | UTILITY POLE | (M) | MEASURED |
| | LIGHT POLE | (C) | CALCULATED |
| | DRAIN GRATE | (FND) | FOUND |
| | IRON ROD | IRAC | IRON ROD WITH ALUMINUM CAP |
| | CULVERT | M&W | MAGNAIL & WASHER |
| | SANITARY MANHOLE | IRC | IRON ROD WITH CAP |
| | CLEANOUT | IR | IRON ROD |
| | FIRE HYDRANT | SR | STEEL ROD |
| | TELEPHONE BOX | M&W | MAGNAIL & WASHER |
| | FIBER OPTIC UTILITY MARKER | DA | DUMPSTER AREA |
| | GAS UTILITY MARKER | HWF | HOG-WIRE FENCE |
| | BOLLARD | WF | WOOD FENCE |
| | MAIL BOX | CBW | CINDER BLOCK WALL |
| | FND MONUMENT AS NOTED | FSS | FREE STANDING SIGN |
| | SET 5/8"IRAC "LS 3999" | WS | WOOD SHED |
| | SET M&W "LS 3999" | | |
| | FENCE LINE | | |
| | OVERHEAD UTILITY LINE | | |
| | GUARDRAIL | | |
- 6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.
- 5Ei "SCHEDULE B - SECTION 2" ITEMS
- 12

MATTERS SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 3, PAGE 322 (NOW CAB. 2, PAGE 247), IN THE OFFICE OF THE CLERK FOR WHITLEY COUNTY, KENTUCKY. (AFFECTS. NOTHING TO PLOT.)

13

MATTER SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK 4, PAGE 311 (NOW CAB. 2, PAGE 457), AFORESAID RECORDS. (AFFECTS. NOTHING TO PLOT.)

14

AMERICAN TELEPHONE AND TELEGRAPH RIGHT OF WAY AND EASEMENT FOR A COMMUNICATIONS SYSTEM, RECORDED IN BOOK 66, PAGE 219, AFORESAID RECORDS. (AFFECTS AS SHOWN, BASED ON EXISTING MARKERS)

15

TERMS AND CONDITIONS OF THE PRIVATE DRIVEWAY CONSTRUCTION LICENSE AGREEMENT, RECORDED JULY 30, 1986 IN BOOK 50, PAGE 22, AFORESAID RECORDS. (AFFECTS AS SHOWN)

16

INGRESS AND EGRESS EASEMENT AS CONTAINED IN THAT CERTAIN AMENDED MEMORANDUM OF LEASE, DATED OCTOBER 26, 1967, RECORDED OCTOBER 27, 1967 IN BOOK 29, PAGE 263, AFORESAID RECORDS. (AFFECTS AS SHOWN)

17

EASEMENTS CONTAINED IN THAT CERTAIN GENERAL WARRANT DEED, DATED JULY 29, 1986, RECORDED JULY 30, 1986 IN BOOK 315, PAGE 534, AFORESAID RECORDS (AFFECTS AS SHOWN)

18

EASEMENTS CONTAINED IN THAT CERTAIN GENERAL WARRANT DEED, DATED JULY 29, 1986, RECORDED JULY 30, 1986 IN BOOK 315, PAGE 550, AFORESAID RECORDS. (AFFECTS AS SHOWN)

19

TERMS AND CONDITIONS OF THE COMMUNICATIONS SYSTEMS RIGHT-OF WAY AND EASEMENT AGREEMENT, DATED DECEMBER 16, 1989, RECORDED JANUARY 23, 1990 IN BOOK 66, PAGE 36, AFORESAID RECORDS. (AFFECTS AS SHOWN)

20

TERMS AND CONDITIONS OF THE COMMUNICATIONS SYSTEMS RIGHT-OF WAY AND EASEMENT AGREEMENT, DATED DECEMBER 18, 1989, RECORDED JANUARY 23, 1990 IN BOOK 66, PAGE 43, AFORESAID RECORDS. (AFFECTS AS SHOWN)

21

TERMS AND CONDITIONS OF THE COMMUNICATIONS SYSTEMS RIGHT-OF WAY AND EASEMENT AGREEMENT, DATED DECEMBER 16, 1989, RECORDED JANUARY 23, 1990 IN BOOK 66, PAGE 50, AFORESAID RECORDS. (AFFECTS AS SHOWN)

