

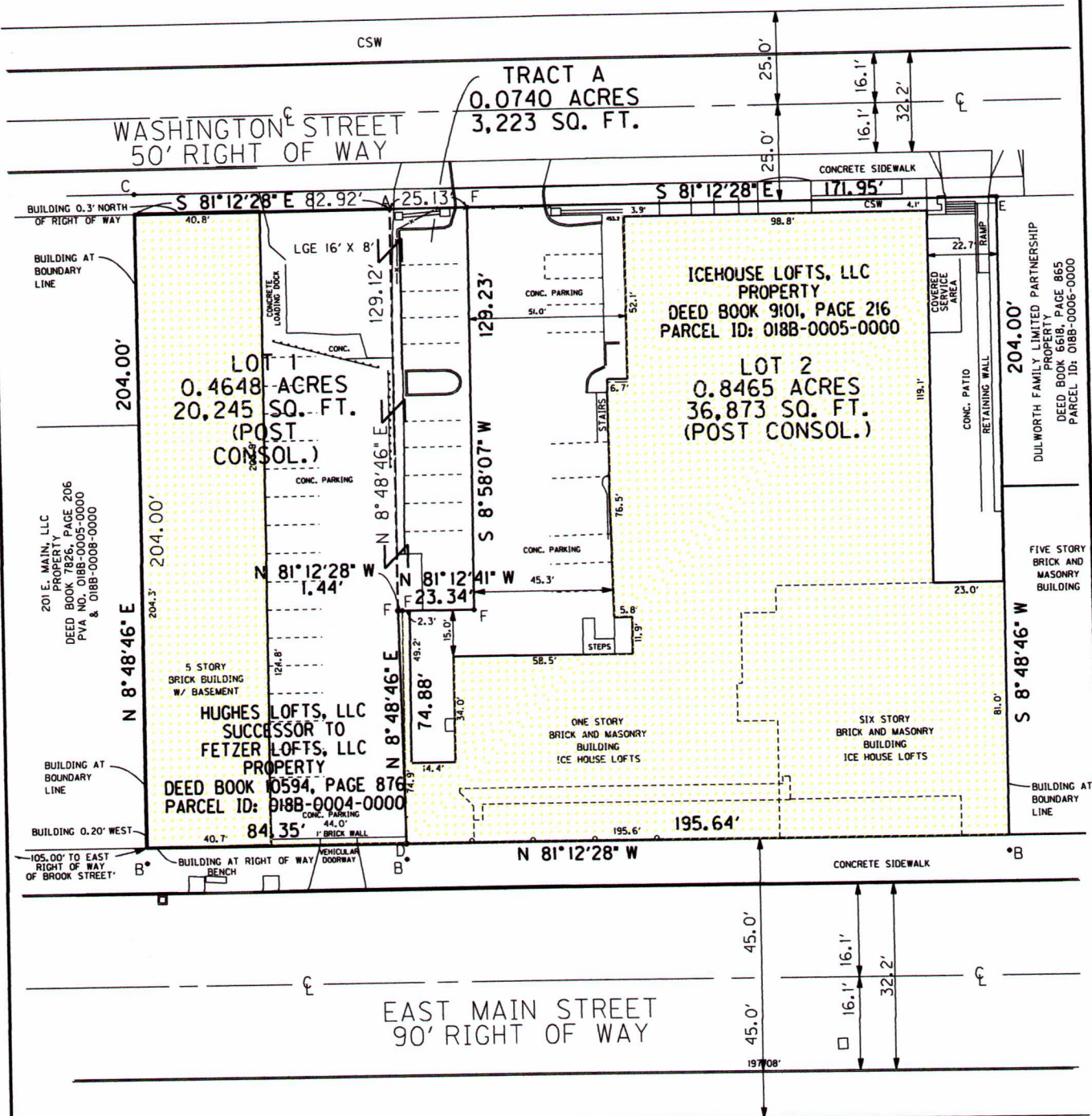
SURVEYOR'S CERTIFICATION

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS SURVEY PLAT WAS PREPARED FROM ACTUAL SURVEY. THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN SURVEY ESTABLISHED BY KENTUCKY ADMINISTRATIVE REGULATION, 201 KAR 18:150, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS.

