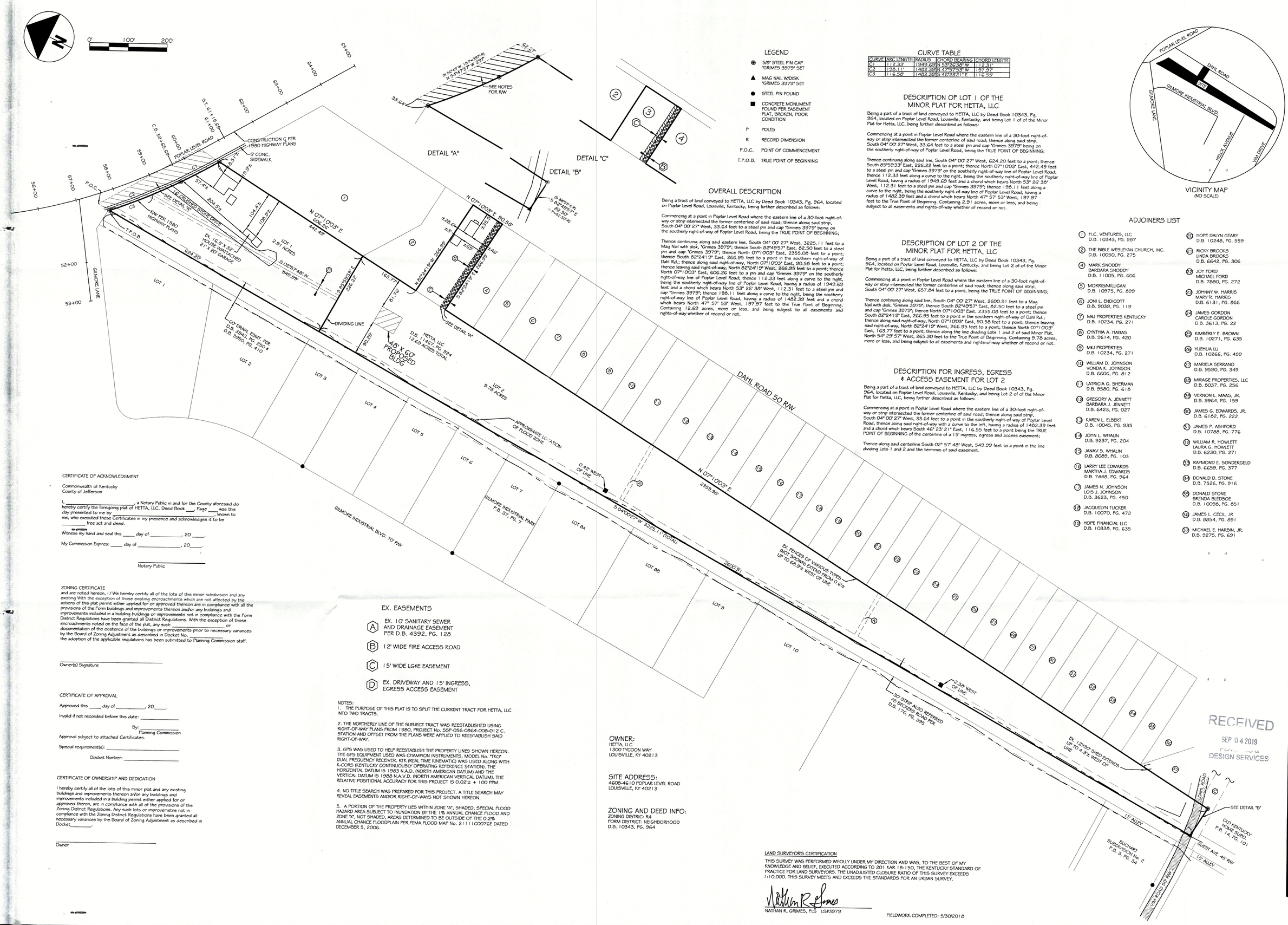

OVERALL DESCRIPTION

Being a tract of land conveyed to HETTA, LLC by Deed Book 10343, Pg. 964, located on Poplar Level Road, Louisville, Kentucky, being further described as follows:

Commencing at a point in Poplar Level Road where the eastern line of a 30-foot right-of-way or strip intersected the former centerline of said road; thence along said strip, South 04° 00' 27" West, 33.64 feet to a steel pin and cap "Grimes 3979" being on the southerly right-of-way of Poplar Level Road, being the TRUE POINT OF BEGINNING;