22

PERMANENT EASEMENT IN FAVOR OF THE CITY OF CORBIN, DATED JUNE 29, 1971, RECORDED NOVEMBER 14, 1980 IN BOOK 36, PAGE 539, AFORESAID RECORDS. (THE DESCRIPTION IN THE DOCUMENT PROVIDED IS ILLEGIBLE)

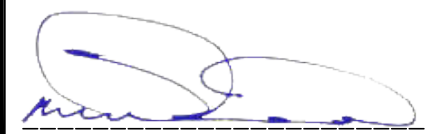
23

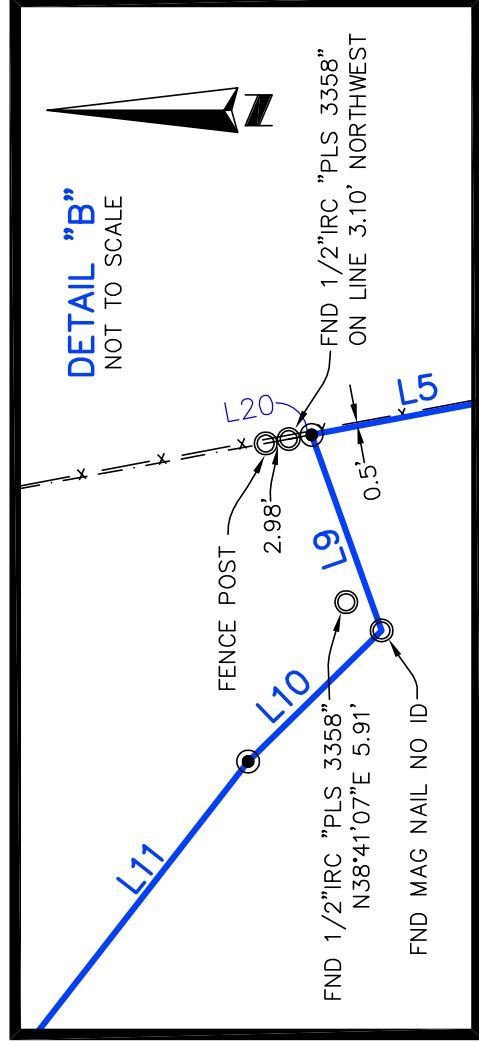
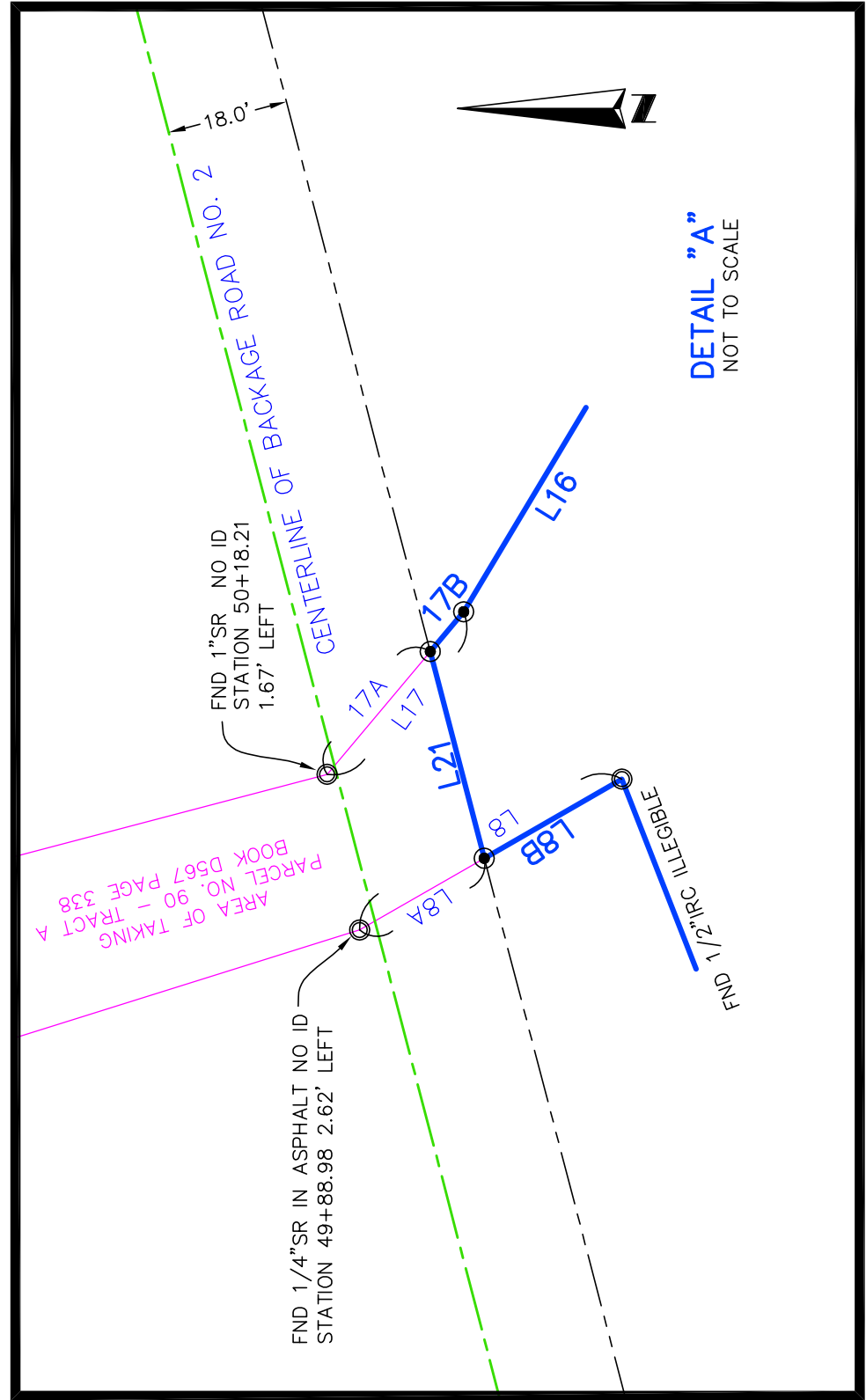
INTENTIONALLY DELETED BY TITLE INSURANCE COMPANY.
- ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE
- | | | | | | |
|-------|---|-------|---|----|---|
| 2 | "TABLE A" PROPERTY ADDRESS | 6Bvi | CONTIGUITY STATEMENT | 8 | "TABLE A" SUBSTANTIAL FEATURES OBSERVED |
| 3 | "TABLE A" FLOOD INFORMATION | 6Bxii | TITLE COMMITMENT INFORMATION | 9 | "TABLE A" PARKING SPACES |
| 4 | "TABLE A" LAND AREA | 6Cvii | RECORDED SETBACKS/RESTRICTIONS PROVIDED BY RECORD | 10 | "TABLE A" DIVISION/PARTY WALLS |
| 5Biii | ACCESS TO PROPERTY | 6Diic | NORTH ARROW & SCALE | 11 | "TABLE A" UTILITY INFORMATION |
| 5Ciii | SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS | 6Diid | LEGEND & ABBREVIATIONS | 13 | "TABLE A" ADJOINING OWNERS |
| 5Ei | "SCHEDULE B - SECTION 2" ITEMS | 6Diie | VICINITY MAP | 14 | "TABLE A" INTERSECTING STREET |
| 5F | CEMETERY NOTE | 6Diig | SURVEYOR'S NOTES | 16 | "TABLE A" EARTH MOVING NOTE |
| 6 | "TABLE A" ZONING INFORMATION | 6Diik | TYPE OF SURVEY | 17 | "TABLE A" RIGHT OF WAY CHANGES |
| 6Bi | TITLE DESCRIPTION | 7 | "SURVEYOR'S CERTIFICATE | 18 | "TABLE A" OFFSITE EASEMENTS OR SERVITUDES |
| | | 7b | "TABLE A" BUILDING AREA | | |
| 6Bvi | BEARING BASIS | 7c | "TABLE A" BUILDING HEIGHT | | |
- 8 SUBSTANTIAL FEATURES OBSERVED
- SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.
- GLOBAL POSITIONING SYSTEM NOTE
- POSITIONAL ACCURACY: DOES NOT EXCEED 0.07" PLUS 50 PARTS PER MILLION
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 02/10/2022-- 03/03/2022
DATUM/EPOCH: NAD 83(2011) (EPOCH:2010.0000)
PUBLISHED/FIXED--CONTROL USE: LOCAL
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 1
EQUIPMENT USED: SOKKIA GRX 3
CONFIDENCE LEVEL: 95%
DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- "AS SURVEYED" LEGEL DESCRIPTION
- "AS-SURVEYED" PERIMETER LAND DESCRIPTION
- BEING PART OF A 10.31 ACRE TRACT IN A CERTAIN SPECIAL WARRANTY DEED DATED 27 JULY 2016, FROM WHITAKER BANK, INC. TO CUMBERLAND GAP PROPERTIES, INC., A LIMITED LIABILITY CORPORATION RECORDED 27 JULY 2016, IN DEED BOOK 534, PAGE 962-967, WHITLEY COUNTY CLERK'S OFFICE, WILLIAMSBURG, KENTUCKY. SAID TRACT LYING SOUTH OF U.S. HIGHWAY NO. 25 W AND WEST OF ENTRANCE RAMP B, EXIT 24 OF INTERSTATE 75 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