WILLMOTH INTERNATIONAL, PSC
MARK L. WILLMOTH, KYPLS 2852
PRESIDENT

DATE OF FIELD SURVEY: SEPTEMBER 6, 2017
DATE OF SURVEY: OCTOBER 12, 2017

10/12/2017
DATE



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SHIFT LOT LINES BY SUBDIVIDING TRACT A FROM LOT 2 AND CONSOLIDATING TRACT A WITH LOT 1.

SURVEY FOR PROPERTY OWNER'S SHOWN HEREON

C3 ZONING; DOWNTOWN FORM DISTRICT



CERTIFICATE OF APPROVAL

APPROVED THIS _____ DAY OF _____, 20____
INVALID IF NOT RECORDED BEFORE THIS DATE: _____
BY: _____
LOUISVILLE METRO PLANNING COMMISSION
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.
SPECIAL REQUIREMENT(S): _____
DOCKET NO. _____

DATE OF PREPARATION SEPTEMBER 20, 2017
MINOR SUBDIVISION PLAT

HUGHES LOFTS, LLC
209 E. MAIN ST.
ICEHOUSE LOFTS, LLC
PROPERTY
217 E. MAIN ST.
LOUISVILLE, KY 40202

SHEET NO. 1 OF 3
0' 50' 100'
SCALE IN FEET
GRAPHIC SCALE 1"=50'

WI:2017054

WILLMOTH INTERNATIONAL, PSC
PROFESSIONAL LAND SURVEYING
205 S. BIRCHWOOD AVE.
LOUISVILLE, KY 40206
(502) 494-4654
WILLMOTH@BELLSOUTH.NET

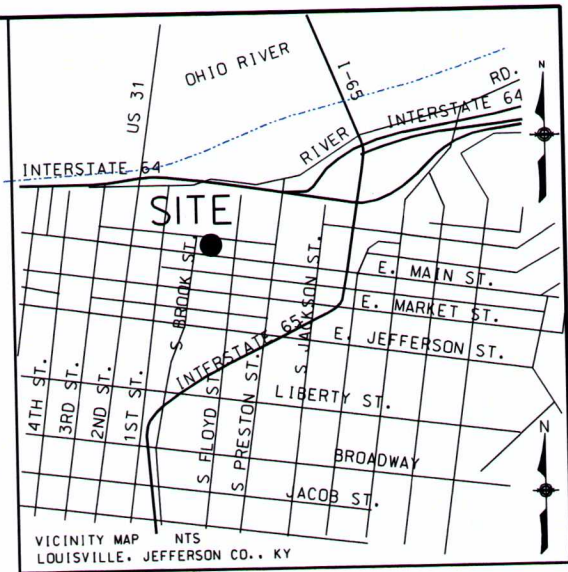
DEVELOPMENT NOTES

THIS SITE LIES WITHIN THE WATERFRONT REVIEW OVERLAY DISTRICT. ANY SUBSEQUENT DEVELOPMENT ON SITE IS SUBJECT TO THE REQUIREMENTS OF APPENDIX C OF THE LAND DEVELOPMENT CODE.

SUBJECT PROPERTY IS LOCATED IN AN ENTERPRISE ZONE, AND IS AN HISTORIC SITE AS DEFINED BY THE LOUISVILLE METRO LAND DEVELOPMENT CODE.

CURRENT OWNERS

HUGHES LOFTS, LLC
209 E. MAIN ST.
ICEHOUSE LOFTS, LLC
PROPERTY
217 E. MAIN ST.
MAILING ADDRESS
2200 CONSTANT COMMENT PLACE
LOUISVILLE, KY 40299



SURVEY NOTES

THIS SURVEY DOES NOT REPRESENT:

- 1.) THAT THIS SURVEY DETERMINES LAND OWNERSHIP.
- 2.) THAT THIS SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND.
- 3.) THAT LAND OWNERSHIP CAN BE ESTABLISHED BY A MEANS OTHER THAN AN ACTION IN A KENTUCKY COURT.

