

SOURCE OF BEARINGS:

BEARINGS SHOWN ARE CORRELATED WITH KENTUCKY STATE PLANE SOUTH ZONE COORDINATES, NAD 83, NAVD 88, GEOID 12B, OBTAINED IN THE FIELD AT THE TIME OF SURVEY FROM THE POINT OF INITIALIZATION UTILIZING THE KY VRS NETWORK.

GPS NOTE:

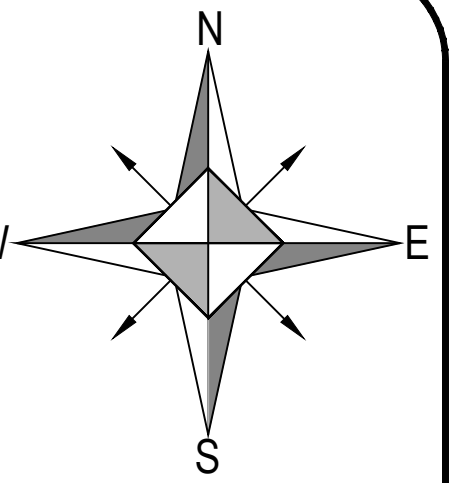
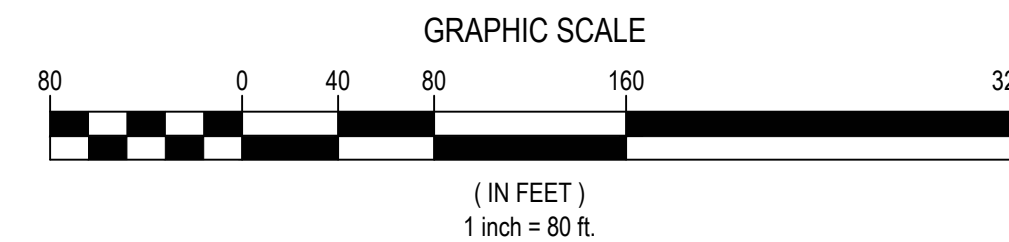
THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 BASE AND ROVER WITH GPS, GLONASS AND DUAL FREQUENCY CAPABILITIES. A BASE STATION WAS ESTABLISHED UTILIZING THE KENTUCKY VRS NETWORK, AND THE REMAINING SURVEY WAS CONDUCTED UTILIZING A REAL TIME KINEMATIC (RTK) BASE AND ROVER SETUP. A REDUNDANCY OF MEASUREMENTS WAS ALSO TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDED THE ACCURACY OF STANDARDS FOR AN RURAL SURVEY, AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 (4-0.10" + 200 PPM). ALL DATA WAS CORRELATED WITH KENTUCKY STATE PLANE COORDINATES SOUTH ZONE NAD 83, NAVD 88, GEOID 12B. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY IS 0.10.

ALTA/NSPS LAND TITLE SURVEY

THE ECONOMIC DEVELOPMENT PROPERTIES, INC PROPERTY

SURVEYOR'S NOTES & REFERENCES:

- FIELD WORK WAS COMPLETED ON DECEMBER 09, 2021.
- FEMA INFO: ACCORDING TO FEMA, THE SUBJECT PROPERTY LIES WITHIN ZONE X, "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AND ALSO WITHIN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON MAP NO. 21059C0257D AND MAP NO. 21059C0256D BOTH DATED 04/16/2009.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND MARKS MADE BY BLOOD HOUND UTILITY LOCATORS (A PRIVATE LOCATOR COMPANY) WORK ORDER #00186015. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEYOR HAS NOT MADE AN INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE FOR THIS TRACT OF LAND.
- THE CURRENT PROPERTY IS ZONED I-1, LIGHT INDUSTRIAL (PER ZONING LETTER FROM THE OWENSBORO METROPOLITAN PLANNING COMMISSION DATED 11-12-2021).
- THE NEAREST INTERSECTING STREET TO THE SUBJECT PARCEL IS LATROBE AVENUE AND CARTER ROAD.
- THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE PROPERTY HAS DIRECT ACCESS TO CARTER ROAD AND ACCESS TO AIRPAK DRIVE, BOTH DEDICATED PUBLIC RIGHT-OF-WAY.
- REFERENCE IS MADE TO A SUBDIVISION PLAT OF THE ECONOMIC DEVELOPMENT PROPERTIES, INC. SUBDIVISION BY CHARLES B. HESTER, PLS 4147, DATED FEBRUARY 14, 2017, RECORDED IN PLAT RECORD 46, PAGE 26 IN THE DAVIESS COUNTY CLERK'S OFFICE.
- NO MONUMENTS WERE SET BY SHAWNEE PROFESSIONAL SERVICES THIS SURVEY.



