

BELOW LISTED ARE THE RECORD DOCUMENTS PROVIDED BY JOSEPH H. COHEN, ATTORNEY ON JULY 15, 2016 AND ARE THE BASIS FOR THE SURVEY SHOWN HEREON

DEED BOOK 7622 PAGE 706

THE VESTING DEED TO BURDORF PROPERTIES, LLC. THE LEGAL DESCRIPTION CONTAINED IN THIS DEED IS THE BASIS OF THE SURVEY SHOWN HEREON.

DEED BOOK 9754 PAGE 447

IN THIS DEED, LOUISVILLE GAS AND ELECTRIC COMPANY RELEASES AND CONVEYS A PORTION OF AN EXISTING ELECTRIC EASEMENT, ORIGINALLY GRANTED IN DEED BOOK 7731, PAGE 541, TO BURDORF PROPERTIES, LLC. THIS PLAT REFLECTS THE RELEASED EASEMENT.

DEED BOOK 7735, PAGE 249

IN THIS DEED, BURDORF PROPERTIES, LLC CONVEYS A 25 FOOT WIDE ELECTRIC AND TELECOMMUNICATIONS EASEMENT. THE EASEMENT LOCATION IS DESCRIBED AS BEING ALONG THE CENTERLINE OF THE POLE LINE, AS CONSTRUCTED. HOWEVER, NO OTHER DESCRIPTION OR DRAWING IS CONTAINED IN THE DEED. THEREFORE, THE SURVEYOR IS UNABLE TO IDENTIFY THE LOCATION OF THIS EASEMENT AND SAID EASEMENT IS NOT SHOWN HEREON.

STATEMENT ON PRECISION & MEASUREMENTS

THIS SURVEY WAS PERFORMED BY THE RANDOM TRAVERSE METHOD. THE UNADJUSTED LINEAR ERROR OF CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1 PART IN 23,623. THE TRAVERSE HAS NOT BEEN ADJUSTED. ALL BEARINGS & DIST. SHOWN HEREON ARE MEASURED VALUES.

SURVEY CLASSIFICATION

THIS SURVEY AND PLAT MEETS OR EXCEEDS THE TECHNICAL STANDARDS FOR AN URBAN CLASS SURVEY IN ACCORDANCE WITH 201 KAR 18.150.

DRAWING REFERENCE BEARING

THE BASIS OF THE REFERENCE BEARING USED ON THIS DRAWING, TO DETERMINE THE DIRECTIONS OF SHOWN SURVEY LINES, WAS THE EAST BOUNDARY LINE OF THE TRACT OF LAND CONVEYED TO PAMELA C. BRELAND, TRUSTEE, DEED RECORDED IN BOOK 7678, PAGE 439. THIS BEARING IS N00°41'30"E.

EXCEPTIONS TO SURVEY

THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, CONVEYANCES AND RESTRICTIONS THAT A TITLE EXAMINATION WOULD REVEAL. NO TITLE REPORT WAS PROVIDED TO SURVEYOR.

MINIMUM BUILDING SETBACK REQUIREMENTS FOR C-2

FRONT 0'
SIDE 0'
REAR 5'

LEGEND

- BOUNDARY LINE OF SUBJECT TRACT
- BOUNDARY LINE (BY DEED)
- - - RETIRED BOUNDARY LINE (P.B. 1 PG. 140)
- - - ZONING DISTRICT BOUNDARY LINE
- ROADWAY CENTERLINE
- - - EASEMENT LINE (TYPE NOTED)
- EXISTING 6" WOOD PRIVACY FENCE
- OVERHEAD UTILITY LINES
- GUY AND ANCHOR FOR UTILITY POLE
- WM — EXISTING WATER MAIN
- SAN — EXISTING SANITARY SEWER LINE
- EXISTING UTILITY POLE
- T — EXISTING UNDERGROUND TELECOMM. LINE
- SMH — EXISTING SANITARY SEWER MANHOLE
- G.M. — EXISTING GAS METER
- G.V. — EXISTING GAS VALVE
- F.H. — EXISTING FIRE HYDRANT
- W.M. — EXISTING WATER METER
- TELE — EXISTING TELECOMM. PEDESTAL
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- CB — EXISTING STORMWATER CURB BOX INLET
- DBI — EXISTING STORMWATER DROP BOX INLET
- FD — EXISTING FIBER OPTIC LINE
- STORM — EXISTING STORM SEWER
- KEY FOR BOUNDARY MONUMENT