- COMMENCING AT CONCRETE RIGHT OF WAY MONUMENT BEING 50 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 4 + 04 OF U.S. HIGHWAY NO. 25W (CROSS ROAD NO. 6), SAID RIGHT OF WAY MONUMENT ALSO BEING A NORTHWEST CORNER OR PROPERTY PRESENTLY OCCUPIED BY THE WAFFLE HOUSE RESTAURANT; THENCE LEAVING THE SOUTH RIGHT OF WAY U.S. HIGHWAY NO. 25W, S11° 20' 44"E, WITH THE WEST LINE OF PROPERTY PRESENTLY OCCUPIED BY THE WAFFLE HOUSE RESTAURANT, 261.23 FEET TO A FOUND 1/2" IRON WITH CAP STAMPED "PLS 835" AT THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN; THENCE CONTINUING S11° 20' 44"E, A DISTANCE OF 256.37 FEET TO SET MAG NAIL AND WASHER STAMPED "LS 3999; THENCE S78° 41' 50"W, A DISTANCE OF 148.00 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "PLS 3358", SAID POINT BEING BY THE LINE S79° 55' 00"W A DISTANCE OF 99.60 FEET TO A FOUND 3/8" IRON ROD AND CAP (ELIGIBLE); THENCE S 05° 45' 00"E (BASIS OF BEARING), A DISTANCE OF 519.60 FEET TO A FOUND 1/2" IRON ROD (NO IDENTIFICATION); THENCE N 78° 14' 18"E, PASSING THROUGH A 1/2" IRON ROD WITH CAP STAMPED "PLS 3358" AT 199.61 FEET, A TOTAL DISTANCE OF 323.16 FEET TO A FOUND 1/2" IRON ROD AND CAP (ELIGIBLE); THENCE N11° 15' 21"W A DISTANCE OF 119.84 FEET TO A FOUND 1" IRON PIPE (NO IDENTIFICATION); THENCE N78° 38' 44"E A DISTANCE OF 97.90 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "PLS 3358"; THENCE S70° 25' 21"E A DISTANCE OF 219.18 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "PLS 3358" POINT IN THE WEST CONTROLLED ACCESS RIGHT OF WAY OF INTERSTATE 75. SAID POINT BEING 227.50 FEET LEFT (WEST) FROM APPROXIMATE CENTERLINE STATION 1320+77 OF INTERSTATE 75; THENCE, CONTINUING WITH THE WEST CONTROLLED ACCESS RIGHT OF WAY OF INTERSTATE 75, WITH A FENCE, N09° 51' 19"E, A DISTANCE OF 265.68 FEET TO A FENCE POST, SAID FENCE POST BEING 110 FEET RIGHT (WEST) FROM APPROXIMATE CENTERLINE STATION 8+80.6 OF SAID ENTRANCE RAMP B, EXIT NO. 24, OF INTERSTATE 75; THENCE CONTINUING ALONG SAID FENCE N04° 01' 14"W A DISTANCE OF 181.24 FEET TO A FENCE POST BEING 100 FEET RIGHT (WEST) FROM APPROXIMATE CENTERLINE STATION 7+00 OF SAID ENTRANCE RAMP B, EXIT NO. 24 OF INTERSTATE 75; THENCE CONTINUING ALONG SAID FENCE N06° 45' 39"W A DISTANCE OF 99.72 FEET TO A