

## LOCATION MAP

N.T.S.

### Legal Description

The Land referred to in this policy is described as follows:

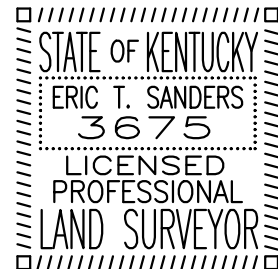
Parcel 1:  
Beginning at the southeastwardly corner of the twelve acre tract of land conveyed by the parties of the first part to Elizabeth Robbert, by deed dated October 1, 1910, and recorded in Deed Book 728, Page 120, Jefferson County Clerk's Office, said point of beginning being in the center of the Middletown and Jefferson County Road South 21° 40' East, fifty nine and 92/100 (59.92) poles distant from a point in the line of J. J. Douglas at the intersection of said Douglas with the center of said Road, thence extending south 67 1/2° West ninety eight (98) poles with the line of said Elizabeth Robbert to a stake corner of said Robbert, in the line of J. A. Yenawine, thence south 18° 50' East, Nineteen (19) poles with said Yenawine's line to a stake in the line of Annie E. Hoskins, corner to said Yenawine, and in the center of a turn in the Middletown and Jefferson County Road, thence with the center of said County Road and along the line of Annie E. Hoskins, North 88° East Seventy nine and 44/100 (79.44) poles to a stake, also in the center of said road and in the line of said Hoskins, thence continuing the center of said County Road, North 88° 50' East, Twenty seven and 68/100 (27.68) poles to a point in the center of another turn of said County Road, corner to said Annie E. Hoskins; thence North 21° 40' West fifty nine and 92/100 (59.92) poles with the center of said County Road to the point of beginning, containing Twenty four and 97/100 (24 97/100) acres, more or less.

Parcel 2:  
Tract A:  
Beginning at the southeastwardly corner of the twelve (12) acre tract of land conveyed to Edward Robbert by deed recorded in Deed Book 728, page 514, in the Jefferson County Clerk's Office; said point of beginning being in the center of Middletown and Jefferson County Road, south 21 degrees 40 minutes east 40.24 poles distant from a point in the line of J. J. Douglas at the intersection of said Douglas with the center of said road; thence extending south 67 1/2 degrees west 97.20 poles, with the line of said Edward Robbert to a stake corner to said Robbert in the line of J. A. Yenawine; thence south 18 degrees 50 minutes east 19.68 poles with said Yenawine's line to a stake in same; thence North 67 1/2 degrees East 97 poles to a point in the center of said Middletown and Jefferson County Road; thence north 21 degrees 40 minutes west 19.68 poles with the center of said road to the point of beginning, containing twelve (12) acres, more or less.  
Tract B:  
Beginning at the southeastwardly corner of the tract of land heretofore conveyed to Elizabeth Moser by deed recorded in Deed Book 729, Page 231, in the Office of the Clerk of Jefferson County, Kentucky, said point of beginning being in the center of the Middletown and Jefferson County Road, south 21 degrees 40 minutes east 20.40 poles distant from a point in the line of J. J. Douglas at the intersection of said Douglas with the center of said road; thence extending south 67 1/2 degrees west 96 degrees 40 poles with the line of said Elizabeth Moser to corner of same in the line of J. A. Yenawine; thence south 18 degrees 50 minutes east 19.64 poles to a point in said Yenawine line; thence north 67 1/2 degrees east 97.20 poles to a point in the center of said Middletown and Jefferson County Road; thence north 21 degrees 40 minutes West 19.64 poles with the center of said road to the point of beginning, containing twelve (12) acres, more or less.