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND PLAT WERE MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS OF THE BOUNDARY LINES AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEET OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

Morris A. Talbott 9-26-2016
MORRIS A. TALBOTT, KY PLS #2421 DATE
319 TUCKER STATION ROAD, LOUISVILLE, KY 40243
(502) 244-3876 oels@bellsouth.net

MONUMENTS

- ⊕ 1/2" DIAMETER REBAR, 18" LONG (SET) - WITH PLASTIC CAP STAMPED "TALBOTT-2421"
- ⊕ MAGNETIC NAIL (SET) - WITH METAL WASHER STAMPED "TALBOTT-2421"
- ⊕ RAIL ROAD SPIKE (FOUND) - IN ASPHALT PAVEMENT ON LINE AT 251.40'
- ⊕ CUT "X" (THIS SURVEY) - IN CONCRETE SIDEWALK AREA
- ⊕ PK NAIL (FOUND) - BENEATH EXISTING ASPHALT SURFACE
- ⊕ CALCULATED CORNER - NO MONUMENT SET
- ⊕ W.V. WATER VALVE
- ⊕ W.M. WATER METER
- ⊕ PK NAIL (FOUND) - IN EXISTING ASPHALT PAVEMENT ON LINE AT 38.65'

ABBREVIATIONS

- DBI STORM WATER DROP BOX INLET
- CBI STORM WATER CURB BOX INLET
- G.V. GAS VALVE
- G.M. GAS METER
- W.V. WATER VALVE
- W.M. WATER METER