BEARINGS ARE REFERENCED TO KENTUCKY STATE PLANE COORDINATES - SOUTH ZONE NAD 83



901 NORTH DUQUOIN STREET
P.O. DRAWER 130
BENTON, ILLINOIS 62812
(618) 439-9447

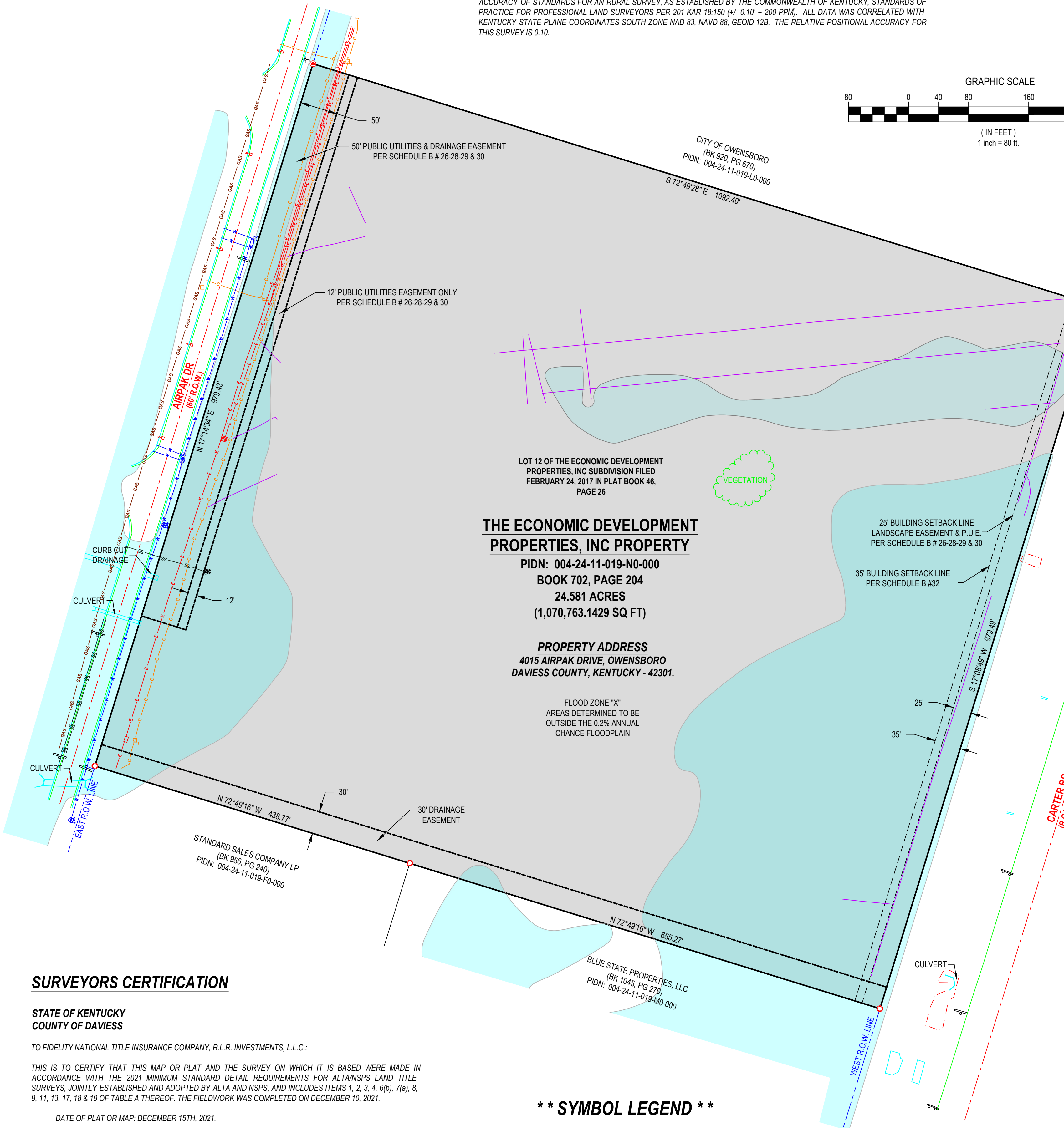
104 SOUTH 4TH STREET
P.O. BOX 125
VIENNA, ILLINOIS 62985
(618) 658-0065

TITLE COMMITMENT NOTES - ECONOMIC DEVELOPMENT PROPERTIES, INC. PROPERTY

FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE B PART II EXCEPTIONS

COMMITMENT/FILE NO. GLW2102167 EFFECTIVE DATE: NOVEMBER 30, 2021 AT 6:59 A.M.
[SURVEY NOTES IN RED]