RESEARCH REQUIRED BY MINIMUM TECHNICAL STANDARDS HAS BEEN USED TO DETERMINE THE LOCATION OF THE PARCEL BOUNDARY, AND HAS NOT BEEN USED TO DETERMINE LAND TITLE.

INSTRUMENTS AND EQUIPMENT USED IN CONDUCTING THIS SURVEY WERE PROPERLY ADJUSTED, MAINTAINED, AND CALIBRATED.

THIS SURVEY HAS BEEN PERFORMED BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED ERROR OF CLOSURE WAS 1:50,520. THE UNADJUSTED ERROR OF ANGULAR CLOSURE WAS 3 SECONDS PER TRAVERSE ANGLE TURNED. THIS SURVEY MEETS THE SPECIFICATIONS OF A CLASS A SURVEY.

DIRECTIONS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE.

NO VISIBLE SURFACE INDICATIONS OF CEMETERIES WERE OBSERVED IN THE PERFORMANCE OF THIS SURVEY. THIS DOES NOT PRECLUDE THE EXISTENCE OF UNMARKED CEMETERIES ON THIS PARCEL.

NO HEIGHT LIMITATIONS THAT COULD BE IMPOSED BY THE FEDERAL AVIATION ADMINISTRATION WERE RESEARCHED.

THIS SURVEY DOES NOT PRECLUDE THE EXISTENCE OF OTHER RECORDED, IMPLIED, OR PRESCRIPTIVE EASEMENTS OR RIGHTS OF WAY, ENVIRONMENTALLY SENSITIVE AREAS, WETLANDS, HAZARDOUS WASTE AREAS, OR UNMARKED CEMETERIES ACROSS OR WITHIN THIS PARCEL. WILLMOTH INTERNATIONAL, PSC HAS NOT PREPARED OR CAUSED TO HAVE PREPARED TITLE EXAM OR COMMITMENT FOR TITLE FOR THIS PROPERTY. THIS SURVEY IS SUBJECT TO ALL LAND USE RESTRICTIONS AND ALL APPLICABLE PLANNING AND ZONING ORDINANCES.

BASED UPON MAPS PREPARED BY THE DEPARTMENT OF HOMELAND SECURITY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% CHANCE FLOOD. FLOOD INSURANCE RATE MAP 2111C0026 E, EFFECTIVE DATE 12/05/2006.

NO UTILITY LOCATION WAS PERFORMED IN CONJUNCTION WITH THIS SURVEY.

SURVEY FOR PROPERTY OWNER'S SHOWN HEREON

BASIS OF BEARINGS

BASIS OF BEARINGS SHOWN HEREON ARE BASED UPON KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, FROM A REAL TIME NETWORK GLOBAL POSITIONING SYSTEM OBSERVATION USING THE KENTUCKY TRANSPORTATION CABINET'S REAL TIME NETWORK.

MONUMENT LEGEND

- A. ONE HALF INCH DIAMETER STEEL REINFORCING BAR WITH PLASTIC CAP STAMPED "2852" SET PREVIOUS SURVEY
 - B. MAG NAIL WITH BRASS WASHER STAMPED "2852" SET S 08°48'46" W 5.00 FEET FROM RECORD CORNER
 - C. MAG NAIL WITH BRASS WASHER STAMPED "2852" SET N 08°48'46" E 5.00 FEET FROM RECORD CORNER
 - D. NAIL FOUND IN CONCRETE
 - E. MAG NAIL WITH BRASS WASHER STAMPED "2852" SET PREVIOUS SURVEY
 - F. MAG NAIL, 1.5" LONG, WITH ALUMINUM WASHER STAMPED "2852" SET THIS SURVEY.
- C3 ZONING; DOWNTOWN FORM DISTRICT



CERTIFICATE OF APPROVAL

APPROVED THIS DAY OF , 20....
INVALID IF NOT RECORDED BEFORE THIS DATE:
BY:
LOUISVILLE METRO PLANNING COMMISSION
APPROVAL SUBJECT TO ATTACHED CERTIFICATES.
SPECIAL REQUIREMENT(S):
DOCKET NO.