PRELIMINARY APPROVAL DEVELOPMENT PLAN

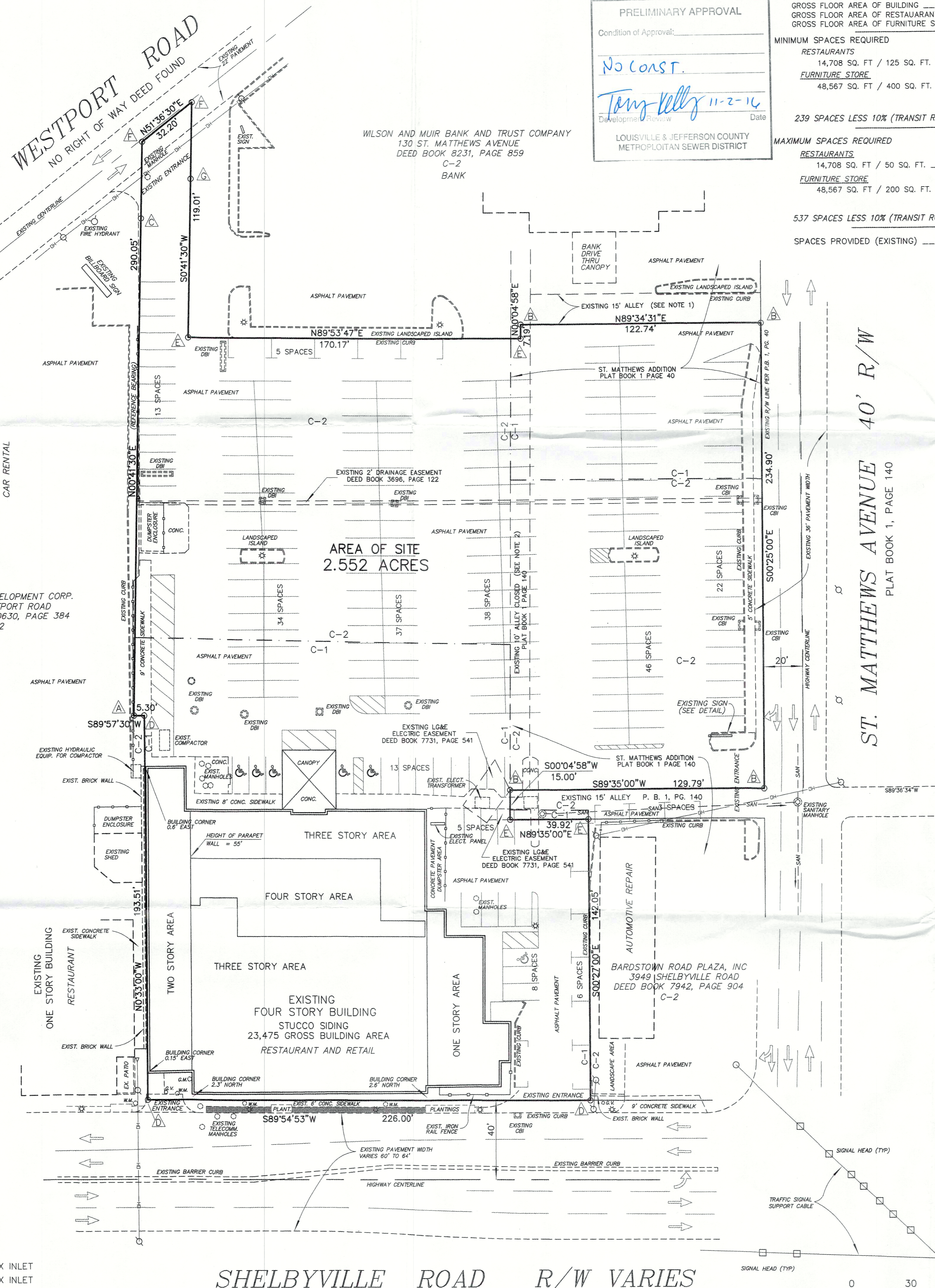
CONDITIONS: City of St. Matthews approval required.

BY: *Benny Mallett*
DATE: 11-2-16
LOUISVILLE/JEFFERSON COUNTY METRO PUBLIC WORKS

LOUISVILLE METRO APPROVED DISTRICT DEVELOPMENT PLAN
DOCKET NO. 16 ZONE 1055
APPROVAL DATE 3/28/17
EXPIRATION DATE 3/28/19
SIGNATURE OF PLANNING COMMISSION
Benny Mallett
PLANNING COMMISSION

NOTICE
PERMITS SHALL BE ISSUED ONLY IN PERFORMANCE WITH THE BUILDING ELEMENTS OF THIS DISTRICT DEVELOPMENT PLAN.