FENCE POST BEING 100 FEET RIGHT (WEST) FROM APPROXIMATE CENTERLINE STATION 6 + 00 OF SAID ENTRANCE RAMP B, EXIT NO. 24 OF INTERSTATE 75; THENCE CONTINUING ALONG SAID FENCE N10° 44' 51"W, A DISTANCE OF 90.19' TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999", SAID POINT BEING BY THE LINE N10° 44' 51"W, A DISTANCE OF 3.10 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "PLS 3358"; THENCE LEAVING SAID FENCE ON THE WEST CONTROLLED ACCESS RIGHT OF WAY OF ENTRANCE RAMP B, EXIT NO. 24 OF INTERSTATE 75, S70° 19' 49"W, A DISTANCE OF 27.06 FEET TO A FOUND MAG NAIL (NO IDENTIFICATION) IN THE NORTHEASTERLY LINE OF AN ENTRANCE ROAD, SAID POINT BEING BY THE LINE N38° 41' 07"E A DISTANCE 5.81 FEET TO A FOUND 1/2" IRON ROD WITH CAP STAMPED "PLS 3358"; THENCE ALONG THE NORTHEASTERLY LINE OF SAID ENTRANCE ROAD THE FOLLOWING EIGHT (8) COURSES: N44° 28' 26"W, A DISTANCE OF 24.35 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999"; N52° 05' 28"W, A DISTANCE OF 44.03 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999"; N73° 23' 28"W, A DISTANCE OF 69.07 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999"; N79° 48' 28"W, A DISTANCE OF 88.83 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999"; N77° 30' 17"W, A DISTANCE OF 83.10 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999"; N71° 19' 24"W, A DISTANCE OF 41.67 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999"; N59° 05' 28"W, A DISTANCE OF 35.24 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999"; N49° 58' 28"W, A DISTANCE OF 7.69 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999" AND POINT IN THE SOUTHERLY LINE OF BACKAGE ROAD NO. 2; THENCE ALONG SAID SOUTHERLY LINE, S75° 21' 00"W, A DISTANCE OF 31.63 FEET TO A SET 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "LS3999"; THENCE LEAVING THE SOUTHERLY LINE OF SAID BACKAGE ROAD NO. 2, S25° 54' 35"E, A DISTANCE OF 23.48 FEET TO A FOUND 1/2" IRON ROD WITH CAP (ELIGIBLE); THENCE S68° 38' 12"W, A DISTANCE OF 161.63 FEET AND THE POINT OF BEGINNING.
- CONTAINS 442,186± SQUARE FEET OR 10.151± ACRES MORE OR LESS.
- BEARINGS SHOWN HEREIN ARE BASED ON THE WEST LINE OF THE SUBJECT TRACT WHICH BEARS S05° 45' 00"W PER DEED BOOK 534, PAGE 962-967.
- SUBJECT TO ANY OTHER RIGHTS OF WAY, DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD IF ANY, NOW OF RECORD.
- END OF DESCRIPTION
- 6Bxi TITLE COMMITMENT INFORMATION
- THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO:
KY252201087K/220086ATL, HAVING AN EFFECTIVE DATE OF JANUARY 21, 2022.
- SHEET 1
OF 2
- 6Bi TITLE DESCRIPTION
- BEGINNING AT CONCRETE RIGHT OF WAY MONUMENT BEING 50 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 4 + 04 OF U.S. HIGHWAY NO. 25W (CROSS ROAD NO. 6), SAID RIGHT OF WAY MONUMENT ALSO BEING A NORTHEAST CORNER OR PROPERTY PRESENTLY OCCUPIED BY THE MCKINLEY RESTAURANT; THENCE LEAVING THE SOUTH RIGHT OF WAY U.S. HIGHWAY NO. 25W, S 11 DEGREES 28 MINUTES E, IN PART WITH AN EAST LINE OF PROPERTY PRESENT OCCUPIED BY THE MCKINLEY RESTAURANT, 517.60 FEET TO A POINT; THENCE S 78 DEGREES 32 MINUTES W 148.00 FEET; THENCE S 05 DEGREES 45 MINUTES E, 519.60 FEET; THENCE N 78 DEGREES 32 MINUTES E 98.00 FEET; THENCE N 11 DEGREES 28 MINUTES W 120.00 FEET; THENCE N 78 DEGREES 32 MINUTES E 98.00 FEET; THENCE S 70 DEGREES 37 MINUTES E 226.12 FEET TO A POINT IN THE WEST CONTROLLED ACCESS RIGHT OF WAY OF INTERSTATE 75, SAID POINT BEING 227.50 FEET LEFT (WEST) FROM APPROXIMATE CENTERLINE STATION 1320+77 OF INTERSTATE 75; THENCE CONTINUING WITH THE WEST CONTROLLED ACCESS RIGHT OF WAY OF INTERSTATE 75, WITH A FENCE N 09 DEGREES 00 MINUTES E 269.96 FEET TO A FENCE POST, SAID FENCE POST BEING 110 FEET RIGHT (WEST) FROM OF A CURVE ON ENTRANCE RAMP B, EXIT NO. 24 , OF INTERSTATE 75; THENCE N 04 DEGREES 10 MINUTES W 180.91 FEET TO A FENCE POST BEING 100 FEET RIGHT (WEST) FROM APPROXIMATE CENTERLINE STATION 7+00 OF SAID ENTRANCE RAMP B, EXIT NO. 24 OF INTERSTATE 75; THENCE N 07 DEGREES 20 MINUTES W 100.00 FEET TO A FENCE POST BEING 100 FEET RIGHT (WEST) FROM APPROXIMATE CENTERLINE STATION 6 + 00 OF SAID ENTRANCE RAMP B, EXIT NO. 24 OF INTERSTATE 75; THENCE N 10 DEGREES 46 MINUTES W 250.45 FEET TO A FENCE POST BEING 115 FEET RIGHT (WEST) FROM APPROXIMATE CENTERLINE STATION 3+50 OF SAID ENTRANCE RAMP B, EXIT NO. 24 OF INTERSTATE 75; THENCE N 05 DEGREES 25 MINUTES W 204.38 FEET TO A FENCE POST BEING APPROXIMATELY 120 FEET LEFT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 9+95.50 OF U.S. HIGHWAY NO. 25W (CROSS ROAD NO. 6); THENCE LEAVING THE WEST CONTROLLED ACCESS RIGHT OF WAY OF ENTRANCE RAMP B, EXIT NO. 24 OF INTERSTATE 75, CONTINUING WITH THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY NO. 25W (CROSS ROAD NO. 6) N 76 DEGREES 56 MINUTES W WITH A FENCE 142.27 FEET TO A FENCE POST BEING 70 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 8+59.70 