Thence continuing along said eastern line, South 04° 00' 27" West, 3225.11 feet to a Mag Nail with disk, "Grimes 3979"; thence South 82°49'57" East, 82.50 feet to a steel pin and cap "Grimes 3979"; thence North 07°10'03" East, 2355.08 feet to a point; thence South 82°24'19" East, 266.95 feet to a point in the southern right-of-way of Dahl Rd.; thence along said right-of-way, North 07°10'03" East, 90.58 feet to a point; thence leaving said right-of-way, North 82°24'19" West, 266.95 feet to a point; thence North 07°10'03" East, 606.26 feet to a pin and cap "Grimes 3979" on the southerly right-of-way line of Poplar Level Road; thence 112.33 feet along a curve to the right, being the southerly right-of-way line of Poplar Level Road, having a radius of 1949.69 feet and a chord which bears North 53° 26' 38" West, 112.31 feet to a steel pin and cap "Grimes 3979"; thence 198.11 feet along a curve to the right, being the southerly right-of-way line of Poplar Level Road, having a radius of 1462.39 feet and a chord which bears North 47° 57' 53" West, 197.97 feet to the True Point of Beginning. Containing 12.69 acres, more or less, and being subject to all easements and rights-of-way whether of record or not.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	112.33'	1949.69'	N 53°26'38" W	112.31'
C2	198.11'	1462.39'	N 47°57'53" W	197.97'
C3	116.58'	1462.39'	S 46°23'21" E	116.55'

DESCRIPTION OF LOT 1 OF THE MINOR PLAT FOR HETTA, LLC

Being a part of a tract of land conveyed to HETTA, LLC by Deed Book 10343, Pg. 964, located on Poplar Level Road, Louisville, Kentucky, and being Lot 1 of of the Minor Plat for Hetta, LLC, being further described as follows:

Commencing at a point in Poplar Level Road where the eastern line of a 30-foot right-of-way or strip intersected the former centerline of said road; thence along said strip, South 04° 00' 27" West, 33.64 feet to a steel pin and cap "Grimes 3979" being on the southerly right-of-way of Poplar Level Road, being the TRUE POINT OF BEGINNING;

Thence continuing along said line, South 04° 00' 27" West, 624.20 feet to a point; thence South 85°59'33" East, 226.22 feet to a point; thence North 07°10'03" East, 442.49 feet to a steel pin and cap "Grimes 3979" on the southerly right-of-way line of Poplar Level Road; thence 112.33 feet along a curve to the right, being the southerly right-of-way line of Poplar Level Road, having a radius of 1949.69 feet and a chord which bears North 53° 26' 38" West, 112.31 feet to a steel pin and cap "Grimes 3979"; thence 198.11 feet along a curve to the right, being the southerly right-of-way line of Poplar Level Road, having a radius of 1462.39 feet and a chord which bears North 47° 57' 53" West, 197.97 feet to the True Point of Beginning. Containing 2.91 acres, more or less, and being subject to all easements and rights-of-way whether of record or not.

DESCRIPTION OF LOT 2 OF THE MINOR PLAT FOR HETTA, LLC

Being a part of a tract of land conveyed to HETTA, LLC by Deed Book 10343, Pg. 964, located on Poplar Level Road, Louisville, Kentucky, and being Lot 2 of of the Minor Plat for Hetta, LLC, being further described as follows:

Commencing at a point in Poplar Level Road where the eastern line of a 30-foot right-of-way or strip intersected the former centerline of said road; thence along said strip, South 04° 00' 27" West, 657.84 feet to a point, being the TRUE POINT OF BEGINNING;

Thence continuing along said line, South 04° 00' 27" West, 2600.91 feet to a Mag Nail with disk, "Grimes 3979"; thence South 82°49'57" East, 82.50 feet to a steel pin and cap "Grimes 3979"; thence North 07°10'03" East, 2355.08 feet to a point; thence South 82°24'19" East, 266.95 feet to a point in the southern right-of-way of Dahl Rd.; thence along said right-of-way, North 07°10'03" East, 90.58 feet to a point; thence leaving said right-of-way, North 82°24'19" West, 266.95 feet to a point; thence North 07°10'03" East, 163.77 feet to a point; thence along the line dividing Lots 1 and 2 of said Minor Plat, North 54° 29' 57" West, 265.30 feet to the True Point of Beginning. Containing 9.78 acres, more or less, and being subject to all easements and rights-of-way whether of record or not.

