

**LEGAL DESCRIPTION**

Being a Parcel or Tract of land on the northwest side of Kentucky Highway No. 686 (Indian Mound Drive) located the City of Mt. Sterling, Kentucky, and being more particularly described as follows:

Unless stated otherwise, any monument referred to herein as an iron pin set and found to be a 1/2" x 1/8" iron pin with a yellow cap stamped "WILLIAMS LPLS 316".

Beginning at a set iron pin in the west right-of-way line of Kentucky Highway No. 686 (Indian Mound Drive), a corner to property of Wal Mart Real Est. Business Tru., Wal Mart Stores (Deed Book 227, Page 82); thence with the line of Wal Mart Real Est. Business Tru., Wal Mart Stores N 75° 00' 00" W 46.44 feet to a point, a corner to property of Testa Family LLC (Deed Book 301, Page 445); thence with the lines of Testa Family LLC N 09° 16' 17" E 205.00 feet to a point; thence continuing with the lines of Testa Family LLC and Testa Family LLC (Deed Book 301, Page 440) N 45° 43' 43" W 18.00 feet passing thru a found iron witness pin in all 1060.00 feet to a found iron pin; thence N 41° 33' 10" E 870.19 feet passing thru a found iron pin in all 912.00 feet to a found iron pin (No Cap) in Young Lane; thence with Young Lane for four calls: S 80° 04' 18" E 372.50 feet to a point; S 80° 32' 29" E 77.02 feet to a point; S 79° 29' 52" E 69.81 feet to a point; S 80° 53' 38" E 762.65 feet to a point in the west right-of-way line of Vance Drive; thence with the west right-of-way line of Vance Drive S 14° 31' 21" E 54.56 feet to a found iron pin, a corner to Parcel "A", Heritage Legacy LLC (Deed Book 291, Page 246); thence with the north line of Parcel "A" N 80° 53' 38" W 187.00 feet to a found iron pin, a corner to Parcel "B", Betty Family Trust, Salam N. & Nahlia N. Betty (Deed Book 259, Page 397); thence with the lines of Parcel "B" N 80° 53' 38" W 88.39 feet to a point; thence S 83° 58' 44" W 55.50 feet to a point; thence S 50° 16' 39" W 38.92 feet to a set mag nail; thence S 08° 41' 56" W 340.96 feet to a found iron pin in the west right-of-way line of Kentucky Highway No. 686 (Indian Mound Drive); thence with the west right-of-way line of Kentucky Highway No. 686 (Indian Mound Drive) for nine calls: S 60° 49' 02" W 76.53 feet; S 50° 52' 57" W 108.08 feet; S 51° 32' 21" W 134.86 feet; S 45° 21' 51" W 107.36 feet; S 41° 51' 07" W 106.74 feet; S 30° 47' 23" W 137.11 feet; S 24° 14' 40" W 367.54 feet; S 14° 17' 45" W 179.32 feet; S 13° 24' 23" W 96.46 feet to the point of beginning; containing an area of 28,580 acres. Being subject to any easements or rights-of-way of record or implied.

There is excepted from the above Tract the following two Parcels of Land:

**Parcel "C"**

Beginning at a point in the east line of the Tract herein described, said point being located N 38° 58' 59" W 38.95 feet from a point in the west right-of-way line of Kentucky Highway No. 686 (Indian Mound Drive); thence with the lines of the Tract herein described S 33° 50' 48" W 42.69 feet to a point; thence S 30° 34' 56" W 52.03 feet to a point; thence S 24° 21' 51" W 31.62 feet to a point; thence along an arc with a radius of 15 feet, 28.02 feet to a point; thence N 48° 26' 50" E 149.63 feet to a point; thence along an arc with a radius of 15 feet, 23.56 feet to a point; thence N 41° 33' 10" E 126.00 feet to a point; thence along an arc with a radius of 15 feet, 23.56 feet to a point; thence S 48° 26' 50" E 124.21 feet to a point; thence along an arc with a radius of 15 feet, 21.55 feet to the point of beginning; containing an area of 0.588 acres.

