PREPARED FOR HOYT HAYES CONSTRUCTION SITUATED ON RAINES DRIVE AND KENTUCKY STATE ROUTE 100 IN THE SANDERS INDUSTRIAL PARK IN SIMPSON COUNTY, KENTUCKY IN THE CITY OF FRANKLIN SOURCE OF TITLE: DEED BOOK 320 PAGE 493 SIMPSON COUNTY, KENTUCKY COUNTY CLERK RECORDS MAP REFERENCES: MAP 48 PARCELS 46.02 SIMPSON COUNTY, KENTUCKY P.V.A. TAX MAP RECORDS PRESENT OWNER: REB HOLDINGS DATE: MAY 25, 2016 (ALSO KNOWN AS SCOTTSVILLE ROAD R/W VARIES) PRESENT ZONING - I-2 INDUSTRIAL KENTUCKY STATE ROUTE 100 TO INTERSTATE 65 ASPHALT PAVEMENT C/L 20 FT SANITARY SEWER EASEMENT DEED BOOK 266 PAGE 667 ORIGINAL KENTUCKY STATE ROUTE 100 R/W IS MONUMENTED AND MAINTAINED AS A 50 FOOT TOTAL RIGHT OF WAY. IRON PINS FOUND AND SET THIS SURVEY ARE APPROXIMATELY 25 FEET FROM TRAVELED CENTERLINE. TO SCOTTSVILLE, KY. EXISTING R/W MARKERS
ALONG RAINES DRIVE
ONLY REFLECT A 50 FT. WIDTH WATER LINE EASEMENT DEED BOOK 292 PAGE 69 RECORD DEED R/W OF RAINES DRIVE IS 60 FEET. COMMONWEALTH OF KENTUCKY DEED BOOK 316 PAGE 344 0.321 ACRE 2015 RIGHT OF WAY CONVEYANCE THE PROPERTY SHOWN HEREON IS NOT TO BE FURTHER DEED BOOK 223 PAGE 651 SUBDIVIDED OR RECONFIGURED WITHOUT WRITTEN PERMISSION OF THE SIMPSON COUNTY PLANNING COMMISSION **OWNER'S CERTIFICATION** RAINES DRIVE IS MONUMENTED AND MAINTAINED AS A 60 FT. R/W IRON PINS FOUND AND SET ARE I (WE) THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER('S) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS ORIGINALLY RECORDED IN DEED BOOK 320 PAGE 493 APPROXIMATELY 30 FEET FROM IN THE OFFICE OF THE COUNTY COURT CLERK. IN CONSIDERATION FOR THE APPROVAL OF THIS SUBDIVISION PLAT, I (WE)
DO HEREBY ADOPT THIS PLAN OF LOTS WITH MY (OUR) FREE CONSENT FOR THIS PROPERTY; DO ESTABLISH THE MINIMUM
BUILDING LINE; DO HEREBY DEDICATE TO ALL STREETS, RIGHTS OF WAY AND ANY OTHER SPACES SO INDICATED TO
PUBLIC USE, EXCEPT THOSE AREAS SPECIFICALLY INDICATED AS PRIVATE; THAT I OR MY SUCCESSORS IN TITLE WILL MAINTAIN
ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY; AND DO ESTABLISH CENTERLINE. DOUG MURRAY DEED BOOK 223 PAGE 651 AND RESERVE THE EASEMENTS INDICATED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS. TRACT 1 19.35 ACRES DATE: OWNER(S) DOUG MURRAY DEED BOOK 223 PAGE 651 GRAVEL AREA POWER POLE GUYS ACKNOWLEDGED BEFORE ME BY: IRON PIN FOUND NOTARY PUBLIC FOR THE STATE OF KENTUCKY MY COMMISSION EXPIRES DATE: GARY SUMMERS GRAVEL DEED BOOK 235 PAGE 529 CERTIFICATION OF SURVEY AND ACCURACY I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM AN ACTUAL SURVEY MADE BY OR UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY CLOSED RANDOM TRAVERSE EXCEEDS 1: 35,163' ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY INDICATED; THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE SIMPSON COUNTY PLANNING COMMISSION HAVE BEEN FULLY COMPLIED WITH IN ALL RESPECTS. POWER POLES END PUBLIC PORTION FOUND #3290 POWER THE UNDERSIGNED CERTIFIES THAT HE IS