- OIL AND GAS LEASE BY AND BETWEEN HENRY O'BRYAN AND MARY WILLIAMS O'BRYAN, HIS WIFE, ET AL., AND JAMES S. COLLINES, FILED OCTOBER 29, 1980, AND RECORDED IN MISCELLANEOUS BOOK 20, PAGE 370, OF THE DAVIESS COUNTY RECORDS.
[OIL AND GAS LEASES ARE EXPIRED AS OF AFFIDAVIT OF NON-PRODUCTION AND NON-DEVELOPMENT FILED MAY 16, 1997 IN DEED BOOK 673, PAGE 551 IN DAVIESS COUNTY]
- RIGHT-OF-WAY EASEMENT TO BIG RIVERS RURAL ELECTRIC COOPERATIVE CORPORATION, FILED JUNE 19, 1968, AND RECORDED IN DEED BOOK 372, PAGE 116, OF THE DAVIESS COUNTY RECORDS.
[LIES SOUTH OF SOUTHTOWN BOULEVARD AND DOES NOT AFFECT THE TARGET PROPERTY]
- RIGHT-OF-WAY EASEMENT TO BIG RIVERS RURAL ELECTRIC COOPERATIVE CORPORATION, FILED JUNE 19, 1968, AND RECORDED IN DEED BOOK 372, PAGE 124, OF THE DAVIESS COUNTY RECORDS.
[LIES SOUTH OF SOUTHTOWN BOULEVARD AND DOES NOT AFFECT THE TARGET PROPERTY]
- RIGHT-OF-WAY EASEMENT TO BIG RIVERS RURAL ELECTRIC COOPERATIVE CORPORATION, FILED JUNE 19, 1968, AND RECORDED IN DEED BOOK 372, PAGE 132, OF THE DAVIESS COUNTY RECORDS.
[LIES SOUTH OF SOUTHTOWN BOULEVARD AND DOES NOT AFFECT THE TARGET PROPERTY]
- RIGHT-OF-WAY EASEMENT TO BIG RIVERS RURAL ELECTRIC COOPERATIVE CORPORATION, FILED JUNE 19, 1968, AND RECORDED IN DEED BOOK 372, PAGE 140, OF THE DAVIESS COUNTY RECORDS.
[LIES SOUTH OF SOUTHTOWN BOULEVARD AND DOES NOT AFFECT THE TARGET PROPERTY]
- EASEMENT TO THE CITY UTILITY COMMISSION OF THE CITY OF OWENSBORO, KENTUCKY, FILED SEPTEMBER 25, 1961, AND RECORDED IN DEED BOOK 303, PAGE 566, OF THE DAVIESS COUNTY RECORDS.
[LIES IN THE SOUTHWEST CORNER OF THE INTERSECTION OF TAMARACK ROAD AND CARTER ROAD AND DOES NOT AFFECT THE TARGET PROPERTY]
- TRANSMISSION LINE EASEMENT TO GREEN RIVER RURAL ELECTRIC COOPERATIVE CORPORATION, FILED SEPTEMBER 19, 1952, AND RECORDED IN DEED BOOK 222, PAGE 124, OF THE DAVIESS COUNTY RECORDS.
[LIES SOUTH OF SOUTHTOWN BOULEVARD AND DOES NOT AFFECT THE TARGET PROPERTY]
- TRANSMISSION LINE EASEMENT TO GREEN RIVER RURAL ELECTRIC COOPERATIVE CORPORATION, FILED SEPTEMBER 19, 1952, AND RECORDED IN DEED BOOK 222, PAGE 128, OF THE DAVIESS COUNTY RECORDS.
[LIES SOUTH OF SOUTHTOWN BOULEVARD AND DOES NOT AFFECT THE TARGET PROPERTY]
- DEED OF AVIGATION EASEMENT AND AIRPORT SERVICITUDES TO THE CITY OF OWENSBORO MUNICIPAL IMPROVEMENT CORPORATION, FILED AUGUST 11, 1995, AND RECORDED IN DEED BOOK 651, PAGE 641, OF THE DAVIESS COUNTY RECORDS.
[AFFECTS ALL AIRSPACE ABOVE AN IMAGINARY PLANE OVER THE ENTIRE PREMISES AS DEFINED IN 14 CODE OF FEDERAL REGULATIONS PART 77]
- DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN DEED BOOK 673, PAGE 360, OF THE DAVIESS COUNTY RECORDS.
[AFFECTS THE ENTIRE PROPERTY]
- PERMANENT EASEMENT TO OWENSBORO MUNICIPAL UTILITIES OF THE CITY OF OWENSBORO, FILED NOVEMBER 18, 1981, AND RECORDED IN DEED BOOK 511, PAGE 545, OF THE DAVIESS COUNTY RECORDS.