**Parcel "D"**

Beginning at a point in the southwest corner of the Tract herein described, said point being located N 41° 33' 10" E 114.00 feet from the northwest corner of Parcel "C"; thence with the lines of the Tract herein described N 41° 33' 10" E 126.00 feet to a point; thence along an arc with a radius of 15 feet, 23.56 feet to a point; thence S 48° 26' 50" E 123.66 feet to a point; thence along an arc with a radius of 15 feet, 23.56 feet to a point; thence S 42° 49' 40" W 126.14 feet to a point; thence along an arc with a radius of 15 feet, 23.23 feet to a point; thence N 48° 26' 50" W 120.89 feet to a point; thence along an arc with a radius of 15 feet, 23.56 feet to the point of beginning; containing an area of 0.541 acres.

**TESTA FAMILY LLC**  
D.B. 301, PG. 440

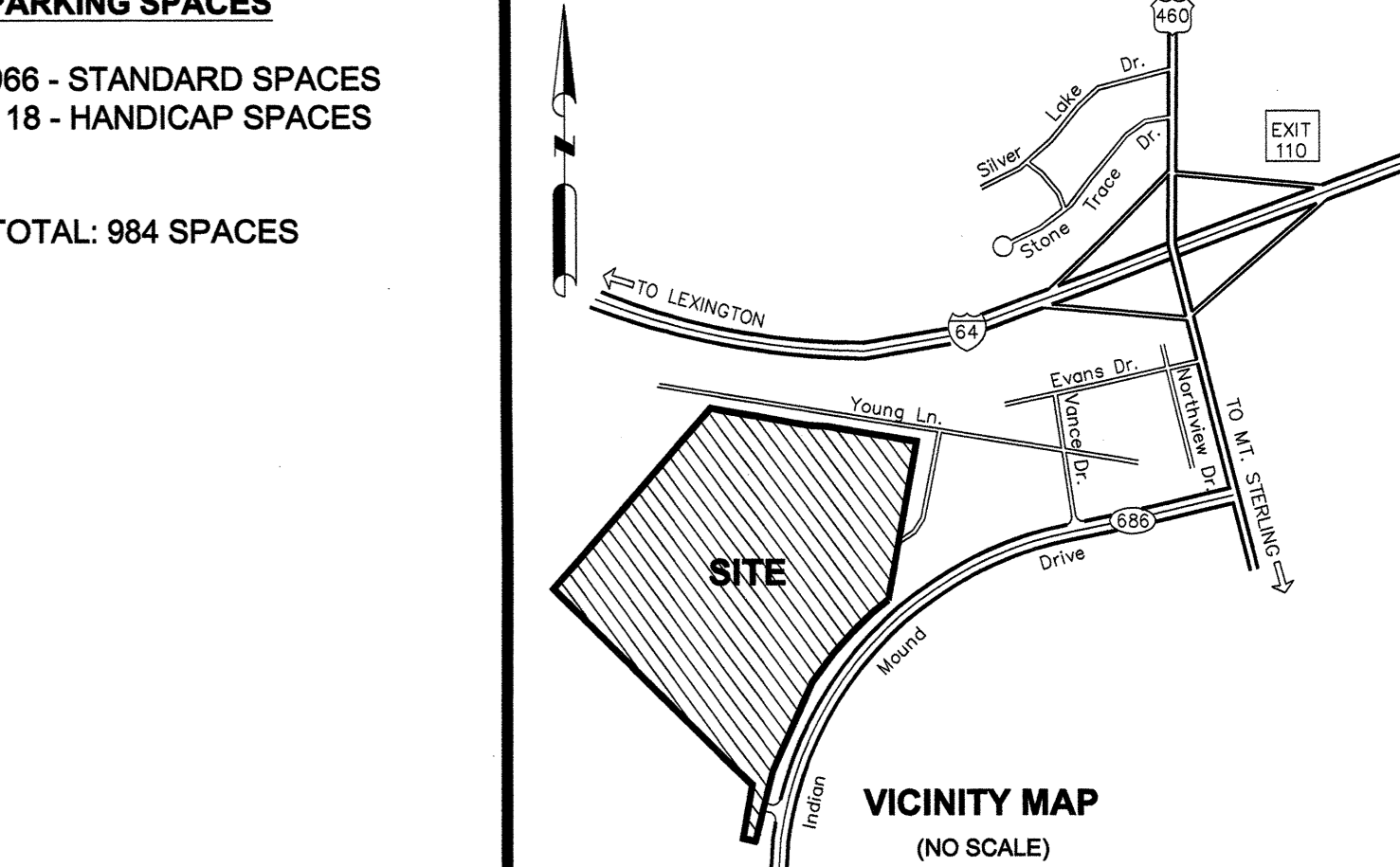
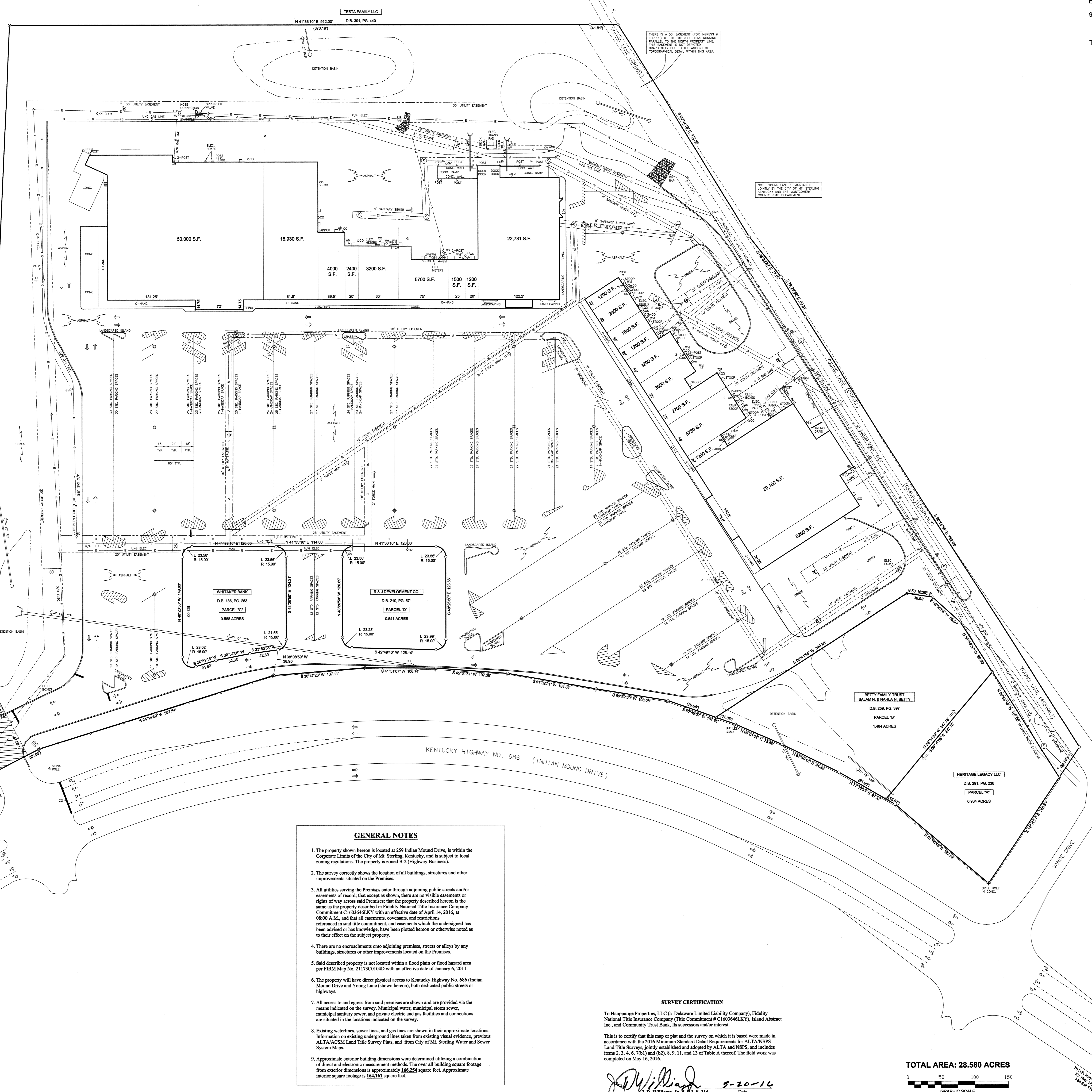
**TESTA FAMILY LLC**  
D.B. 300, PG. 345

