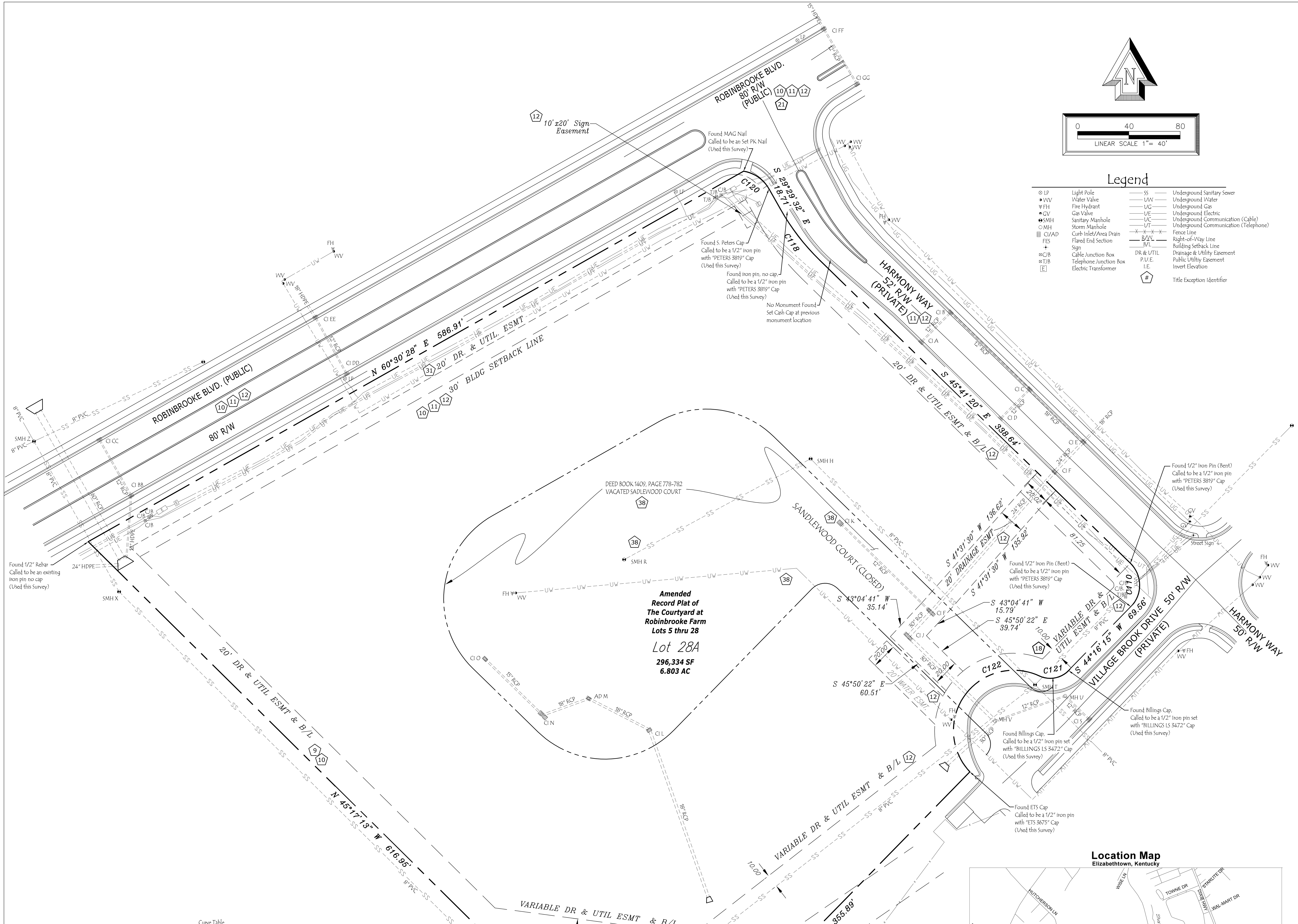


Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C120	28.00'	24.95'	24.13'	S 55°01'15" E	51°03'25"
C118	175.00'	49.47'	49.30'	N 37°35'26" W	16°11'48"
C110	24.00'	37.70'	33.94'	S 00°41'20" E	90°00'00"
C121	20.00'	24.72'	23.18'	S 79°41'10" W	70°49'51"
C122	47.00'	129.93'	92.33'	N 35°54'20" E	158°23'31"

6 7 8 9 10 Approximate location of 30' Util. Esmt. (no bearing or distances per plat-scaled)

Found iron pin, no cap Called to be a 1/2" iron pin with "PETERS 3819" Cap (Used this Survey)

Basis of Bearing

Bearings used this survey are based on Amended Record Plat of The Courtyard at Robinbrooke Farm, Lots 5 thru 28.

