SHEET 1

S1/1 – VICINITY AND 500' STRUCTURAL MAP

S1/2 – ABUTTING PROPERTY OWNERS

S1/3 – U.S.G.S. QUAD MAP

SHEET 2

S2/1 – PROPOSED LEASE AREA

S2/2 – LEGAL DESCRIPTIONS

S2/3 – FLOOD ZONE DATA

UNDERGROUND UTILITIES
CALL 2 WORKING DAYS
BEFORE YOU DIG
INDIANA 1-800-382-5544
KENTUCKY 1-800-752-6007
UTILITIES PROTECTION SERVICE
NON-MEMBERS MUST CALL DIRECTLY

The utility information shown on this plot, prepared by FSTAN was obtained from existing records and or by field locations. It is the contractor's responsibility to verify their existence and location, and to contact the appropriate utility company for field locations.

PROJECT POWER POLE

UTILITY COMPANY: UNKNOWN
IDENTIFICATION #: N/A

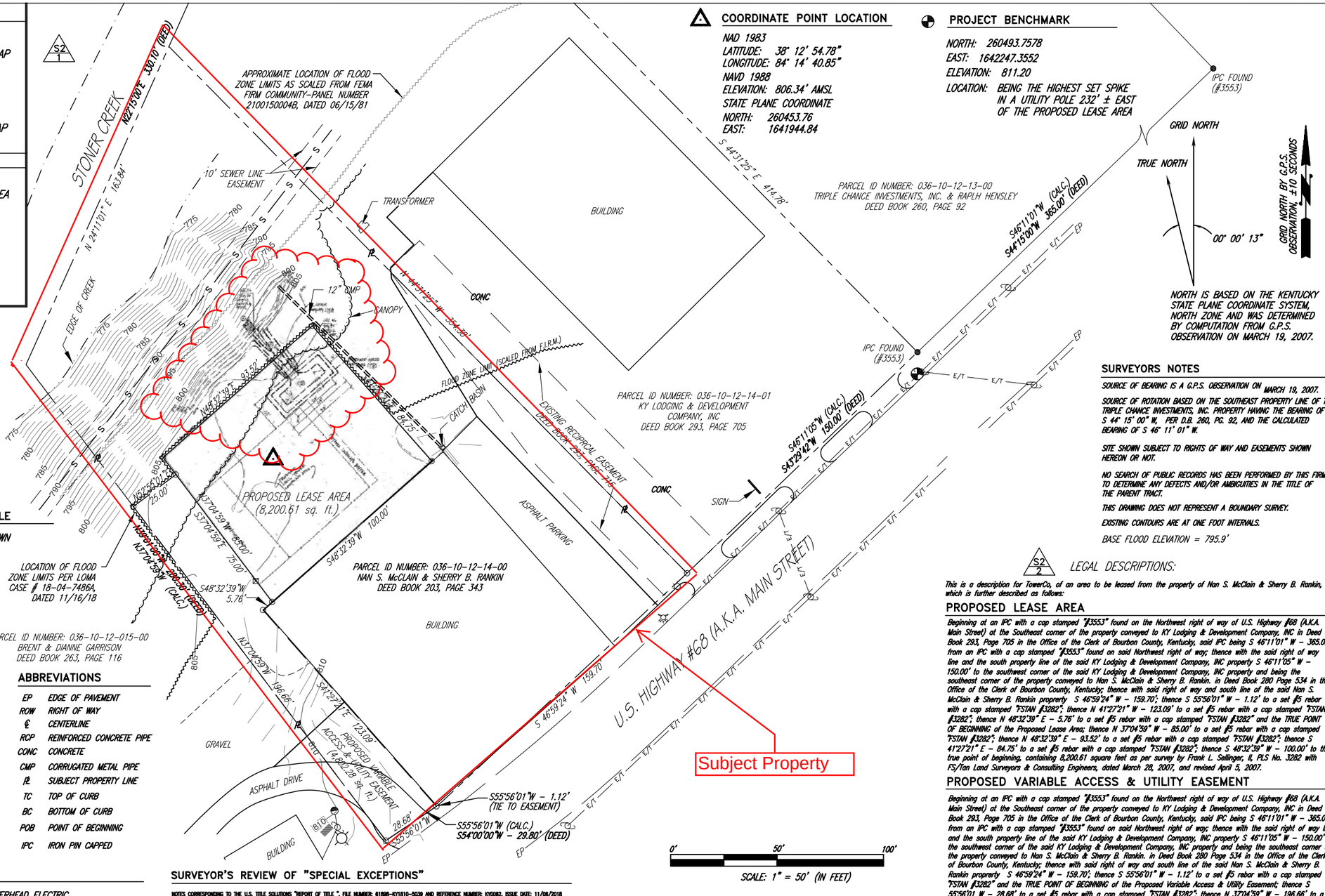
SYMBOL LEGEND

- WOOD POWER POLE
- CONCRETE POWER POLE
- METAL TRAFFIC POLE
- LIGHT POLE
- GUY POLE
- TELEPHONE PEDESTAL
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- DRAIN SEWER MANHOLE
- MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRIC BOX
- F.P. FENCE POST
- SET #5 REBAR (UNLESS OTHERWISE NOTED)
- EXISTING #5 REBAR (UNLESS OTHERWISE NOTED)

LINE LEGEND

- E E E — OVERHEAD ELECTRIC
- G G G — UNDERGROUND GAS LINE
- W W W — UNDERGROUND WATER LINE
- E/T E/T E/T — OVERHEAD ELECTRIC & TELEPHONE LINE
- T T — OVERHEAD TELEPHONE LINE
- S S — SANITARY SEWER LINE
