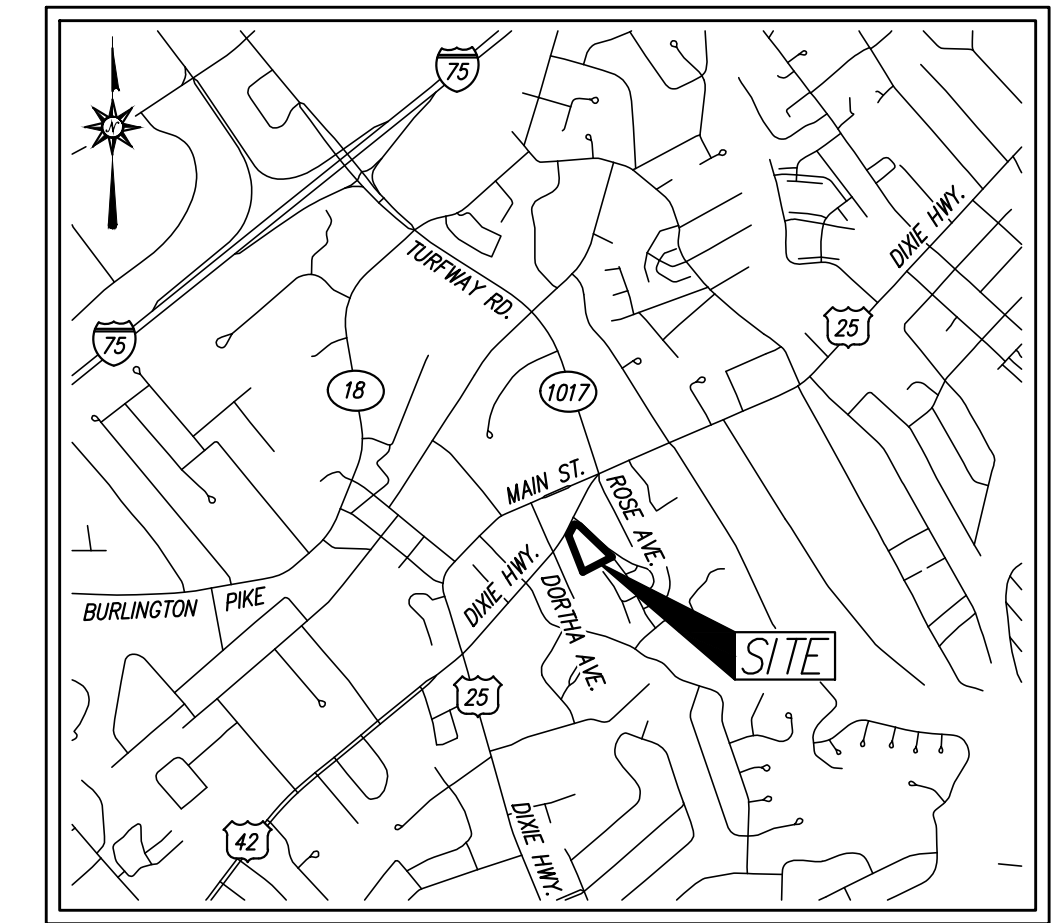
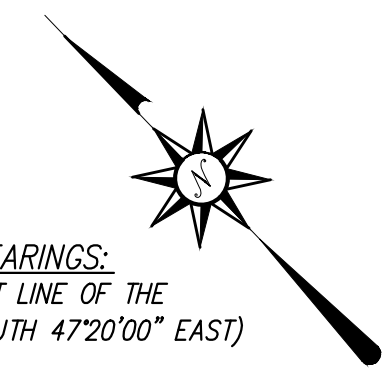