Flood Information

As indicated on The Flood Insurance Rate Maps (FIRM), EFFECTIVE AUGUST 16, 2007, Specifically Map Number 21093C0281D, The property shown on this ALTA is shown to be within Zone X which has been determined to be outside a special Flood Hazard Area subject to the 100 Year Floodplain (1% Annual Chance Flood) or the 500 Year Floodplain (0.2% Annual Chance Flood). Flood Hazard Area determination is restricted to a review of the FIRM and shall not be construed as a confirmation or denial of flooding potential or hazards.

Setbacks (Zone PNR-1)

Minimum Yard Setbacks:
Front: 30'
Rear: Variable
Side: 20'

Zoning

The current zoning for the subject tract is PNR-1.

Monumentation

Property Corner Markers: All corners noted as a Set Cash Cap will be marked with a 5/8" diameter steel rebar with plastic cap stamped "C CASH III KY PLS 3755"

ALTA/NSPS Certification

To: Conficare
Commonwealth Land Title Insurance

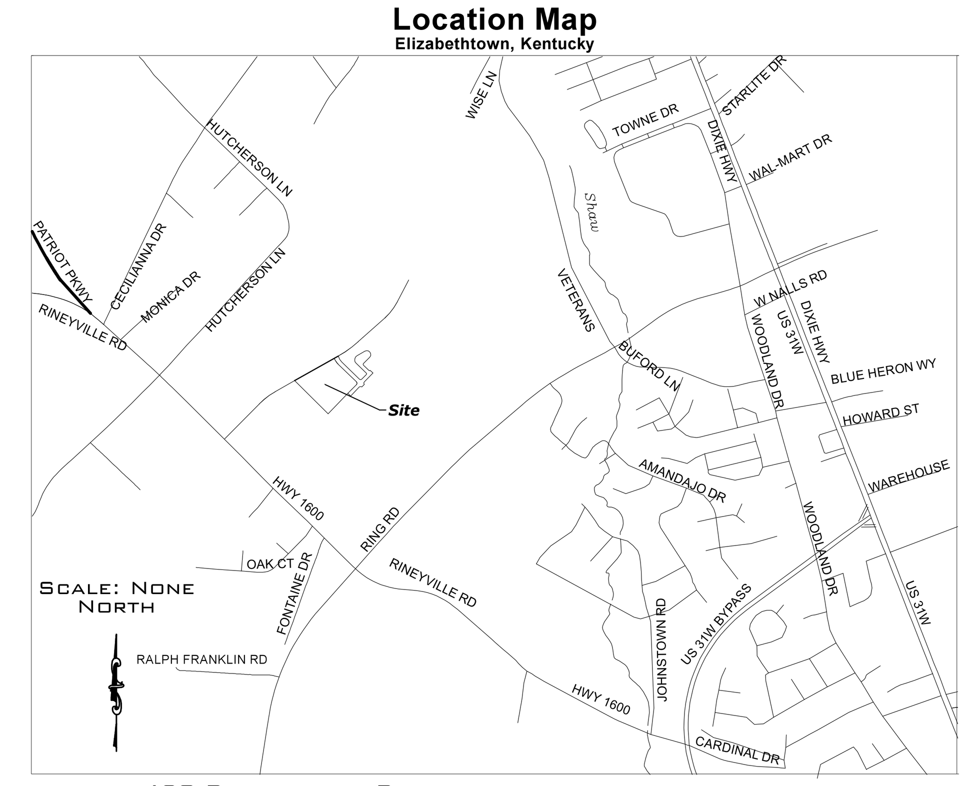
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 8, and 11 of Table A thereof. The field work was completed on October 1, 2019.

Calvin B. Cash, III, P.L.S.
Kentucky Registration No. 3755

Date: October 10, 2019

Location Map

Elizabethtown, Kentucky



430 Robinbrooke Blvd.
Elizabethtown, KY

Hardin County, KY

Commonwealth Land Title Insurance Company
Commitment Number: C1905740LKY
Commitment Date: September 16, 2019, at 8:00 A.M.