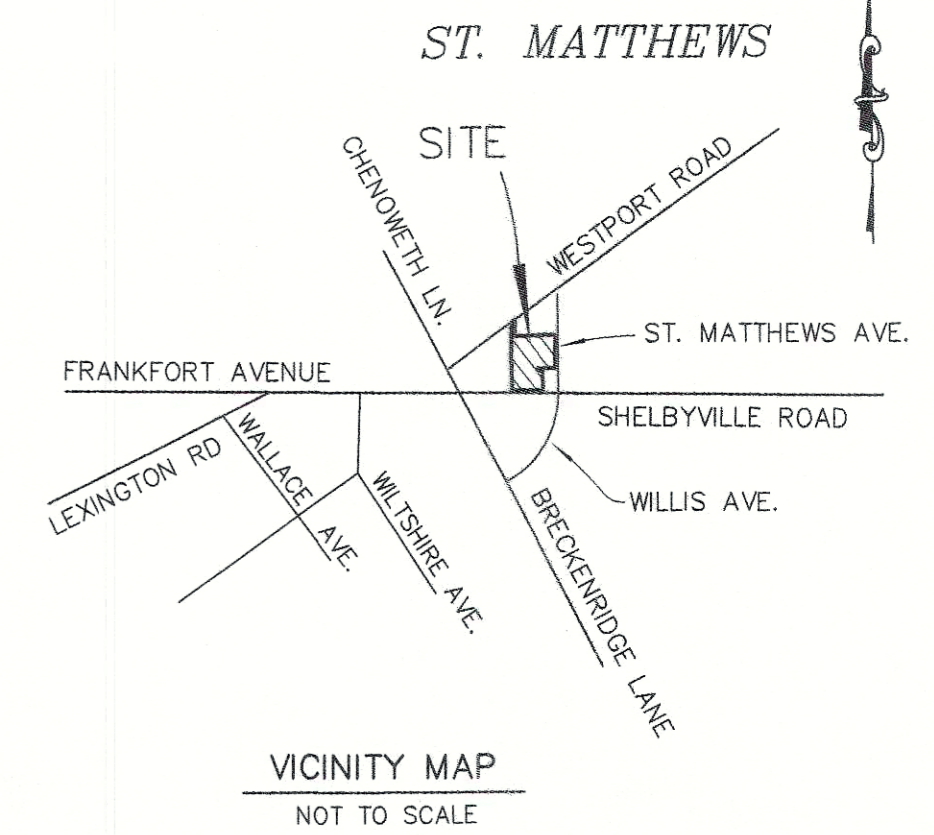
STATE OF KENTUCKY
MORRIS A. TALBOTT
2421
LICENSED PROFESSIONAL LAND SURVEYOR



PRELIMINARY APPROVAL
Condition of Approval:
No Const.
Tony Kelly 11-2-16
Date

PARKING CALCULATION

GROSS FLOOR AREA OF BUILDING	63,275 SQ. FT.
GROSS FLOOR AREA OF RESTAURANTS	14,708 SQ. FT.
GROSS FLOOR AREA OF FURNITURE STORE	48,567 SQ. FT.
MINIMUM SPACES REQUIRED	
RESTAURANTS	118 SPACES
FURNITURE STORE	121 SPACES
239 SPACES LESS 10% (TRANSIT ROUTE)	215 SPACES
MAXIMUM SPACES REQUIRED	
RESTAURANTS	294 SPACES
FURNITURE STORE	243 SPACES
537 SPACES LESS 10% (TRANSIT ROUTE)	483 SPACES
SPACES PROVIDED (EXISTING)	230 SPACES



NOTES

1. THE ALLEY LOCATED ON THE WILSON AND MUIR BANK PROPERTY AND ADJOINS THE BURDORF PROPERTIES, LLC IS SHOWN ON AN UNRECORDED PLAT OF OF SURVEY FOR THE BACONS PROPERTY (NOW BURDORF, LLC PROPERTY), PREPARED BY H.E. RUDY, ENGINEERS AND LAND SURVEYORS, PLAT DATED MARCH 19, 2001 (NO TITLE SOURCE GIVEN). THIS ALLEY IS NOT SHOWN ON THE RECORDED PLAT OF ST. MATTHEWS ADDITION AS RECORDED IN PLAT BOOK 1 PAGE 140. NO OTHER RECORD FOUND.
2. THE NORTH - SOUTH RUNNING ALLEY SHOWN HEREON AND CREATED ON THE PLAT OF ST. MATTHEWS ADDITION (PLAT BOOK 1, PAGE 140) WAS CLOSED PER CIVIL ACTION 89-CI-06964, HOWEVER, UTILITY COMPANIES HAVE RESERVED THE RIGHT TO SERVICE ANY LINES WHICH MAY EXIST IN THE AREA OF THE ALLEY.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. ACCESS TO THIS PROPERTY IS FROM SHELBYVILLE ROAD, WESTPORT ROAD AND ST. MATTHEWS AVENUE, ALL BEING PUBLIC ROADWAYS.
5. PARKING STALLS SHOWN HEREON DEPICT THE EXISTING LAYOUT. TYPICAL STALL WIDTH IS 9' WITH 24' AISLE WIDTH.
6. UNDERGROUND UTILITIES WERE NOT MARKED OR LOCATED ON THIS PROPERTY; THEREFORE, ALL UTILITIES MAY NOT BE SHOWN. VISIBLE UTILITIES ARE SHOWN HEREON. ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY.
7. NO CEMETERIES OR BURIAL GROUNDS ARE EVIDENT ON THIS SITE.
8. NO SOLID WASTE OR DUMP SITES WERE OBSERVED ON THE SUBJECT PROPERTY.
9. THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP No. 21111C0029E. FIRM MAP DATE: 12-5-2006
10. THIS SITE IS ZONED C-1 AND C-2 AND IS SUBJECT TO LOUISVILLE METRO COMPREHENSIVE ZONING REGULATIONS.
11. NO WETLANDS OR POTENTIALLY HYDRIC SOIL EXISTS ON THIS SITE PER A REVIEW OF THE METROPOLITAN SEWER DISTRICT (LOCAL REGULATORY AGENCY) WEBSITE.
12. THE REFERENCED BOUNDARY DESCRIPTION MATHEMATICALLY CLOSES.
13. NO NEW CONSTRUCTION IS PROPOSED WITH THIS PLAN.

