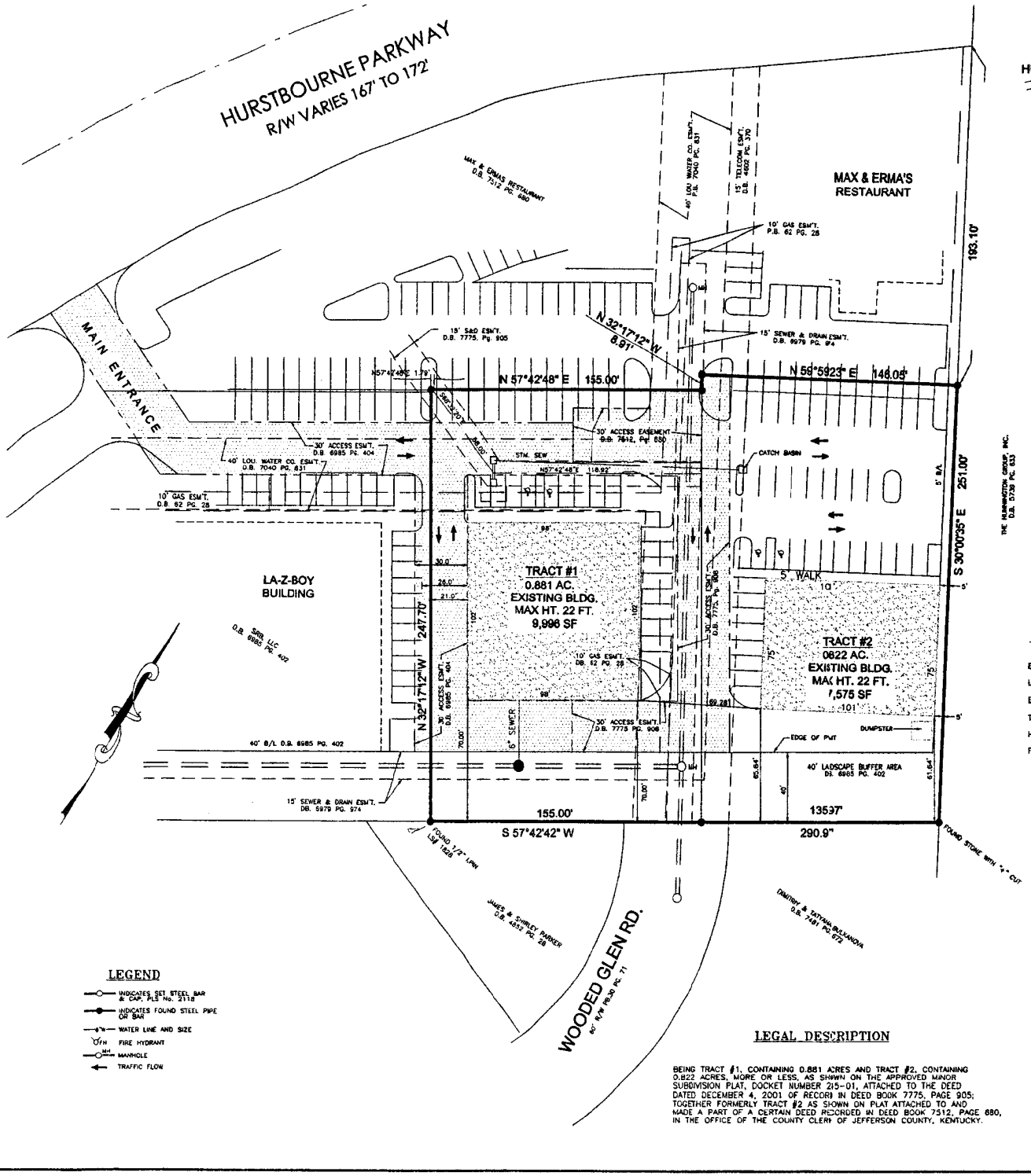
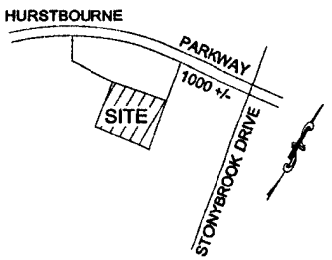


LEGEND

- INDICATES SET STEEL BAR & CAP, PLS No. 2118
- INDICATES FOUND STEEL PIPE OR BAR
- 6"W WATER LINE AND SIZE
- FH FIRE HYDRANT
- MH MANHOLE
- TRAFFIC FLOW

LEGAL DESCRIPTION

BEING TRACT #1, CONTAINING 0.881 ACRES AND TRACT #2, CONTAINING 0.822 ACRES, MORE OR LESS, AS SHOWN ON THE APPROVED MINOR SUBDIVISION PLAT, DOCKET NUMBER 215-01, ATTACHED TO THE DEED DATED DECEMBER 4, 2001 OF RECORD IN DEED BOOK 7775, PAGE 905; TOGETHER FORMERLY TRACT #2 AS SHOWN ON PLAT ATTACHED TO AND MADE A PART OF A CERTAIN DEED RECORDED IN DEED BOOK 7512, PAGE 680, IN THE OFFICE OF THE COUNTY CLERK OF JEFFERSON COUNTY, KENTUCKY.