Schedule A, Item 5 - Legal Description

BEING Lot No. 28A, Amended Record Plat of the Courtyard at Robinbrooke Farm Lots 5 through 28 as shown on plat of record in Plat File #1, Sheet 5845, in the Office of the Clerk of Hardin County, Kentucky.

Being a portion of the same property acquired by R. B. FIVE, LLC, a Kentucky limited liability company, by General Warranty Deed dated September 29, 2014, of record in Deed Book 1400, Page 1341, and being a portion of the same property acquired by R. B. FIVE, LLC, a Kentucky limited liability company, by Special Warranty Deed dated June 9, 2015, of record in Deed Book 1416, Page 1529, both in the Office of the Clerk of Hardin County, Kentucky.

Schedule B, Part II Exceptions

1. Any deflect, lien, encumbrance, adverse claim, or other matter that app…(Not Survey Item)
2. Lien of Hardin County and City of Elizabethtown real estate taxes for the…(Not Survey Item)
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title, or easements or claims of easements not shown by the public records that would be disclosed by an accurate and complete land survey of the land. (None Found)
4. Rights of tenants in possession, as tenants only, under unrecorded unexpired…(Not Survey Item)
5. All coal, oil, gas and other mineral rights heretofore conveyed, excepted, reserved or leased, together with all incidental rights thereto, including but not limited to those of record in Lease Book 16, Page 167 and those assigned in Lease Book 18, Page 101, both in the Office aforesaid. (Unable to Plot, May Affect Subject Tract)
6. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plat of record in Plat Cabinet 1, Slide 2247, in the Office aforesaid. (See Survey)
7. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plat of record in Plat Cabinet 1, Slide 3063, in the Office aforesaid. (See Survey)
8. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plat of record in Plat Cabinet 1, Slide 3911, in the Office aforesaid. (See Survey)
9. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plat of record in Plat Cabinet 1, Slide 4329, in the Office aforesaid. (See Survey)
10. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plat of record in Plat Cabinet 1, Slide 4476, in the Office aforesaid. (See Survey)
11. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plat of record in Plat Cabinet 1, Slide 4799, in the Office aforesaid. (See Survey)
12. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the recorded Plat of record in Plat Cabinet 1, Slide 5845, in the Office aforesaid. (See Survey)
13. Terms and conditions of Oil and gas lease from D. B. Sells – Pansy Sells (his wife) to O. A. Newton, as evidenced by Agreement, dated April 30, 1958, of record in Deed Book Lease Book 16, Page 167, and as affected by Affidavit of Non-Production and Non-Development, of record in Deed Book 1421, Page 692, both in the Office aforesaid. (Void of Oil and Gas Lease)
14. Terms and Conditions of Assignment of Leases from Stouder Drilling Company to O. A. Newton, of record in Lease Book 18, Page 101. And as affected by Affidavit of Non-Production and Non-Development, of record in Deed Book 1421, Page 692, both in the Office aforesaid. (Void of Oil and Gas Lease)
15. Transmission Line Right of Way Easement granted to East Kentucky Rural Electric Cooperative Corporation, of record in Deed Book 155, Page 1, in the Office aforesaid. (Off-Site Easement, Said Easement Not Located on Subject Tract)
16. Pipe Line Right of Way granted to Mid-Valley Pipeline Company, of record in Deed Book 128, Page 155, and as affected by Encroachment Agreement Amendment of Right of Way Easement, dated January 26, 2006, of record in Deed Book 1180, Page 218, both in the Office aforesaid. (Said Easement Not Located on Subject Tract)
17. Conveyance of Right-of-Way granted to Louisville Gas and Electric Company, of record in Deed Book 158, page 457, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
18. Conveyance of Right-Of-Way granted to Louisville Gas and Electric Company, of record in Deed Book 158, Page 498, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
19. Conveyance of Right-Of-Way granted to Louisville Gas and Electric Company, of record in Deed Book 158, Page 596, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
20. Right of Way Deed granted to the County of Hardin, Kentucky, of record in Deed Book 204, Page 669, in the Office aforesaid. (Said Right of Way Not Located on Subject Tract)
21. Right of Way Deed granted to the County of Hardin, Kentucky, of record in Deed Book 206, Page 17, in the Office aforesaid. (No Supporting Document Provided, Not Shown This Survey)
22. Right of Way Easement granted to the Hardin County Water District No. 2, of record in Deed Book 208, page 535, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
23. Easement(s) and stipulations as set out in Deed dated December 31, 1970, of record in Deed Book 229, Page 474, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
24. Easement(s) and stipulations as set out in Deed dated April 1, 1977, of record in Deed Book 310, Page 348, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
25. Easement(s) and stipulations as set out in Deed dated October 7, 1977, of record in Deed Book 327, Page 109, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
26. Easement(s) granted to the City of Elizabethtown, as set out in Commissioner's Deed dated January 13, 1984, of record in Deed Book 498, Page 212, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
27. Deed of Easement granted to GTE South Incorporated, of record in Deed Book 718, Page 88, and as assigned to Kentucky ALLTEL, Inc., by Assignment and Assumption of Recorded Easements, Licenses and Right of Way Agreements, dated July 26, 2002, of record in Deed Book 1043, Page 324, both in the Office aforesaid. (Said Easement Not Located on Subject Tract)
28. Right of Way Easement granted to the Hardin Country Water District #2, of record in Deed Book 831, Page 261, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
29. Gas Easement granted to the City of Elizabethtown, of record in Deed Book 861, Page 346, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
30. Easement(s) and/or control of access contained in deed to the Commonwealth of Kentucky for the use and benefit of the Department of Transportation recorded in Deed Book 940, Page 604, in the Office aforesaid. (Said Easement Not Located on Subject Tract)
31. Right-Of-Way Easement granted to the Brandenburg Telephone Company, of record in Deed Book 1014, Page 610, in the Office aforesaid. (See Survey)
32. Certificate of Land Use restrictions with the City of Elizabethtown Planning and Development, of record in Deed Book 1109, Page 21, in the Office aforesaid. (Not Survey Item)
33. Utility Easement granted to the City of Elizabethtown, of record in Deed Book 1118, Page 140, in the Office aforesaid. (On-Site Sanitary Sewer connects to this Off-Site Sanitary Sewer Easement-See Survey)
34. Utility Easement granted to the City of Elizabethtown, of record in Deed Book 1118, Page 144, in the Office aforesaid. (On-Site Sanitary Sewer connects to this Off-Site Sanitary Sewer Easement-See Survey)
35. Certificate of Land Use restrictions with the City of Elizabethtown Planning and Development, of record in Deed Book 1177, Page 327, in the Office aforesaid. (Not Survey Item)
36. Certificate of Land Use Restrictions with the City of Elizabethtown Planning and Development, of record in Deed Book 1358, Page 672, in the Office aforesaid. (Not Survey Item)
37. Certificate of Land Use restrictions with the City of Elizabethtown Planning and Development, of record in Deed Book 1390, Page 681, in the Office aforesaid. (Not Survey Item)
38. Easements or rights of utility companies to service any lines which may be within Sandalwood Court closed in Ordinance No. 06-2015, of record in Deed Book 1409, page 778, in the Office aforesaid. (See Survey)
39. Certificate of Land Use Restrictions with the City of Elizabethtown Planning and Development, of record in Deed Book 1437, Page 1341, in the Office aforesaid. (Not Survey Item)