- X X X — EXISTING FENCE
- XX XX XX — PROPOSED FENCE
- SUBJECT PROPERTY BOUNDARY
- RIGHT OF WAY CENTERLINE

NOTE: SYMBOLS, ABBREVIATIONS, OR LINESTYLES DO NOT NECESSARILY APPEAR ON DRAWING(S). USE ONLY AS APPLICABLE



ABBREVIATIONS

EP	EDGE OF PAVEMENT
ROW	RIGHT OF WAY
℄	CENTERLINE
RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
℘	SUBJECT PROPERTY LINE
TC	TOP OF CURB
BC	BOTTOM OF CURB
POB	POINT OF BEGINNING
IPC	IRON PIN CAPPED

COORDINATE POINT LOCATION

NAD 1983
LATITUDE: 38° 12' 54.78"
LONGITUDE: 84° 14' 40.85"
NAVD 1988
ELEVATION: 806.34' AMSL
STATE PLANE COORDINATE
NORTH: 260453.76
EAST: 1641944.84

PROJECT BENCHMARK

NORTH: 260493.7578
EAST: 1642247.3552
ELEVATION: 811.20
LOCATION: BEING THE HIGHEST SET SPIKE IN A UTILITY POLE 232' ± EAST OF THE PROPOSED LEASE AREA

SURVEYORS NOTES

SOURCE OF BEARING IS A G.P.S. OBSERVATION ON MARCH 19, 2007.

SOURCE OF ROTATION BASED ON THE SOUTHEAST PROPERTY LINE OF THE TRIPLE CHANCE INVESTMENTS, INC. PROPERTY HAVING THE BEARING OF S 44° 15' 00" W. PER D.B. 260, PG. 92, AND THE CALCULATED BEARING OF S 46° 11' 01" W.

SITE SHOWN SUBJECT TO RIGHTS OF WAY AND EASEMENTS SHOWN HEREON OR NOT.

NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT TRACT.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EXISTING CONTOURS ARE AT ONE FOOT INTERVALS.

