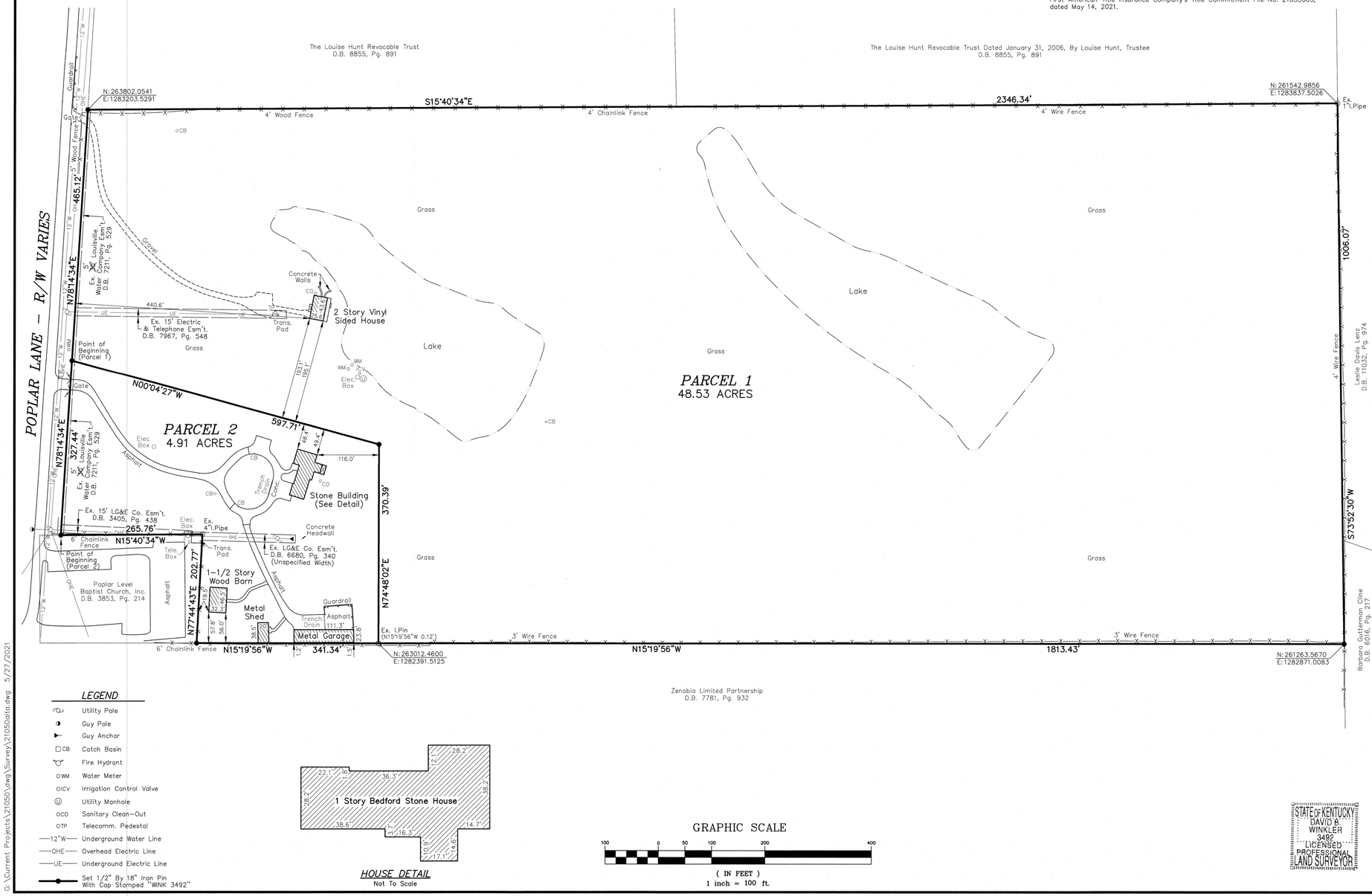


HOUSE DETAIL
Not To Scale

SURVEYED DESCRIPTION

Parcel 1:

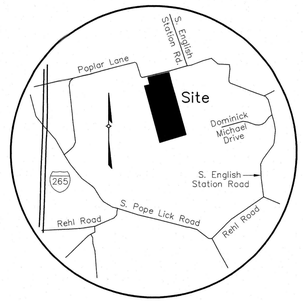
BEGINNING at a set 1/2" by 18" iron pin with cap stamped "WINK 3492" along the south right-of-way line of Poplar Lane, said point being the northwest corner of Tract 1 of the Minor Subdivision Plat approved by Louisville and Jefferson County Planning Commission under Docket Number 170-01 and as recorded by General Warranty Deed of record in Deed Book 7727, Page 62, in the Office of the Clerk of Jefferson County, Kentucky; thence with said south right-of-way line N78°14'34"E, 465.12' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492", said point being the northeast corner of said Tract 1; thence leaving said south right-of-way line S15°40'34"E, 2346.34' to an existing 1" iron pipe, said point being the southeast corner of said Tract 1; thence S73°52'30"W, 1006.07' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492", said point being the southwest corner of said Tract 1; thence N15°19'56"W, 1813.43' to an existing iron pin, said point being a common corner with the southwest corner of Tract 2 of said Minor Subdivision Plat; thence N74°48'02"E, 370.39' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492", said point being a common corner with the southeast corner of said Tract 2; thence N00°04'27"W, 597.71' to the point of BEGINNING, containing 48.53 acres.

Parcel 2:

BEGINNING at a set 1/2" by 18" iron pin with cap stamped "WINK 3492" along the south right-of-way line of Poplar Lane, said point being the northwest corner of Tract 2 of the Minor Subdivision Plat approved by Louisville and Jefferson County Planning Commission under Docket Number 170-01 and as recorded by General Warranty Deed of record in Deed Book 7727, Page 62, in the Office of the Clerk of Jefferson County, Kentucky; thence with said south right-of-way line N78°14'34"E, 327.44' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492", said point being the northeast corner of said Tract 2; thence leaving said south right-of-way line S00°04'27"E, 597.71' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492", said point being the southeast corner of said Tract 2; thence S74°48'02"W, 370.39' to an existing iron pin, said point being the southwest corner of said Tract 2; thence N15°19'56"W, 341.34' to a set 1/2" by 18" iron pin with cap stamped "WINK 3492"; thence N77°44'43"E, 202.77' to an existing 4" iron pipe; thence N15°40'34"W, 265.76' to the point of BEGINNING, containing 4.91 acres.

Due to Kentucky State Plane Coordinate System rotation and two distance errors, the recorded Minor Subdivision Plat differ from the surveyed properties.

The surveyed descriptions shown above is the same properties as described in First American Title Insurance Company's Title Commitment File No. 21055005, dated May 14, 2021.



LOCATION MAP
Not To Scale

TITLE DESCRIPTION

Parcel 1:

Being Tract 1 (consisting of 48.53 acres, more or less) as shown on that certain Minor Subdivision Plat, which was approved by the Louisville and Jefferson County Planning Commission on August 24, 2001 as Docket No. 170-01, attached to and made a part of General Warranty Deed of record in Deed Book 7727, Page 62, in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property acquired by Janet L. Kaufman by that certain Quitclaim Deed, dated December 20, 2012, of record in Deed Book 9996, Page 434, in the Office of the Clerk of Jefferson County, Kentucky.

Parcel 2:

Being Tract 2 as shown on that certain Minor Subdivision Plat, which was approved by the Louisville and Jefferson County Planning Commission on August 24, 2001 as Docket No. 170-01, attached to and made a part of General Warranty Deed of record in Deed Book 7727, Page 62, in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property acquired by Janet L. Kaufman by that certain Quitclaim Deed, dated February 24, 2012, of record in Deed Book 9884, Page 591, both in the Office of the Clerk of Jefferson County, Kentucky.

TITLE COMMITMENT NOTES

SCHEDULE BII

1. Land Design & Development, Inc. did not address this item.
2. Land Design & Development, Inc. addressed all known facts, rights, interests or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession in the Land.
3. Land Design & Development, Inc. addressed all known easements, encumbrances, or claims thereof, not shown by the Public Records, but did not address any liens.
4. Land Design & Development, Inc. addressed all known encroachments, encumbrances, violations, variations, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

5.–7. Land Design & Development, Inc. did not address these items.