OF U.S. HIGHWAY NO. 25W (CROSS ROAD NO. 6) . SAID STATION ALSO BEING THE P.T. STATION OF A CURVE HAVING A RADIUS OF 1362.50 FEET, A CENTRAL ANGLE OF 31 DEGREES 50 MINUTES RIGHT, A DEGREE OF CURVATURE OF 4 DEGREES 12 MINUTES, A TANGENT DISTANCE OF 388.55 FEET WITH A TOTAL ARC LENGTH OF 751.00 FEET; THENCE LEAVING SAID RIGHT OF WAY FENCE, CONTINUING WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1362.50 FEET, A CENTRAL ANGLE OF 31 DEGREES 50 MINUTES RIGHT , A DEGREE OF CURVATURE OF 4 DEGREES 12 MINUTES, A LINE RUNNING 70 FEET SOUTH FROM AND PARALLEL TO THE CENTERLINE OF US 25W ALONG A CHORD LENGTH BEING 129.03 FEET BEARING S 74 DEGREES 02 MINUTES E 199.40 FEET TO A POINT BEING 70 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 7+24.06. SAID POINT ALSO BEING A NORTHEAST CORNER OF PROPERTY PRESENT OCCUPIED BY THE GULF OIL CORPORATION SERVICE STATION; THENCE LEAVING THE SOUTH RIGHT OF WAY OF U.S. 25 W, CONTINUING WITH THE LINES OF PROPERTY PRESENT OCCUPIED BY THE GULF OIL CORPORATION SERVICE STATION, S 15 DEGREES 03 MINUTES E 199.40 FEET; THENCE S 74 DEGREES 57 MINUTES W 150.00 FEET; THENCE N 15 DEGREES 03 MINUTES W 200.00 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY NO. 25W, SAID POINT BEING 70 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 5+68.00; THENCE LEAVING SAID POINT BEING 70 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 5+68.00; THENCE CONTINUING WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1362.50 FEET, A CENTRAL ANGLE OF 31 DEGREES 50 MINUTES RIGHT , A DEGREE OF CURVATURE OF 4 DEGREES 12 MINUTES, A LINE RUNNING FROM A POINT BEING 70 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 6+00 TO A POINT BEING 50 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 4+04 ALONG A CHORD LENGTH BEING 156.70 FEET BEARING S 74 DEGREES 02 MINUTES W, SAID POINT BEING 50 FEET RIGHT (SOUTH) FROM APPROXIMATE CENTERLINE STATION 4+04 BEING THE BEGINNING CORNER.
- THERE IS EXCEPTED AND NOT CONVEYED HEREIN THAT CERTAIN TRACT OR PARCEL OF LAND CONVEYED TO PINE DALE REALTY, L.L.C. BY DEED AND CHRISTINA ROSE, HIS WIFE, BY DEED DATED SEPTEMBER 22, 1995, AS APPEARS OF RECORD IN DEED BOOK 381, AT PAGE 548 , WHITLEY COUNTY CLERK'S OFFICE, WILLIAMSBURG, KENTUCKY.
- BEING ALSO DESCRIBED AS
- TBD SURVEY LEGAL
- THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.
- 6Diig SURVEYOR'S NOTES
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.