[LIES NORTH OF TAMARACK ROAD AND DOES NOT AFFECT THE TARGET PROPERTY]
- PERMANENT RIGHT-OF-WAY TO THE COUNTY OF DAVIESS, COMMONWEALTH OF KENTUCKY, FILED SEPTEMBER 6, 1979, AND RECORDED IN DEED BOOK 491, PAGE 356, OF THE DAVIESS COUNTY RECORDS.
[WEST RIGHT-OF-WAY OF CARTER ROAD AND DOES NOT AFFECT THE TARGET PROPERTY]
- ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO ECONOMIC DEVELOPMENT PROPERTIES INCORPORATED, FILED MAY 28, 2014, AND RECORDED IN DEED BOOK 933, PAGE 991, OF THE DAVIESS COUNTY RECORDS.
[LIES ALONG THE NORTH RIGHT-OF-WAY OF SOUTHTOWN ROAD AND DOES NOT AFFECT THE TARGET PROPERTY]
- RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND/OR OTHER CONDITIONS AS SHOWN ON INSTRUMENT FILED AUGUST 11, 1995 AND RECORDED IN DEED BOOK 651, PAGE 601, OF THE DAVIESS COUNTY RECORDS.
[WEST RIGHT-OF-WAY OF CARTER ROAD AND DOES NOT AFFECT THE TARGET PROPERTY]
- RESTRICTIONS, BUILDING LINES, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 28, PAGE 374, OF DAVIESS COUNTY RECORDS.
[50' UTILITY & DRAINAGE EASEMENT & 12' UTILITY EASEMENT ALONG A PORTION OF THE WEST PROPERTY LINE AND A 25' BUILDING SET BACK & LANDSCAPE EASEMENT & P.U.E. ON THE EAST PROPERTY LINE AS SHOWN ON THE PLAT]
- RESTRICTIONS, BUILDING LINES, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 19, PAGE 18, OF DAVIESS COUNTY RECORDS.
[PLAT IS OF PROPERTY SOUTH OF TARGET PROPERTY. DOES NOT AFFECT THE TARGET PROPERTY]
- RESTRICTIONS, BUILDING LINES, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGE 185, OF DAVIESS COUNTY RECORDS.
[50' UTILITY & DRAINAGE EASEMENT & 12' UTILITY EASEMENT ALONG A PORTION OF THE WEST PROPERTY LINE AND A 25' BUILDING SET BACK & LANDSCAPE EASEMENT & P.U.E. ON THE EAST PROPERTY LINE AS SHOWN ON THE PLAT]
- RESTRICTIONS, BUILDING LINES, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 28, PAGE 401, OF DAVIESS COUNTY RECORDS.
[50' UTILITY & DRAINAGE EASEMENT & 12' UTILITY EASEMENT ALONG A PORTION OF THE WEST PROPERTY LINE AND A 25' BUILDING SET BACK & LANDSCAPE EASEMENT & P.U.E. ON THE EAST PROPERTY LINE AS SHOWN ON THE PLAT]
- RESTRICTIONS, BUILDING LINES, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 27, PAGE 167, OF DAVIESS COUNTY RECORDS.
[50' UTILITY & DRAINAGE EASEMENT & 12' UTILITY EASEMENT ALONG A PORTION OF THE WEST PROPERTY LINE AND A 25' BUILDING SET BACK & LANDSCAPE EASEMENT & P.U.E. ON THE EAST PROPERTY LINE AS SHOWN ON THE PLAT]
- RESTRICTIONS, BUILDING LINES, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 31, PAGE 279, OF DAVIESS COUNTY RECORDS.
[30' DRAINAGE EASEMENT ALONG THE SOUTHERN PROPERTY LINE AS SHOWN ON THE PLAT]
- RESTRICTIONS, BUILDING LINES, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 46, PAGE 26, OF DAVIESS COUNTY RECORDS.
[30' BUILDING SET BACK LINE ALONG THE WEST PROPERTY LINE AND A 35' BUILDING SET BACK LINE ALONG THE EAST PROPERTY LINE AS SHOWN ON THE PLAT]



