



SURVEYOR'S CERTIFICATION:

TO: PALMETTO CAPITAL GROUP, LLC, 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, 5 6(a), 6(b), 7(a), 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 1, 2023. UPDATED OCT. 25, 2024.

DATE OF PLAT OR MAP: NOVEMBER 2, 2024.

KENNETH A. BAU, RLS 3645
kenny@younghobbs.com

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (KENTUCKY ONE CALL 1-800-752-6007 OR 811.)

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON, NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

LIST OF ENCROACHMENTS: 1-2 CONCRETE SIDEWALK, 2-3 FENCE.

A TITLE REPORT WAS PROVIDED TO THE SURVEYOR.

THIS SITE HAS DIRECT ACCESS TO S 3RD STREET AND SECOND STREET, AS SHOWN HEREON.

THERE WAS NO EVIDENCE OF THIS PROPERTY BEING USE AS A LANDFILL.

THERE WAS NO EVIDENCE OF THIS PROPERTY BEING USE AS A CEMETERY.

THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME PROPERTY AS DEPICTED ON THE SURVEY, AND THERE ARE NO GAPS OR GORES OR OVERLAPS OR STRIPS BETWEEN THE SUBJECT PROPERTY AND ADJOINERS.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE. THE BEARINGS AND DISTANCES SHOWN HEREON, HAVE BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES. AND THAT THIS SURVEY COMPLIES WITH 201 KAR 18.150.

TABLE A NOTES:

- ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 21111C0057E, WITH A MAP REVISED DATE OF FEB. 28, 2021, IN LOUISVILLE, JEFFERSON COUNTY STATE OF KENTUCKY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 10/25/2024 (NAVD88, GEOID18).
- ITEM 6A: LETTER NOT SENT TO THIS SURVEYOR.
- ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NOTES CORRESPONDING TO SCHEDULE B-II:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: JULY 19, 2024 AT 8:00 A.M.
FILE NO.: KY252407066V-A
PROPERTY ADDRESS: 3151 S 3RD ST AND 3153 S 3RD ST, LOUISVILLE, KY 40252
MLJ REAL ESTATE, LLC PROPERTY

ITEMS 1-9 ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED AND ARE SUBJECT TO THESE EXCEPTIONS.

TRACT A

The following described real property, together with all improvements, located in Jefferson County, Kentucky, to wit:

Beginning in the East line of Third Street at a point 572.5 feet South of Central Avenue; running thence Southwardly along the East line of Third Street 35 feet and thence extending back Eastwardly between lines parallel with Central Avenue 206 feet to Second Street. Being that same property conveyed to MLJ Real Estate, LLC, an Indiana limited liability company, by virtue of Warranty Deed from Herman J. Rhodes, Jr. and Lori Rhodes, husband and wife, dated February 2, 2022, recorded in Deed Book 12267 Page 748, in the Office of the Clerk of Jefferson County, Kentucky.

For informational purposes only:
Address: 3151 S 3rd St
Parcel #12-055C-0019-0000

TRACT B

The following described real property, together with all improvements, located in Jefferson County, Kentucky, to wit:

Beginning on the East side of Third Street at a point 607 feet 6 inches South of the Southeast corner of Third and "P" Streets, now Central Avenue, and running thence Southwardly with the East line of Third Street 30 feet and extending back Eastwardly of that width throughout between lines parallel with "P" street, now Central Avenue, 206 feet to a street 50 feet wide.

Being that same property conveyed to MLJ Real Estate, LLC, an Indiana limited liability company, by virtue of Warranty Deed from Jewel Bug Properties, LLC, a Kentucky limited liability company, dated February 2, 2022 and recorded in Deed Book 12268 Page 874, in the Office of the Clerk of Jefferson County, Kentucky.

For informational purposes only:
Address: 3153 S 3rd St
Parcel #12-055C-0018-0000

FIDELITY NATIONAL TITLE INSURANCE COMPANY
EFFECTIVE DATE: JULY 19, 2024 AT 8:00 A.M.
FILE NO.: KY252407066V
PROPERTY ADDRESS: 3145 R S 3RD ST AND 3147 S 3RD ST, LOUISVILLE, KY 40252
3PO INVESTMENTS, LLC PROPERTY

ITEMS 1-9 ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED AND ARE SUBJECT TO THESE EXCEPTIONS.