SITE SUMMARY

ADDRESS OF SITE	MULTIPLE ADDRESSES 3937, 3939 SHELBYVILLE ROAD 124, 126, 128 ST. MATTHEWS AVE.
TITLE SOURCE	DEED BOOK 7622, PAGE 706
PVA PARCEL No.	0019-0259-0000
GROSS AREA OF SITE	2,552 ACRES (111,165 S.F.)
EXISTING ZONING DISTRICT	C-1 AND C-2
PROPOSED ZONING DISTRICT	C-2
EXISTING FORM DISTRICT	N/A (IN CITY OF ST. MATTHEWS)
EXISTING USE	RESTAURANT/ RETAIL
GROSS BUILDING AREA (FOOTPRINT)	23,475 S.F. (EXCLUDING CANOPY)
GROSS BUILDING AREA (ALL FLOORS)	63,275 S.F. (PER PVA)
EXISTING PARKING SPACES	239 SPACES
FLOOR AREA RATIO	0.57
HEIGHT OF BUILDING	55' (FOURTH FLOOR PARAPET)

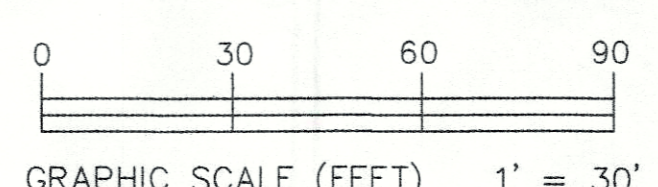
RECEIVED
OCT 14 2016
PLANNING & DESIGN SERVICES

GENERAL DISTRICT DEVELOPMENT PLAN

BURDORF PROPERTIES, LLC
(OWNER AND CLIENT)
2806 NEWBURG ROAD
LOUISVILLE, JEFFERSON COUNTY, KY 40205
DEED BOOK 7622 PAGE 706
(RECORDED: APRIL 5, 2001)
SITE ADDRESS: 124 ST. MATTHEWS AVENUE
ZONING DISTRICT: C-1 AND C-2
PVA PARCEL: 001902590000
FORM DISTRICT: N/A

Advanced
Civil Engineering
Land Surveying
319 TUCKER STATION ROAD
LOUISVILLE, KENTUCKY 40243
(502) 244-3876

PLAT SCALE: 1 INCH EQUALS 30 FEET.
DATE OF FIELD WORK 6-17-2016 REV. 7-25-16; 8-5-16; 9-17-16
DATE DRAWN 6-25-2016 FILE: C:\JOBS2016 BURDORF-ST. MATTHEWS.DWG



SHELBYVILLE ROAD R/W VARIES

DEED BOOK 1630, PAGE 578
DEED BOOK 1633, PAGE 454