LOCATION MAP

SCALE: N.T.S.

SITE DATA

EXISTING ZONING	C-1
LAND AREA	1.703 AC.
EXISTING RETAIL SPACE	17,593 S.F.
TOTAL PARKING	85
HANDICAP PARKING	4
FAR =	0.239

NOTES:

ACCESS TO WOODED GLEN ROAD IS RESTRICTED.

SUBJECT TO THE BINDING ELEMENTS OF DOCKET NO. 291-97, NO. 188-99 AND NO. 9-9-97 ON FILE IN THE OFFICE OF THE LOUISVILLE METRO PLANNING COMMISSION.

SURVEYOR'S CER
MARCH 19,

The undersigned, being a duly licensed and qualified surveyor in
following parties, their successors or assigns:

HURSTAB, LLC
a Kentucky Limited Liability Company
FIRST FEDERAL SAVINGS BANK
COMMONWEALTH LAND TITLE INSURANCE COMPANY

That this survey plat is a true and accurate survey based on
estate (the "Premises"): (See Legal Description)

1. I certify that this map or plat and the survey on which it is
(a) in accordance with the "Minimum Standard Detail Require
jointly established and adopted by the ALTA, ACSM and NSPS
states that require record monument platting), 2, 3, 4, 6, 7(
15 and 16 of Table A thereof;
(b) pursuant to the Accuracy Standards as adopted by ALTA,
date of this certification, and the undersigned further certifie
from the survey measurements made on the survey do not
(c) meets the current minimum standards requirements of t

2. I further certify:
(a) that this survey was prepared by me or under my super
on March 19, 2004 and that the instrumentation and field p
survey were by random traverse and electronic measuring eq
of 1 : 15000 was obtained and that the survey reflects boo
a mathematically closed figure;
(b) that there are no discrepancies between the measured b
on the survey map and as described in the legal description
this survey plat;
(c) that the information, courses and distances shown on th
boundaries and the area of the Premises;
(d) that the title lines shown on this survey print and the li
(e) that it shows a fixed and determinable position and loca
of the point of beginning) with regards to the metes and bo
(f) that the boundary lines of the parcels collectively abutth
other and contain no gaps, gores or overlaps, as described
descriptions of record as provided to the undersigned.

3. I further certify:
(a) that, to the extent locatable, the survey accurately reflec
easements, rights-of-way, setback or building restriction lin
Commonwealth Land Title Insurance Company Commitment No
(the "Title Report");
(b) that the property depicted on the survey is the same pr
(c) that there is no observable evidence of easements, servit
Premises that would be visible by a physical inspection of th
other than those shown hereon; and
(d) that the survey accurately reflects the location, width an
restrictions per recorded documents provided to the surveyor
zoning authority;

4. I further certify that the survey accurately shows (to the extent
(a) the exterior footprint, type, location and dimensions of al
the distances from each building to the nearest facing exteri
Premises;
(b) the location and types of all other structures and improv
outside of the boundary lines;
(c) the location, dimensions and types of all driveways of ea
width of the abutting streets;
(d) the location, dimensions and types of all parking areas
accurately located and stated hereon;
(e) the location and types of all storm drainage systems for
surface drainage;
(f) evidence of all utility services for the Premises and whet
public streets and easements (listed on the Title Report or a
point of entry and location of such utilities which pass throu
(g) utility transformers located on the Premises;

5. I further certify that (to the extent visible and located at or
(a) there are no protrusions, encroachments or overhangs o
rights-of-way by any of said buildings, structures or other i
(b) there are no encroachments or overhangs on the Premis
situated on adjoining premises;
(c) there is no evidence of any easements, rights-of-way,
streams, rivers, waterways, ditches, springs, ponds, lakes or
the Premises that would be visible by an inspection of the P
and (d) no part of the surveyed property serves any adjoinin
or egress;

6. I further certify that ingress and egress to the Premises is p
Premises abuts, the same being a paved and dedicated right
Department of Works.

7. By scaled map location and graphic plotting only, the subject
defined as areas of 500 year flood; areas of 100 year flood
drainage areas of less than 1 square mile; and areas protec
Insurance Rate Map Community and Panel Numbers 21111C0

(Except as shown on the survey,) no portion of the prop
as described on the Flood Insurance Map for the commu
(The survey correctly indicates the zone designation of ar
hazard Area.)

8. I further certify that, except as specifically shown:
(a) there was no observable evidence of earth moving work,
recent months;
(b) there was no observable evidence of recent street or sid
Premises;
(c) there was no observable evidence of site use as a solid
(d) there have been no changes to the right-of-way lines le
completed or proposed (to the extent this information is ava

9. The parties listed above are entitled to rely on the survey an

Anthony W. Redfern, Sr., PLS #2118

STATE OF KENTUCKY
ANTHONY W. REDFERN SR
2118
LICENSED
PROFESSIONAL
LAND SURVEYOR

ALTA/ACSM

ABCO
a Kentucky
2911-2915 SOU
TAX PARC
D.B

JEFFE

SCALE: 1"=

C.R.P. & A
7321 New La
LOUIS

Monday, May 10, 2004.max