BASE FLOOD ELEVATION = 795.9'

SURVEYOR'S REVIEW OF "SPECIAL EXCEPTIONS"

NOTES CORRESPONDING TO THE U.S. TITLE SOLUTIONS "REPORT OF TITLE ", FILE NUMBER: 61806-KY1610-5039 AND REFERENCE NUMBER: KY0062, ISSUE DATE: 11/08/2018

6. Reciprocal Easement Agreement with Covenants and Restrictions between Nan S. Kendall and Wayne Kendall, wife and husband and Sherry B. Rankin and Stephen Rankin, wife and husband and Kentucky Lodging and Development Company, Inc. dated as of 3/11/2014 recorded 3/14/2014 in book 293, page 715. (DOES NOT AFFECT THE LEASE AREA OR ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

7. Easement by Brent & Co. to City of Paris, dated 5/8/1956 recorded 5/22/1956 in book 134 page 585 . Notes: Right of way and sewer purposes 8. Right-of-Way Easement by Brent & Co Inc. to South Central Bell Telephone Company, dated 8/2/1973 recorded 8/17/1973 in book 167, page 58. (DOES NOT AFFECT THE LEASE AREA OR ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

9. Plat of Survey for Milton Sheeler Enterprises, Inc. recorded 11/13/2009 Notes: Plat Cabinet C, Slide 303. (DOES AFFECT THE LEASE AREA AND ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

10. Memorandum of Agreement between Nan S. Kendall and Sherry B. Rankin and TowerCo II LLC dated 7/8/2011 recorded 7/27/2011 in book 284, page 595. (DOES AFFECT THE LEASE AREA AND ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

11. Memorandum of Agreement between Nan S. Kendall and Sherry B. Rankin and TowerCo 2013 LLC dated 3/25/2014 recorded 5/28/2014 in book 288, page 231 (DOES AFFECT THE LEASE AREA AND ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

Notes: Please see Assignment and Assumption of Option and Ground Lease Agreement recorded 01/13/2016 in book 591, page 657; Amendment recorded 03/17/2016 in book 594 page 45; Second Amendment recorded 03/01/2017 in book 608 page 648; Third Amendment recorded 03/27/2018 in book 624, page 656. (DOES AFFECT THE LEASE AREA AND ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

12. Memorandum for Recording between TowerCo 2013 LLC and Calico Partnership, d/b/a Verizon Wireless dated 12/3/2015 recorded 12/23/2015 in book 591, page 52. (DOES AFFECT THE LEASE AREA AND ACCESS & UTILITY EASEMENT SHOWN PER THIS SURVEY)

LAND SURVEYOR'S CERTIFICATE

Type "A" Survey – Unadjusted linear traverse closure: 1 in 19,000.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
I hereby certify that this plat and survey were made under my supervision, and that the angular and linear measurements, as witnessed by monuments shown hereon, are true and correct to the best of my knowledge and belief.
This survey and plat meets or exceeds the minimum standards of the governing authorities.
This property is subject to any recorded easements or right of ways not shown hereon.

Frank L. Sellinger, II *Ky. Reg. No. 3282*

S2/2 *LEGAL DESCRIPTIONS:*

This is a description for TowerCo, of an area to be leased from the property of Nan S. McClain & Sherry B. Rankin, which is further described as follows:

PROPOSED LEASE AREA

Beginning at an IPC with a cap stamped "#3553" found on the Northwest right of way of U.S. Highway #68 (A.K.A. Main Street) at the Southeast corner of the property conveyed to KY Lodging & Development Company, INC in Deed Book 293, Page 705 in the Office of the Clerk of Bourbon County, Kentucky, said IPC being S 46°11'01" W – 365.00' from an IPC with a cap stamped "#3553" found on said Northwest right of way; thence with the said right of way line and the south property line of the said KY Lodging & Development Company, INC property S 46°11'05" W – 150.00' to the southwest corner of the said KY Lodging & Development Company, INC property and being the southeast corner of the property conveyed to Nan S. McClain & Sherry B. Rankin. in Deed Book 280 Page 534 in the Office of the Clerk of Bourbon County, Kentucky; thence with said right of way and south line of the said Nan S. McClain & Sherry B. Rankin property S 46°59'24" W – 159.70'; thence S 55°56'01" W – 1.12' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence N 41°27'21" W – 123.09' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence N 48°32'39" E – 5.76' to a set #5 rebar with a cap stamped "FSTAN #3282" and the TRUE POINT OF BEGINNING of the Proposed Lease Area; thence N 37°04'59" W – 85.00' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence N 48°32'39" E – 93.52' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence S 41°27'21" E – 84.75' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence S 48°32'39" W – 100.00' to the true point of beginning, containing 8,200.61 square feet as per survey by Frank L. Sellinger, II, PLS No. 3282 with FS/Tan Land Surveyors & Consulting Engineers, dated March 28, 2007, and revised April 5, 2007.