**WALMART REAL EST. BUSINESS TRU.**  
D.B. 227, PG. 82

**J.C. GAITSKILL HEIRS**  
(Former Owner of Subject Property)  
& **REESE TERRY FAMILY HEIRS**  
(Former Owner of Walmart Stores Property)

**GENERAL NOTES**

- Control Bearing N 41° 33' 10" E from Deed to Kelly Land Development, LLC, dated March 23, 2009, of record in Deed Book 286, Page 598, Montgomery County Court Clerk's Office.
- The Plat of Survey shown hereon represents a boundary survey and complies with 201 KAR 18:150.
- All monuments indicated hereon actually exist and their size, location, and material are correctly shown.



**EXCEPTIONS**

- Right-of-Way Easement dated August 12, 1925, granted South Central Bell Telephone Company, of record in M.R. Book 22, Page 396, Montgomery County Court Clerk's Office.
- Right-of-Way and Easement dated July 20, 1976, granted The Mt. Sterling Water Works Co., of record in M.R. Book 23, Page 386, Montgomery County Court Clerk's Office.
- Easement Electric Utility Line Agreement dated December 13, 1976, granted Kentucky Utilities Co., of record in M.R. Book 24, Page 135, Montgomery County Court Clerk's Office.
- Agreement dated December 29, 1976, granted Mildred R. Gaitskill, et al, granting the use of "Young Lane" as a means of ingress and egress, of record in M.R. Book 24, Page 111, Montgomery County Court Clerk's Office.
- Utility Agreement dated December 30, 1977, granted Kentucky Utilities Co., of record in M.R. Book 25, Page 345, Montgomery County Court Clerk's Office.
- Utility Agreement dated November 13, 1978, granted Kentucky Utilities Co., of record in M.R. Book 26, Page 227, Montgomery County Court Clerk's Office.
- Easement dated December 31, 1986, granted Tennessee & Associates-IV (Mt. Sterling), of record in M.R. Book 38, Page 81, Montgomery County Court Clerk's Office.
- Access Easement dated December 31, 1986, granted David R. Gaitskill, et al, of record in M.R. Book 38, Page 84, Montgomery County Court Clerk's Office.
- Utility Easement dated December 31, 1986, granted Tennessee & Associates IV (Mt. Sterling), of record in M.R. Book 38, Page 87, Montgomery County Court Clerk's Office.
- Declaration of Restrictions and Easements dated April 25, 1989, by Tennessee & Associates - IV (Mt. Sterling), of record in M.R. Book 43, Page 25, Montgomery County Court Clerk's Office.
- Declaration of Restrictions and Party Wall Agreement dated April 22, 1989, by Tennessee & Associates - IV (Mt. Sterling), of record in M.R. Book 43, Page 33, Montgomery County Court Clerk's Office.
- Declaration of Easement dated September 22, 1989, by Tennessee & Associates - IV (Mt. Sterling), of record in M.R. Book 43, Page 41, Montgomery County Court Clerk's Office.
- Restrictive Covenant contained in the reservation of a perpetual right-of-way easement in the Deed to Tennessee & Associates - IV (Mt. Sterling) dated December 31, 1986, of record in Deed Book 183, Page 494, Montgomery County Court Clerk's Office.
- Reservation of sewer, gas, and water lines rights in the Deed dated December 31, 1986, granted Tennessee & Associates - IV (Mt. Sterling), of record in Deed Book 183, Page 501, Montgomery County Court Clerk's Office.
- Access Easement contained in the Deed dated October 15, 1987, granted Don C. McFadden, Jr. and McFadden and McFadden, Inc., of record in Deed Book 186, Page 246, Montgomery County Court Clerk's Office.
- Restrictive Covenant contained in the Deed dated December 31, 1986, granted Tennessee & Associates - IV (Mt. Sterling) of record in Deed Book 183, Page 494, Montgomery County Court Clerk's Office, regarding the construction of improvements regarding drainage and run off.
- Any other easements or locations of utilities are graphically depicted on the provided ALTA/NSPS Survey. All are located within dedicated road right-of-ways of defined easements.