DESCRIPTION FOR INGRESS, EGRESS & ACCESS EASEMENT FOR LOT 2

Being a part of a tract of land conveyed to HETTA, LLC by Deed Book 10343, Pg. 964, located on Poplar Level Road, Louisville, Kentucky, and being Lot 2 of of the Minor Plat for Hetta, LLC, being further described as follows:

Commencing at a point in Poplar Level Road where the eastern line of a 30-foot right-of-way or strip intersected the former centerline of said road; thence along said strip, South 04° 00' 27" West, 33.64 feet to a point in the southerly right-of way of Poplar Level Road, thence along said right-of-way with a curve to the left, having a radius of 1462.39 feet and a chord which bears South 46° 23' 21" East, 116.55 feet to a point being the TRUE POINT OF BEGINNING of the centerline of a 15' ingress, egress and access easement;

Thence along said centerline South 02° 57' 48" West, 549.99 feet to a point in the line dividing Lots 1 and 2 and the terminus of said easement.

VICINITY MAP
(NO SCALE)

ADJOINERS LIST

1. H.C. VENTURES, LLC D.B. 10343, PG. 987
2. THE BIBLE WESLEYAN CHURCH, INC. D.B. 10050, PG. 275
4. MARK SNODDY BARBARA SNODDY D.B. 11005, PG. 606
5. MORRIS/MILLIGAN D.B. 10975, PG. 899
6. JONI L. ENDICOTT D.B. 9039, PG. 119
7. M&J PROPERTIES KENTUCKY D.B. 10234, PG. 271
8. CYNTHIA A. HABAS D.B. 9614, PG. 420
9. M&J PROPERTIES D.B. 10234, PG. 271
10. WILLIAM D. JOHNSON VONDA K. JOHNSON D.B. 6606, PG. 812
11. LATRICIA G. SHERMAN D.B. 9580, PG. 618
12. GREGORY A. JENNETT BARBARA J. JENNETT D.B. 6423, PG. 027
13. KAREN L. ELBERT D.B. 10045, PG. 935
14. JOHN L. WHALIN D.B. 9237, PG. 204
15. JANAV S. WHALIN D.B. 8089, PG. 103
16. LARRY LEE EDWARDS MARTHA J. EDWARDS D.B. 7448, PG. 364
17. JAMES N. JOHNSON LOIS J. JOHNSON D.B. 3623, PG. 450
18. JACQUELYN TUCKER D.B. 10070, PG. 472
19. HOPE FINANCIAL LLC D.B. 10338, PG. 635
20. HOPE DALYN GEARY D.B. 10248, PG. 559
21. RICKY BROOKS LINDA BROOKS D.B. 6642, PG. 306
22. JOY FORD MICHAEL FORD D.B. 7880, PG. 272
23. JOHNNY W. HARRIS MARY R. HARRIS D.B. 6131, PG. 866
24. JAMES GORDON CAROLE GORDON D.B. 3613, PG. 22
25. KIMBERLY E. BROWN D.B. 10271, PG. 635
26. YUEHUA LU D.B. 10266, PG. 499
27. MARIELA SERRANO D.B. 9590, PG. 349
28. MIRAGE PROPERTIES, LLC D.B. 8037, PG. 256
29. VERNON L. MAAS, JR. D.B. 9964, PG. 159
50. JAMES G. EDWARDS, JR. D.B. 6182, PG. 222
51. JAMES P. ASHFORD D.B. 10788, PG. 776
52. WILLIAM R. HOWLETT LAURA G. HOWLETT D.B. 6230, PG. 271
53. RAYMOND E. SONDERGELD D.B. 6659, PG. 377
54. DONALD D. STONE D.B. 7526, PG. 916
55. DONALD STONE BRENDA BLEDSOE D.B. 10098, PG. 851
56. JAMES L. CECIL, JR D.B. 8854, PG. 891
57. MICHAEL E. HARBIN, JR. D.B. 9275, PG. 691

CERTIFICATE OF ACKNOWLEDGMENT

Commonwealth of Kentucky
County of Jefferson

I, _____, a Notary Public in and for the County aforesaid do hereby certify the foregoing plat of HETTA, LLC, Deed Book ___, Page ___ was this day presented to me by _____, known to me, who executed these Certificates in my presence and acknowledges it to be _____ free act and deed.

Witness my hand and seal this ____ day of _____, 20 ____.