PROPOSED VARIABLE ACCESS & UTILITY EASEMENT

Beginning at an IPC with a cap stamped "#3553" found on the Northwest right of way of U.S. Highway #68 (A.K.A. Main Street) at the Southeast corner of the property conveyed to KY Lodging & Development Company, INC in Deed Book 293, Page 705 in the Office of the Clerk of Bourbon County, Kentucky, said IPC being S 46°11'01" W – 365.00' from an IPC with a cap stamped "#3553" found on said Northwest right of way; thence with the said right of way line and the south property line of the said KY Lodging & Development Company, INC property S 46°11'05" W – 150.00' to the southwest corner of the said KY Lodging & Development Company, INC property and being the southeast corner of the property conveyed to Nan S. McClain & Sherry B. Rankin. in Deed Book 280 Page 534 in the Office of the Clerk of Bourbon County, Kentucky; thence with said right of way and south line of the said Nan S. McClain & Sherry B. Rankin property S 46°59'24" W – 159.70'; thence S 55°56'01" W – 1.12' to a set #5 rebar with a cap stamped "FSTAN #3282" and the TRUE POINT OF BEGINNING of the Proposed Variable Access & Utility Easement; thence S 55°56'01 W – 28.68' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence N 37°04'59" W – 196.66' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence N 52°55'01" E – 25.00' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence S 37°04'59" E – 75.00' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence S 48°32'39" W – 5.76' to a set #5 rebar with a cap stamped "FSTAN #3282"; thence S 41°27'21" E – 123.09' to the true point of beginning, containing 4,802.28 square feet as per survey by Frank L. Sellinger, PLS No. 3282 with FS/Tan Land Surveyors & Consulting Engineers, dated March 28, 2007, and revised April 5, 2007.

REFERENCED AS "EXHIBIT C"

OWNER APPROVAL: _____ *DATE:* _____

TowerCo APPROVAL: _____ *DATE:* _____

S2/3 *I HAVE REVIEWED THE FLOOD INSURANCE RATE MAPS (FIRM) MAP NO. 21017C0153B DATED 01-06-11 AND THE PROPOSED LEASE AREA DOES APPEAR TO BE IN A FLOOD PRONE AREA. THE PROPOSED LEASE AREA IS LOCATED IN ZONE AE. THE BASE FLOOD ELEVATION IS 795.9'*

TowerCo

FSTAN
Land Surveyors
1012 S 4th Street, Suite 101
Louisville, KY 40203
Phone: (502) 636-5111
Fax: (502) 636-5263

"SITE SURVEY"

SITE NUMBER: 9LV1276

SITE NAME: EAST PARIS

SITE ADDRESS: EAST MAIN STREET PARIS, KY 40361

PROPOSED TOWERCO LEASE AREA: 8,200.61 sq. ft.

PROPERTY OWNER: NAN S. McCLAIN & SHERRY B. RANKIN 427 MAIN STREET PARIS, KY 40361

PARCEL ID NUMBER: 036-10-12-014-00

SOURCE OF TITLE: DEED BOOK 280, PAGE 534

DWG BY: DJG

CHKD BY: FSII

DATE: 03.28.07

FSTAN PROJECT NO.: 07-4384

REVISIONS:

- LEASE AREA – 04.05.07
- NEW FLOOD MAP – 07.24.14
- REVISE OWNERS – 08.19.14
- ADD TITLE NOTES – 08.21.14
- FINAL – 08.21.14
- UPDATE SURVEY – 08.09.18
- UPDATE TITLE – 11.12.18
- SEWER LINE – 1.28.19
- FLOOD LIMIT LOMA – 1.28.19
- DETENTION BASIN – 3.25.19