Parcel 3:  
Beginning at the junction of Tucker Ave. road to Tucker Station and Tucker Road to Middletown; thence with Tucker Ave. road to Middletown N 34 1/2 degrees E 1484 feet to the center line of Jefferson County and Middletown Road; thence with said road S. 88 degrees W. 434 feet; thence with the same N. 86 1/2 degrees W. 166 feet to a corner of A.K. Hoskins S. 12 1/2 degrees W. 1768 feet to the center line of Tucker Ave. road to Tucker Station; thence with the center line of said road way N. 72 1/2 degrees W. 802 feet to the point of beginning, and containing 26.1 acres, more or less.  
EXCEPTING HEREFROM so much as was conveyed by the following deeds:  
1) Deed, dated May 14, 1927, of record in Deed Book 1279, Page 348, in the Office aforesaid;  
2) Deed, dated September 21, 1929, of record in Deed Book 1409, Page 543, in the Office aforesaid;  
3) Deed, dated March 16, 1948, of record in Deed Book 2101, Page 539, in the Office aforesaid;  
4) Deed, dated April 26, 1946, of record in Deed Book 2125, Page 236, in the Office aforesaid;  
5) Deed, dated December 26, 1947, of record in Deed Book 2321, Page 96, in the Office aforesaid;  
6) Deed, dated April 5, 1948, of record in Deed Book 2361, Page 440, as corrected by that certain Deed of Correction, dated April 30, 1948, of record in Deed Book 2504, Page 111, both in the Office aforesaid;  
7) Deed, dated April 30, 1992, of record in Deed Book 6174, Page 169 and re-recorded in Deed Book 6524, Page 284, both in the Office aforesaid;  
8) Deed, dated March 29, 1999, of record in Deed Book 7214, Page 352, in the Office aforesaid;  
9) Deed, dated March 29, 1999, of record in Deed Book 7214, Page 358, in the Office aforesaid;  
10) Deed, dated December 6, 2002, of record in Deed Book 8025, Page 348, in the Office aforesaid; and  
11) Deed, dated March 20, 2009, of record in Deed Book 9401, Page 182, in the Office aforesaid.  
Being a portion of the same property acquired by May Bell Reichenbach by the Will of Lena Reichenbach, recorded in Will Admitted Book 119, Page 309, in the Office of the Clerk of Jefferson County, Kentucky, Lena having died September 28, 1896; she acquired title by the Will of Herman Reichenbach recorded in Will Book 62, Page 488, Herman having died March 9, 1947, Herman acquired title by 3 separate deeds:  
1) Deed, dated January 26, 1917, of record in Deed Book 868, Page 269, in the Office aforesaid (survivorship with Lena)  
2) Deed, dated January 14, 1919, of record in Deed Book 903, Page 358, in the Office aforesaid.  
3) Deed, dated March 20, 1923, of record in Deed Book 1036, Page 529, in the Office aforesaid.

### NOTE:

In Addition To A Trimble S-6 Robotic Instrument, Global Positioning System Was Used To Locate The Control For The Site And Some Monumentation. Points Located By Gps Eq. Was Less Than 10% The Points Were Located In Real Time Using One Trimble R-10 Rover, Which Is A Dual Frequency Receiver, Receiving Network Corrections From The Kentucky Transportation Cabinet Network. The Horizontal Datum Used Was The Kentucky State Plane Coordinate System, North Zone, North American Datum Of 1983, Geoid 12b. Relative Positional Accuracy Varied From 0.01' To 0.04' Horizontally.



### Land Surveyor's Certificate

"I hereby certify to Jefferson Green, L.P., Mason Joseph Company, Inc., First American Title, U.S. Department of Housing and Urban Development ("HUD"): 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 Table A Items 1, 2, 3, 4 (in square feet and acres), 7(a), 8, 9, 11, 13, and 20, and if buildings are located on the land, Table A Items 7(a), 7(b)(1), 7(b)(2), 7(c), 10(a), and 10(b) of the Table A, and in addition as Table A Item 21 the following: 21(a) All areas affected by any recorded restrictions or access limitations. (Note: All such areas are to be identified by a document recording number or other document reference); 21(b) The locations of existing improvements as measured on each side to the nearest property line; 21(c) The proposed locations of contemplated improvements; 21(d) Interior lot lines, if any; [Applicable for As-Built Survey] 21(e) Location of all buildings and improvements, as built, as measured on each side to the nearest property line; 21(f) All entrances to and exits from each building; and 21(g) All water retention areas and drainage water receptacles. The field work was completed on JANUARY 12, 2021.

Date of Plat or Map: JANUARY 24, 2021

Dated this 24th day of JANUARY, 2021."

Eric T. Sanders PLS #3675

Date

### Title Commitment Notes

The items shown hereon are per title commitment for Hagan Properties, by First American Title Insurance Company, dated NOVEMBER 18, 2020 at 8:00am.

### Flood Note

Subject property shown hereon is not located in a 100 year flood Plain as shown on the flood insurance rate map (fema) panel 21111C0048E dated December 5, 2006.

### Property Corner Legend

- Found property corner as noted.
- Set 1/2" Rebar W/Red Cap Stamped "ETS 3675" or Magnetic Nail, with identifier ring

BRECHIN ROAD  
PUBLIC R/W (NO PVA INFO)

WATERSON TRAIL  
PUBLIC R/W (NO PVA INFO)

### Schedule B -Section II

- Item(s) 1, 2, 5, 6, 7 & 8 E.T.S. Surveying, Inc. did not examine or address this item.
- Item(s) 3, E.T.S. Surveying, Inc. is not aware of any at the time of this survey.
- Item(s) 4, Encroachments found by E.T.S. Surveying and shown on this survey.
- Item(s) 9, DB 800, Pg. 247, Indeterminate easement in deed.
- Item(s) 10, DB 1441, Pg. 39, Indeterminate easement in deed.
- Item(s) 11, DB 3506, Pg. 557, does not affect subject property as stated in deed.
- Item(s) 12, DB 4573, Pg. 512, does not affect subject property as stated in deed.
- Item(s) 13, DB 6957, Pg. 266, does not affect subject property as stated in deed.