SHEET NO. 2 OF 3



WI:2017054

DATE OF PREPARATION SEPTEMBER 20, 2017
MINOR SUBDIVISION PLAT

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209 E. MAIN ST.
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LOUISVILLE, KY 40202

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LOUISVILLE, KY 40206
(502) 494-4654
WILLMOTH@BELL SOUTH.NET

Certificate of Ownership and Dedication

HUGHES LOFTS, LLC, SUCCESSOR TO FETZER LOFTS, LLC
This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of the FETZER LOFTS, LLC Property as recorded in Deed Book 10594, Page 876. does hereby adopt this plan.

David G. Stembucher 10/16/17
HUGHES LOFTS, LLC, SUCCESSOR TO FETZER LOFTS, LLC Date

Certification of Acknowledgment

State of KENTUCKY
County of Jefferson

I, Janice Shugg, a Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of the HUGHES LOFTS, LLC, SUCCESSOR TO FETZER LOFTS, LLC as recorded in Deed Book 10594, Page 876, was This day presented to me by:

David G. Stembucher

known to me, who executed these Certificates in my presence and acknowledges it to be their free act and deed.

Witness my hand and seal this 16th day of October, 2017.
My Commission expires: 30th day of March, 2018.

Zoning Certificate

With the exception of those existing encroachments which are not affected by the actions of this plat and are noted hereon, We hereby certify all of the lots of this minor subdivision 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 the provisions of the Form District Regulations. With the exception of those encroachments noted on the face of the plat, any such buildings or improvements not in compliance with the Form District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No. N/A or documentation of the existence of the buildings or improvements prior to the adoption of the applicable regulations has been submitted to Planning Commission staff.

David G. Stembucher 10/16/17
HUGHES LOFTS, LLC, SUCCESSOR TO FETZER LOFTS, LLC Date

Certificate of Ownership and Dedication

ICEHOUSE LOFTS, LLC
This is to certify that the undersigned is the owner of the land shown on this plat and hereby acknowledges the same to be the plat of the ICEHOUSE LOFTS, LLC Property as recorded in Deed Book 9101, Page 216 does hereby adopt this plan.

David G. Stembucher 10/16/17
ICEHOUSE LOFTS, LLC Date

Certification of Acknowledgment

State of KENTUCKY
County of Jefferson

I, Janice Shugg, a Notary Public in and for the County of Jefferson do hereby certify that the foregoing plat of the ICEHOUSE LOFTS, LLC as recorded in Deed Book 9101, Page 216, was This day presented to me by:

David G. Stembucher

known to me, who executed these Certificates in my presence and acknowledges it to be their free act and deed.

Witness my hand and seal this 16th day of October, 2017.
My Commission expires: 30th day of March, 2018.

Zoning Certificate

With the exception of those existing encroachments which are not affected by the actions of this plat and are noted hereon, We hereby certify all of the lots of this minor subdivision 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 the provisions of the Form District Regulations. With the exception of those encroachments noted on the face of the plat, any such buildings or improvements not in compliance with the Form District Regulations have been granted all necessary variances by the Board of Zoning Adjustment as described in Docket No. N/A or documentation of the existence of the buildings or improvements prior to the adoption of the applicable regulations has been submitted to Planning Commission staff.

David G. Stembucher 10/16/17
ICEHOUSE LOFTS, LLC Date

C3 ZONING; DOWNTOWN FORM DISTRICT

DATE OF PREPARATION SEPTEMBER 20, 2017
MINOR SUBDIVISION PLAT

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209 E. MAIN ST.
ICEHOUSE LOFTS, LLC
PROPERTY
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LOUISVILLE, KY 40202

SHEET NO. 3 OF 3

W
WI:2016089

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