ALTA/NSPS LAND TITLE SURVEY SITUATED IN CITY OF FLORENCE, BOONE COUNTY, KENTUCKY

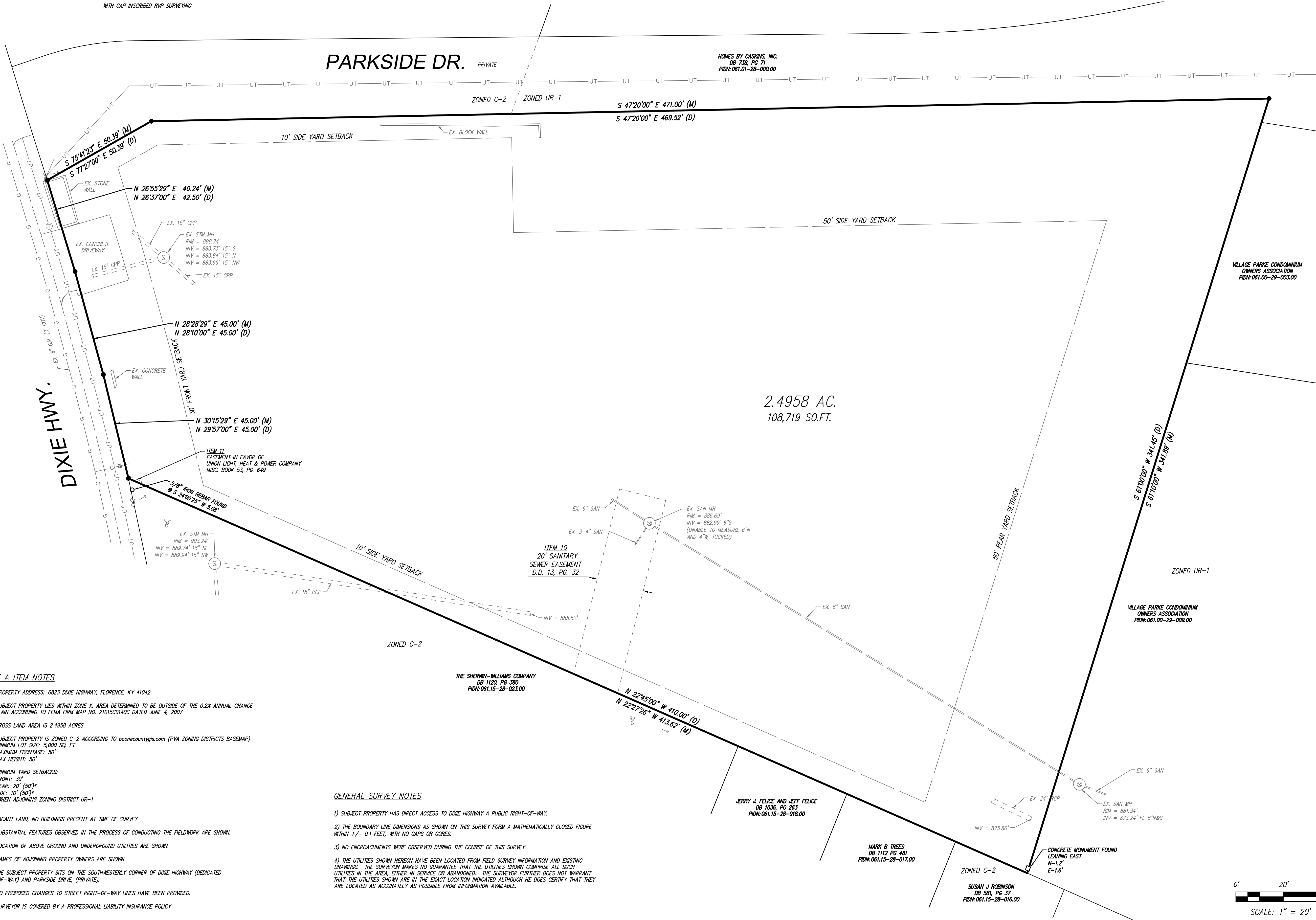
LEGEND

— UT —	= UNDERGROUND TELEPHONE
— G —	= UNDERGROUND GAS MAIN
⊕	= POWER/TELEPHONE/CABLE POLE
→	= GUY WIRE & ANCHOR
●	= IRON SET
□	= MON. FND.

IRON PINS SET ARE 5/8" REBAR
WITH CAP INSCRIBED RVP SURVEYING



VICINITY MAP
N.T.S.