**GENERAL NOTES**

- The property shown hereon is located at 259 Indian Mound Drive, is within the Corporate Limits of the City of Mt. Sterling, Kentucky, and is subject to local zoning regulations. The property is zoned B-2 (Highway Business).
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
- All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easements or rights of way across said Premises; that the property described hereon is the same as the property described in Fidelity National Title Insurance Company Commitment C1603646LKY with an effective date of April 14, 2016, at 09:00 A.M., and that all easements, covenants, and restrictions referenced in said title commitment, and easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property.
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements located on the Premises.
- Said described property is not located within a flood plain or flood hazard area per FIRM Map No. 21173C0104D with an effective date of January 6, 2011.
- The property will have direct physical access to Kentucky Highway No. 686 (Indian Mound Drive and Young Lane (shown hereon), both dedicated public streets or highways.
- All access to and egress from said premises are shown and are provided via the means indicated on the survey. Municipal water, municipal storm sewer, municipal sanitary sewer, and private electric and gas facilities and connections are situated in the locations indicated on the survey.
- Existing waterlines, sewer lines, and gas lines are shown in their approximate locations. Information on existing underground lines taken from existing visual evidence, previous ALTA/NSPS Land Title Survey Plans, and from City of Mt. Sterling Water and Sewer System Maps.
- Approximate exterior building dimensions were determined utilizing a combination of direct and electronic measurement methods. The over all building square footage from exterior dimensions is approximately 166,254 square feet. Approximate interior square footage is 164,161 square feet.

**SURVEY CERTIFICATION**

To Hauppauge Properties, LLC (a Delaware Limited Liability Company), Fidelity National Title Insurance Company (Title Commitment # C1603646LKY), Island Abstract Inc., and Community Trust Bank, its successors and/or interest.

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 2, 3, 4, 6, 7(b) and (b2), 8, 9, 11, and 13 of Table A thereof. The field work was completed on May 16, 2016.

*J.D. Williams, Jr.*  
J. D. Williams, Jr., L.S. 316  
Date: 5-20-16

**LEGEND**

- BOUNDARY LINE
- PROPERTY LINE
- WATER LINE
- ELECTRIC LINE
- TELEPHONE LINE
- GAS LINE
- SANITARY SEWER LINE
- FENCE LINE
- 18" IRON PIN SET W/ I.D. CAP #316
- IRON PIN FOUND W/ I.D. CAP
- MAG NAIL SET
- SURVEY POINT
- R/W POST
- DRILL HOLE IN CONCRETE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- CATCH BASIN
- GAS VALVE
- GAS MARKER
- GAS METER
- POWER POLE
- LAMP POLE
- TELEPHONE BOX
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- STORM WATER DRAINAGE MANHOLE

**TOTAL AREA: 28,580 ACRES**

0 50 100 150  
GRAPHIC SCALE

**ALTA/NSPS LAND TITLE SURVEY**  
259 INDIAN MOUND DRIVE  
MT. STERLING, KENTUCKY 40383

**HAUPPAUGE PROPERTIES LLC**

**J. D. WILLIAMS ENGINEERS-SURVEYORS, INC.**  
400 BROADVIEW DRIVE, MT. STERLING, KENTUCKY 40383  
PHONE: (859) 488-1959 - FACSIMILE: (859) 488-1883  
E-MAIL: jwilliams@hauppauge.com

DATE: 5-20-16  
DRAWN BY: J.D.W.  
CHECKED BY: J.D.W.  
DATE: MAY 19, 2016