10. This item intentionally deleted. AS TO TRACT B: ~~Deed Restriction by 3PO Investments LLC dated May 13, 2019 and recorded in Deed Book 14468 Page 188, in the Office of the Clerk of Jefferson County, Kentucky--LAPSED IN 2021~~

TRACT A

The following described property located in Jefferson County, Kentucky, to wit:

Beginning on the West side of Second (formerly Jones) Street, five hundred and twelve feet South of Central Avenue, and extending thence Southwardly along the West line of Second Street twenty feet and six inches, thence Westwardly parallel with Central Avenue eighty-four feet to the Mary H. Hardesty East line, or East line of alley, extending thence Northwardly parallel with Third Street twenty feet and six inches, thence Eastwardly parallel with Central Avenue eight-four feet to the Point of Beginning.

Being all that property conveyed to 3PO Investments LLC, a Kentucky limited liability company, by virtue of Deed from David C. Arnold and his wife, Gail D. Arnold, dated July 17, 2009 and recorded in Deed Book 9431 Page 774, in the Office of the Clerk of Jefferson County, Kentucky.

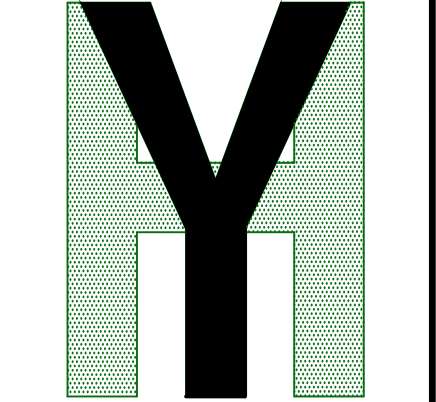
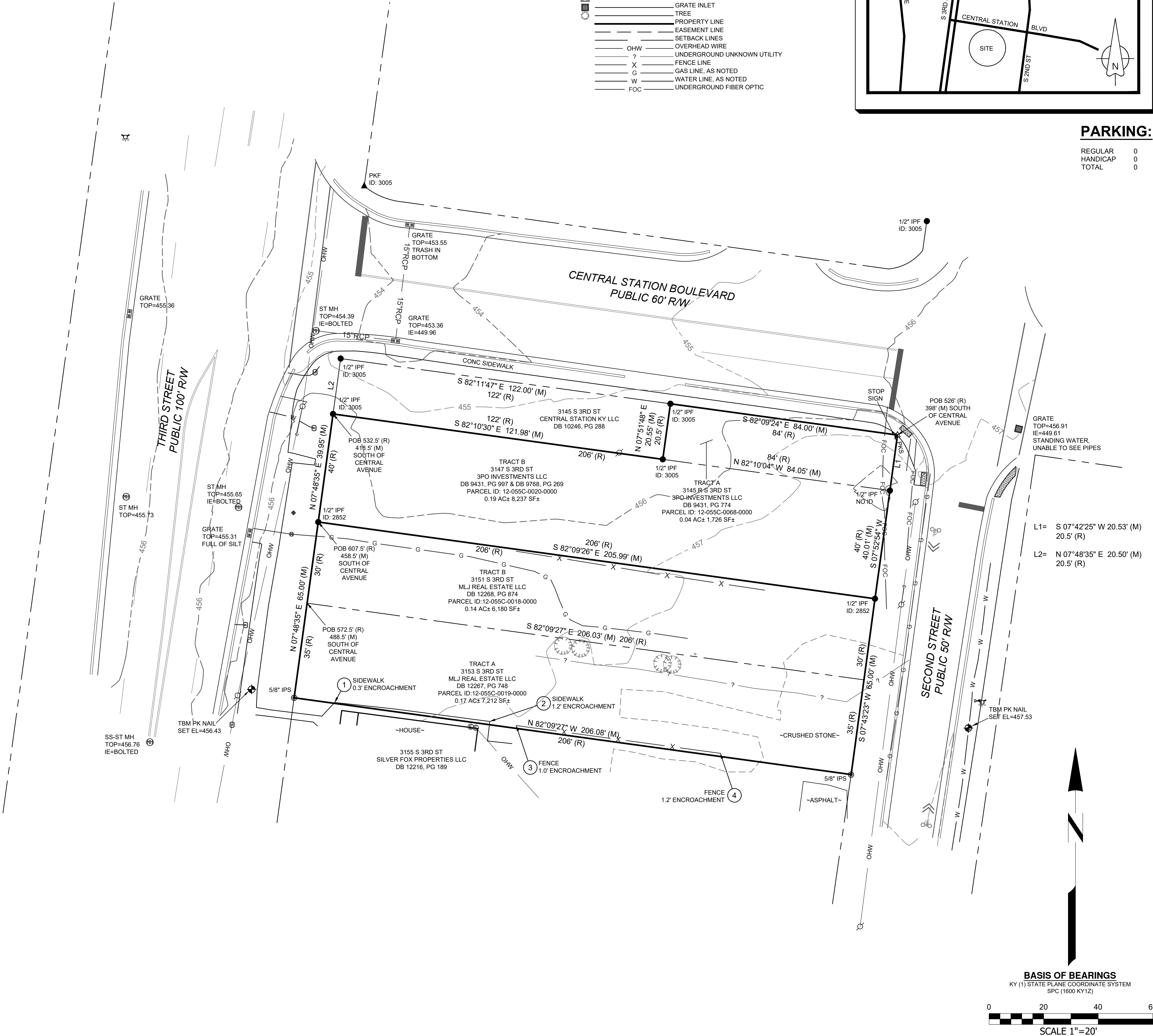
For informational purposes only:
Address: 3145 R S 3rd St
Parcel #12-055C-0068-0000