### Schedule B -Section II

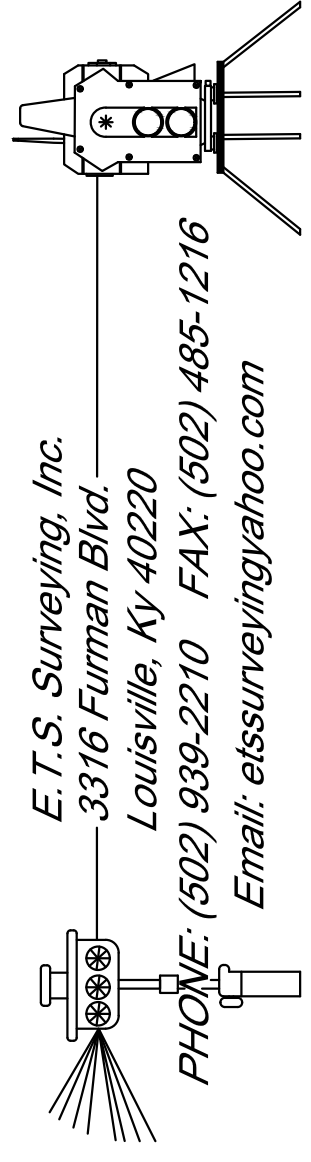
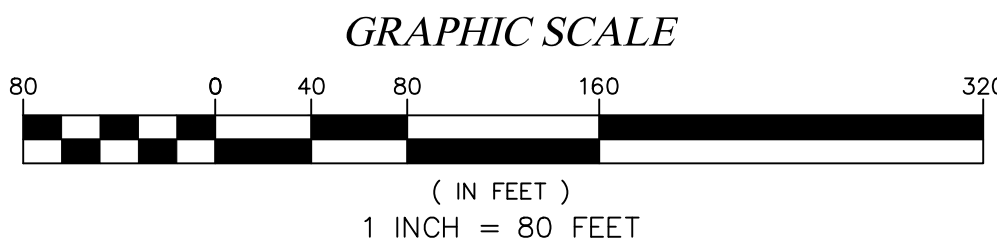
- Item(s) 14, DB 7009, Pg. 187, Due to the date of this deed and with no pole, line and equipment matching the description found in deed, it is E.T.S. Surveying, Inc.'s opinion that this does not affect subject property.
- Item(s) 15, DB 9331, Pg. 476, does affect subject property as stated in deed and shown on this survey.
- Item(s) 16, DB 868, Pg. 269, DB 903, Pg. 25, do affect subject property as stated in deeds and shown on this survey.
- Item(s) 17, DB 7214, Pg. 352, does affect subject property as stated in deed and shown on this survey.
- Item(s) 18, DB 7214, Pg. 358, does affect subject property as stated in deed and shown on this survey.

### Surveyor Notes

- The survey and the information, courses and distances shown hereon are correct.
- This survey was made by the method of random traverse and the bearings and distances have not been adjusted for closure.
- The Survey as shown heron is an Urban survey and ALTA/ACSM. The accuracy and precision of said survey is greater than 1 in 38,000 closure and meets all specifications of this class as stated in KAR 201 18.150.
- The title lines and lines of actual possession are same.
- The record description of the subject property forms a mathematically closed figure.
- The survey shows the location of all structures and other improvements situated on the Premises.
- Subject Property boundary established at D.B. 119 Pg. 309.
- This property has not been found to lie inside the 100 year flood plain according to FEMA map community panel number 21111C0048E dated DECEMBER 5, 2006.
- Buildings on subject property are shown on this survey.
- ETS Surveying Inc. carries professional liability insurance in the amount of \$2,000,000.

### LEGEND

- SUBJECT PROPERTY BOUNDARY
- OVERHEAD ELECTRIC
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- SIDEWALK
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- SPLIT RAIL FENCE
- TREELINE
- BUILDING LIMIT
- EASEMENT
- PROPERTY LINE
- DITCH LINE
- STORM SEWER
- POWER POLE
- GUY ANCHOR/POLE
- TRAFFIC SIGNAL POLE
- WATER VALVE
- FIRE HYDRANT
- CURB INLET
- TREE WITH SIZE
- SIGN



MAY REICHENBACH  
3207 Brownsboro Road  
Louisville, Kentucky 40206-1507

ALTA SURVEY  
DEED BOOK 119, PAGE 309  
TAX BLOCK 31, LOT 37  
718 WATERSON TRAIL  
LOUISVILLE, KY 40243

JOB NO:  
HORIZ. SCALE: 1"=80'  
VERTICAL SCALE: N/A  
DRAFTED BY: WD  
DETAILED BY: WD  
CHECKED BY: ETS  
DATE: 1/24/2021

SHEET  
G001