2.4958 AC.
108,719 SQ.FT.

- Schedule Bill Items**
- Title Commitment No. 128134001-5 issued by First American Title with an effective date of September 16, 2022 at 8:00 am
- Grant of Easement for sanitary sewer as set forth in Easement Book 13, Page 32 of the Boone County, KY Clerk's Records. AFFECTS SUBJECT PROPERTY; PLOTTABLE ITEMS SHOWN
 - Grant in favor of The Union Light, Heat and Power Company as set forth in Misc. Book 53, Page 649 of the Boone County, KY Clerk's Records. AFFECTS SUBJECT PROPERTY; PLOTTABLE ITEMS SHOWN
 - Affidavit and Plat as set forth in Misc. Book 47, Page 189 of the Boone County, KY Clerk's Records. DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION

Group No. 2043-A
Parcel ID No. 061,20-28-001.00

Lying in the City of Florence, Boone County, Kentucky on the southeast side of the Dixie Highway (U.S. 25 & 42) between Dorothea Avenue and Rose Avenue, and being more particularly described as follows:

Beginning at an iron pin at the south corner of the previous owner's original 4.91 acre tract, said pipe being a common corner to the previous owner and R.P. Ernst Realty Company;

thence along the previous owner's southwest line N 22° 45' W, 410.00 feet to a stake in the southeast line of the Dixie Highway (U.S. 25 & 42);

thence along the southeast line of the Dixie Highway N 29° 57' E, 45.00 feet to a cross notch in a concrete walk;

thence N 28° 10' E, 45.00 feet to an iron pin; thence continuing along the southeast line of the Dixie Highway N 26° 37' E, 42.50 feet to an iron pin, corner to Ernst;

thence leaving said Highway and following along the southwest line of the Ernst property as described in Deed Book 85, Page 117, of said records S 77° 27' E, 50.39 feet to an iron pin;

thence continuing along same S 47° 20' E, 469.52 feet to an iron pin in the previous owner's southwest line, corner to Ernst 341.45 feet to the place of beginning.

Being the same property conveyed to Cooper Holdings, LLC, a Kentucky limited liability company pursuant to General Warranty Deed dated June 27, 2019 and recorded July 12, 2019 in Book D1129, Page 109 of the Boone County, KY Clerk's Records.

CERTIFICATION

To: EROP LLC, an Illinois limited liability company; White Water Express Car Wash I, LLC, a Texas limited liability company; WhiteWater Holding Company, LLC, a Delaware limited liability company; RB Title Agency, LLC, and 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, & 19 of Table A thereof. The field work was completed on October 24, 2022.

Charles J. Klueener
Charles J. Klueener P.P. No. 8057

11/21/22

STATE OF OHIO
REGISTERED SURVEYOR
CHARLES J. KLUENER
S-8057

- TABLE A ITEM NOTES**
- PROPERTY ADDRESS: 6823 DIXIE HIGHWAY, FLORENCE, KY 41042
 - SUBJECT PROPERTY LIES WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 0.2X ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FIRM MAP NO. 210150140C DATED JUNE 4, 2007
 - GROSS LAND AREA IS 2.4958 ACRES
 - SUBJECT PROPERTY IS ZONED C-2 ACCORDING TO boonecountygis.com (PIVA ZONING DISTRICTS BASEMAP) MINIMUM LOT SIZE: 3,000 SQ. FT. MAXIMUM FRONTAGE: 50' MAX HEIGHT: 50'
 - MINIMUM YARD SETBACKS:
FRONT: 30'
REAR: 20' (50)*
SIDE: 10' (50)*
*WHEN ADJOINING ZONING DISTRICT UR-1
 - VACANT LAND, NO BUILDINGS PRESENT AT TIME OF SURVEY
 - SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN.
 - LOCATION OF ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN.
 - NAMES OF ADJOINING PROPERTY OWNERS ARE SHOWN
 - THE SUBJECT PROPERTY SITS ON THE SOUTHWESTERLY CORNER OF DIXIE HIGHWAY (DEDICATED RIGHT-OF-WAY) AND PARKSIDE DRIVE, (PRIVATE).
 - NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES HAVE BEEN PROVIDED.
 - SURVEYOR IS COVERED BY A PROFESSIONAL LIABILITY INSURANCE POLICY

- GENERAL SURVEY NOTES**
- SUBJECT PROPERTY HAS DIRECT ACCESS TO DIXIE HIGHWAY A PUBLIC RIGHT-OF-WAY.
 - THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FEET, WITH NO GAPS OR GORES.
 - NO ENCROACHMENTS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.
 - THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

RVP SURVEYING		Date: 11/16/2022
6236 Suite A, Centre Park Drive West Chester, Ohio 45069 • 513-823-2175		Scale: 1" = 20'
Job No: 22093		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION
KTB	11/18/2022	PRELIMINARY SUBMITTAL