My Commission Expires: ____ day of _____, 20____.

_____
Notary Public

ZONING CERTIFICATE
and are noted hereon, I / We hereby certify all of the lots of this minor subdivision and any existing With the exception of those existing encroachments which are not affected by the actions of this plat permit either applied for or approved thereon are in compliance with all the provisions of the Form buildings and improvements thereon and/or any buildings and improvements included in a building buildings or improvements not in compliance with the Form Distnct Regulations have been granted all Distnct Regulations. With the exception of those encroachments noted on the face of the plat, any such _____ or documentation of the existence of the buildings or improvements pnor to necessary vanances by the Board of Zoning Adjustment as described in Docket No. _____ the adoption of the applicable regulations has been submitted to Planning Commission staff.

_____
Owner(s) Signature

CERTIFICATE OF APPROVAL

Approved this ____ day of _____, 20____.

Invalid if not recorded before this date: _____

By: _____
Planning Commission

Approval subject to attached Certificates.

Special requirement(s): _____

Docket Number: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify all of the lots of this minor plat and any existing buildings and improvements thereon and/or any buildings and improvements included in a building permit either applied for or approved thereon, are in compliance with all of the provisions of the Zoning Distnct Regulations. Any such lots or improvemetns not in compliance with the Zoning Distnct Regulations have been granted all necessary vanances by the Board of Zoning Adjustment as described in Docket_____.

_____
Owner

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO SPLIT THE CURRENT TRACT FOR HETTA, LLC INTO TWO TRACTS.

2. THE NORTHERLY LINE OF THE SUBJECT TRACT WAS REESTABLISHED USING RIGHT-OF-WAY PLANS FROM 1980, PROJECT No. 55P-056-0864-008-012 C. STATION AND OFFSET FROM THE PLANS WERE APPLIED TO REESTABLISH SAID RIGHT-OF-WAY.

3. GPS WAS USED TO HELP REESTABLISH THE PROPERTY LINES SHOWN HEREON. THE GPS EQUIPMENT USED WAS CHAMPION INSTRUMENTS, MODEL No. "TKO" DUAL FREQUENCY RECEIVER. RTK (REAL TIME KINEMATIC) WAS USED ALONG WITH K-CORS (KENTUCKY CONTINUOUSLY OPERATING REFERENCE STATION). THE HORIZONTAL DATUM IS 1983 N.A.D. (NORTH AMERICAN DATUM) AND THE VERTICAL DATUM IS 1988 N.A.V.D. (NORTH AMERICAN VERTICAL DATUM). THE RELATIVE POSITIONAL ACCURACY FOR THIS PROJECT IS 0.02'± + 100 PPM.

4. NO TITLE SEARCH WAS PREPARED FOR THIS PROJECT. A TITLE SEARCH MAY REVEAL EASEMENTS AND/OR RIGHT-OF-WAYS NOT SHOWN HEREON.

5. A PORTION OF THE PROPERTY LIES WITHIN ZONE "A", SHADED, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AND ZONE "X", NOT SHADED, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD MAP No. 21111C0076E DATED DECEMBER 5, 2006.

LAND SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PERFORMED WHOLLY UNDER MY DIRECTION AND WAS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, EXECUTED ACCORDING TO 201 KAR 18:150, THE KENTUCKY STANDARD OF PRACTICE FOR LAND SURVEYORS. THE UNADJUSTED CLOSURE RATIO OF THIS SURVEY EXCEEDS 1:10,000. THIS SURVEY MEETS AND EXCEEDS THE STANDARDS FOR AN URBAN SURVEY.

NATHAN R. GRIMES, PLS LS#3979

FIELDWORK COMPLETED: 5/30/2018

STATE OF KENTUCKY
NATHAN R. GRIMES
3979
LICENSED PROFESSIONAL LAND SURVEYOR

RENAISSANCE DESIGN BUILD, INC.
1012 South Fourth Street
Louisville, kentucky 40203
Tel: 502-424-8373 Fax: 502-587-0931
www.renaissancedesignbuild.com

MINOR SUBDIVISION PLAT OF HETTA,LLC
4608-4610 POPLAR LEVEL ROAD
LOUISVILLE, KY 40213

DATE: 9/3/19
DRAWN BY: D.Grimes
CHECKED BY: N. Grimes
APPROVED BY: N. Grimes

REVISIONS:

SCALE: 1" = 100'
JOB NO.: 2018-029

SHEET NUMBER:
1