THE ECONOMIC DEVELOPMENT PROPERTIES, INC PROPERTY

PIDN: 004-24-11-019-N0-000
BOOK 702, PAGE 204
24.581 ACRES
(1,070,763.1429 SQ FT)

PROPERTY ADDRESS
4015 AIRPAK DRIVE, OWENSBORO
DAVIESS COUNTY, KENTUCKY - 42301.

FLOOD ZONE "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**** LINE LEGEND ****

- IRON ROD FOUND
- PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE ROAD
- WATER SERVICE
- GAS LINE
- - - EDGE OF RIP-RAP
- EDGE OF PAVEMENT
- EDGE OF CONCRETE
- UNDERGROUND CABLE
- UNDERGROUND ELECTRIC
- SANITARY SEWER
- GPR ANOMALIES PER BLOOD HOUND UTILITY LOCATE

**** SYMBOL LEGEND ****

- SIGN
- LIGHT POLE
- TRANSFORMER
- T-PED
- SAN-SEWER MANHOLE VENT
- SANITARY SEWER MANHOLE
- HYDRANT
- WATER VALVE
- WATER METER
- AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SURVEYORS CERTIFICATION

STATE OF KENTUCKY
COUNTY OF DAVIESS

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY, R.L.R. INVESTMENTS, L.L.C.:

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, 6(b), 7(a), 8, 9, 11, 13, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 10, 2021.

DATE OF PLAT OR MAP: DECEMBER 15TH, 2021.

(Signature)



MITCHELL R. GARRETT - KY PROFESSIONAL LAND SURVEYOR NO. 3562
LICENSE EXPIRES: 11/30/2022
FIELDWORK COMPLETED: 12/10/2021
FIRM LICENSE #: 184-002344

ALTA/NSPS LAND TITLE SURVEY
THE ECONOMIC DEVELOPMENT PROPERTIES, INC PROPERTY
4015 AIRPAK DRIVE, OWENSBORO DAVIESS COUNTY, KENTUCKY - 42301.

Revisions

#	Date	Note

Drafted by: K FIELD
Project Manager: K FIELD
Date: 12/15/2021
Reviewed by: MRG
Scale: 1"=80'
Job Number: 2021-408
Sheet: 1 OF 1

Drawing Status
 Preliminary Drawing
 Final Drawing
Requested By:



This Professional Service Conforms To The Current Kentucky Minimum Standards of Practice Applicable To Boundary Surveys.