A REGISTERED LAND SURVEYOR, DULY REGISTERED AND IN GOOD STANDING UNDER THE LAWS OF THE COMMONWEALTH OF KENTUCKY. CITY OF FRANKLIN, KY. PORTION OF ORIGINAL EASEMENT SOUTH OF THIS LINE WAS VACATED PER DEED BOOK 290 PAGE 306. DEED BOOK 296 PAGE 427 TSC WAREHOUSE SITE CITY OF FRANKLIN, KY. DEED BOOK 296 PAGE 427 DATE: MAY 25, 2016 GARY SUMMERS TSC WAREHOUSE SITE DEED BOOK 235 GARY LEE DUNNING PAGE 529 KENTUCKY REGISTERED LAND SURVEYOR #3290 SURVEYORS NOTES: 1. SUBJECT PROPERTY IS A PART OF THE SANDERS INDUSTRIAL PARK SEE DEED BOOK 243 PAGE 616 FOR RESTRICTIVE AND PROTECTIVE COVENANTS. OR CONTACT DENNIS GRIFFIN AT 270-586-4477 2. SUBJECT PROPERTY IS CONTAINED WITHIN THE PRESENT CITY LIMITS OF THE CITY OF FRANKLIN, KENTUCKY. 3. STATE R/W MONUMENTS ALONG HIGHWAY 100 WERE PLACED BY OTHERS IN 2012. THESE MONUMENTS WERE HELD AS STATE R/W IN AREAS AFFECTED BY THIS SURVEY ALONG KY. STATE ROUTE 100. 4. UNDERGROUND UTILITIES WERE LOCATED BASED ON VISIBLE ABOVE GROUND STRUCTURES AND MARKINGS MADE BY UTILITY LOCATING SERVICES. PLANNING COMMISSION APPROVAL STAMP 5. SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. TRACT 2 12.97 ACRES GARY SUMMERS DEED BOOK 235 PAGE 529 CITY OF FRANKLIN, KY. DEED BOOK 296 PAGE 427 TSC WAREHOUSE SITE BASIS OF BEARING: GRID NORTH KENTUCKY SOUTH ZONE LAMBERT PROJECTION GARY SUMMERS DEED BOOK 235 PAGE 529 VICINITY MAP (NOT TO SCALE) 100' 200' 300' FRANKLIN KENTUCKY HORIZONTAL SCALE: ONE INCH = 100 FEET W. CEDAR ST. STATE R/W MARKERS AS SHOWN ARE A METAL STAMPED DISK APPROXÍMATELY 3 INCHES IN DIAMETER, WITH KY. R/W STAMPED ON TOP. GARY SUMMERS DEED BOOK 235 • DENOTES IRON PIN SET UNLESS SHOWN OTHERWISE PAGE 529 O DENOTES MEANDER CORNER; MONUMENT NOT SET CITY OF FRANKLIN, KY. SUBJECT TO ALL LEGAL CONDITIONS AND EASEMENTS OF RECORD. DEED BOOK 296 PAGE 427 TSC WAREHOUSE SITE THIS SURVEY SUBJECT TO ALL FACTS WHICH WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH. EXISTING WIRE FENCE EXISTING WIRE FENCE S 89'16'50" W 410.58' EXISTING WIRE THIS PROPERTY DOES NOT LIE IN A FLOOD PRONE AREA PER LATEST F.I.R.M. MAPPING. IRON PINS SET THIS SURVEY ARE 5/8" X 18" REBARS WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED " DUNNING 3290 " JOEL COOK DEED BOOK 133 JOEL COOK THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY AS DEFINED DEED BOOK 133 PAGE 217 I CERTIFY THAT THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN MAY OF 2016. METHOD OF SURVEY IS BY CLOSED RANDOM TRAVERSE WITH AN UNADJUSTED CLOSURE EXCEEDING 1: 35,163 FEET. THIS DRAWING MEETS OR EXCEEDS THE STANDARDS FOR BOUNDARY SURVEYS IN THE COMMONWEALTH OF KENTUCKY AS SET BY GOVERNING AUTHORITIES. DATE SIGNED: MAY 25, 2016 DUNNING LAND SURVEYING GARY LEE DUNNING 1212 NEOSHEO ROAD KENTUCKY REGISTERED LAND SURVEYOR #3290 FRANKLIN, KENTUCKY 42134

PHONE: (270) 586-8286 * dunn4@bellsouth.net

SUBDIVISION PLAT OF THE REB HOLDINGS PROPERTY

16-71PLAT GLD / DRR

11-156.CRD FILE