This drawing and/or specifications is provided as an instrument of service provided by Cash Waggner & Associates, PC and is intended for use on this project only. All drawings, specifications, designs, models, ideas, calculations, and arrangements appearing herein constitutes the original and unpublished Work of and remains the property of Cash Waggner & Associates, PC. Any reproduction, use or disclosure of the proprietary information contained herein without the prior written consent of the Cash Waggner & Associates, PC is strictly prohibited.

Written dimensions shown hereon shall take precedence over scaled dimensions. Contractors shall calculate and measure required dimensions. Notify Cash Waggner & Associates, PC with any variations in dimensions or conditions from those indicated on these drawings. This drawing was based on available information. Commencement of Work constitutes verification and acceptance of existing conditions.

Application of a material or equipment to Work installed by others constitutes acceptance of that Work and assumption of responsibility for satisfactory installation.

Revisions

No.	Date	By	Description
#	mm.dd.yy	INI	Description

402 East 13th Street
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Jasper, IN 47546
Ph: 812.634.5015
Fax: 812.634.5017
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Cash Waggner & Associates, PC
Consulting | Engineering | Surveying

Project No.: 15-2198
Drawn By: DJM
Filename: 2198 ALTA
Scale: 1:40

Project: Elizabethtown, KY ALTA
Address: 430 Robinbrooke Blvd. Hardin County, KY
Sheet Title: ALTA/ACSM Land Title Survey

Date: 10.10.2019