8. Riparian rights incident to the premises are not on or touching subject properties.
9. Land Design & Development, Inc. did not address this item.
10. Parcel 1 and Parcel 2 are subject to Certificate of Land Use Restriction of record in Deed Book 7649, Page 609, but cannot be shown hereon.
11. Easement granted to Louisville Gas and Electric Company of record in Deed Book 3405, Page 438, affects Parcel 2 as shown hereon.
12. Easement granted to Louisville Gas and Electric Company of record in Deed Book 6680, Page 340, affects Parcel 2 as shown hereon.
13. Easement granted to Louisville Gas and Electric Company of record in Deed Book 7967, Page 548, affects Parcel 1 as shown hereon.
14. Easement granted to the City of Louisville, Kentucky and the Louisville Water Company of record in Deed Book 7211, Page 529, affects Parcel 1 and Parcel 2 as shown hereon.
15. Conditions, stipulations, restrictions, building lines and easements, together with incidental rights, as provided for on the Minor Subdivision Plat of record in Deed Book 7727, Page 62, are not on or touching subject property. (No new condition, stipulation, restriction, building line or easement was mentioned, created or granted by this document)

GENERAL NOTES

1. The easements shown on this plat are per Title Commitment File No. 21055005, dated May 14, 2021 and issued by First American Title Insurance Company.
2. By scaled map location and graphic plotting only, the subject property lies within Flood Zone "X", that is areas determined to be outside of the 0.2% annual chance floodplain, per Flood Insurance Rate Map Community and Panel Number 21111C0066F, with an effective date of February 26, 2021.
3. The reference meridian used on this plat to determine the directions of the survey lines were based on the Kentucky State Plane Coordinate System, North Zone 1601, NAD 1983, as observed from a GPS observation.
4. Unadjusted error of closure for this tract is 1:15,106. The unadjusted error of angular closure was 10 seconds per traverse angle turned. This tract has not been adjusted for closure. Survey was conducted by Random Traverse Method. This is an "Urban" Survey.
5. All common boundary lines between the interior parcels formerly lying within the property shown on this survey are contiguous and contain no gaps, gores or other open spaces.
6. The subject properties have direct access to and from POPLAR LANE, a duly dedicated and accepted public street.
7. There is no visible evidence of cemeteries on subject site.
8. Professional Liability Insurance policy obtained by the surveyor in the minimum amount of $1,000,000 to be in effect throughout the contract term. Certificate of Insurance shall be furnished upon request.

SURVEYOR'S CERTIFICATE

To: Leesa Ann Kaufman
First American 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, 7(a), 8, 9, 13, 14 and 19 of Table A thereof. The field work was completed on April 28, 2021.

STATE OF KENTUCKY
DAVID B. WINKLER
3492
LICENSED PROFESSIONAL LAND SURVEYOR

5-27-21

David B. Winkler, Professional Land Surveyor No. 3492 Date of Plat or Map
Contact Info: Phone (502) 426-9374 / Email winkler@ldd-inc.com

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: 21055plats.dwg
SCALE: 1"=100'
SURVEY DATE: 4/28/21
DRAWN BY: T.T./O.Z.
PLAT DATE: 5/27/21
CHECKED BY: D.B.W.

L D&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • LAND SURVEYING • LANDSCAPE ARCHITECTURE
503 KRAMER LANE, SUITE 201
LOUISVILLE, KENTUCKY 40243
PHONE: (502)426-9374

ALTA/NSPS LAND TITLE SURVEY

14400 POPLAR LANE, LOUISVILLE, KY 40299

OWNER:
LEESA ANN KAUFMAN

14400 POPLAR LANE, LOUISVILLE, KENTUCKY 40299-4838
DEED BOOK 9996, PAGE 434 - TAX BLOCK 40, LOT 136
DEED BOOK 9884, PAGE 588 - TAX BLOCK 40, LOT 493
DEED BOOK 9884, PAGE 591 - TAX BLOCK 40, LOT 493

JOB NO. 21050

SHEET 1 OF 1

G:\Current Projects\21050\dwg\Survey\21050alta.dwg 5/27/2021