2. ALL STATEMENTS WITHIN, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.

4. UNLESS OTHERWISE SHOWN, ALL FIELD MEASUREMENTS CORRESPOND WITH RECORD DIMENSIONS AND ARE WITHIN THE PRECISION REQUIREMENTS OF THE ALTA/NSPS SPECIFICATIONS; THE LEGAL DESCRIPTION WITHIN THE TITLE DESCRIPTION FORMS A MATHEMATICAL CLOSED FIGURE; THE BOUNDARY LINE DIMENSIONS SHOWN HEREON FORM A MATHEMATICALLY CLOSED FIGURE WITH AN UNADJUSTED ERROR IN CLOSURE OF 1:175,514, AND MEETS OR EXCEEDS THE ANGULAR AND LINER REQUIREMENTS OF AN URBAN SURVEY AS SET FORTH IN 201 KAR 150.010.

5. PARKING STALL COUNT IS AN ESTIMATE ONLY -- PARKING SPACES ARE FADED AND IN SOME CASES OVER--GROWN WITH BRUSH/TREES MAKING IT DIFFICULT FOR AN ACCURATE ACCOUNTING OF ALL SPACES.
- | | | |
|-------------|----------------------|---------------|
| 4 LAND AREA | 442,186± SQUARE FEET | 10.151± ACRES |
|-------------|----------------------|---------------|
- 6Biv BEARING BASIS
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SUBJECT PROPERTY AS BEING S05°45'00"E, PER BOOK 534, PAGE 962.
- 5F CEMETERY NOTE
- THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- 9 PARKING SPACES
- REGULAR = 167 HANDICAP = 7 TOTAL = 174
- 5Biii ACCESS TO PROPERTY
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CUMBERLAND HIGHWAY (U.S. HIGHWAY 25W), A DEDICATED PUBLIC STREET OR HIGHWAY.
- 16 EARTH MOVING NOTE
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 6Bvi CONTIGUITY STATEMENT
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- 7 SURVEYOR'S CERTIFICATE
- TO: KY CORBIN FALLS, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL 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, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/03/2022. DATE OF PLAT OR MAP: 03/06/2022.
- 
DEREK J. KUNKENBORG
DATE 9-16-2022
- PROFESSIONAL LAND SURVEYOR NO:LS 3999
STATE OF: KENTUCKY
PROJECT NO: 2214912-37493
- SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # 831
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASM-CORPORATE.COM
STATE OF KENTUCKY
DEREK J. KUNKENBORG
3999
LICENSED
PROFESSIONAL LAND SURVEYOR
9/16/22
THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.
- © 2022, AMERICAN SURVEYING & MAPPING, INC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.



NOT TO SCALE

14

**CUMBERLAND HIGHWAY 25W
U.S. HIGHWAY 25W**
PUBLIC RIGHT-OF-WAY NORTH VARIES
ASPHALT PAVEMENT