TRACT B

Beginning on the East side of Third Street, 532 feet 6 inches South of Central Avenue (formerly P Street), running thence Southwardly along the East line of Third Street 40 feet, and extending back Eastwardly of the same width, in lines parallel with Central Avenue, 206 feet to Jones Street.

Being the same property conveyed to 3PO Investments LLC, a Kentucky limited liability company, by virtue of Deed from Della Coleman (formerly Della Stanley) and Loyd Aaron Coleman, her husband, and Allan Stanley, unmarried, dated July 17, 2009 and recorded in Deed Book 9431 Page 997, in the Office of the Clerk of Jefferson County, Kentucky, as corrected by Affidavit in Aid of Title recorded in Deed Book 9768 Page 269, aforesaid records.

For informational purposes only:
Address: 3147 S 3rd St
Parcel #12-055C-0020-0000



**YOUNG - HOBBS
AND
ASSOCIATES**
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768
dave@younghobbs.com

KY LAND SURVEYING
PERMIT No. 561

PRELIMINARY -
NOT FOR
RECORDING OR
TRANSFER

KENNETH A. BAU, RLS 3645

Revision		Date	
No.		No.	
1		2	

CLIENT:

BOWMAN

BOWMAN CONSULTING
GROUP, LTD.
13461 SUNRISE VALLEY DRIVE,
SUITE 500
HERNDON, VA 20171
PHONE 703-464-1000

**ALTA/NSPS
LAND TITLE
SURVEY**

**OWNER
INFORMATION**

MLJ REAL ESTATE LLC
TRACT A
3153 S 3RD ST
DB 12267, PG 748
PARCEL ID: 12-055C-0019-0000
TRACT B
3151 S 3RD ST
DB 12268, PG 874
PARCEL ID: 12-055C-0018-0000
3PO INVESTMENTS LLC
TRACT A
3145 R S 3RD ST
DB 9431, PG 774
PARCEL ID: 12-055C-0068-0000
TRACT B
3147 S 3RD ST
DB 9431, PG 997 &
DB 9768, PG 269
PARCEL ID: 12-055C-0020-0000
**CITY OF LOUISVILLE
COUNTY OF JEFFERSON
STATE OF KENTUCKY**

DRAWN BY: KAB-CH
APPROVED BY: KAB
DATE: (FIELD) 10/25/2024
DATE: (OFFICE) 11/02/2024
YHA PRO. # 166-24

SHEET 1 OF 1