ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT MITCHELL, KENTUCKY CLOSING AND VACATING PART OF ROYAL DRIVE AND PART OF GRACE AVENUE IN THE CITY OF FORT MITCHELL, KENTON COUNTY, KENTUCKY.

WHEREAS, the Buttermilk Pike Development Company, LLC, a Kentucky limited liability company (the "Developer"), is currently undertaking the site development and the construction of related public and private infrastructure for the development of the Fort Mitchell Gateway Project, a major mixed-use commercial, office and residential project in the City of Fort Mitchell, Kentucky (the "Project"); and

WHEREAS, due to the construction of the Project a portion of Royal Drive and a portion of Grace Avenue in the City of Fort Mitchell, Kentucky (the "City), had been temporarily closed by executive order of the Mayor of the City; and

WHEREAS, once the construction of the Project is complete the Developer and City plans that a new public road will be dedicated though the Project Site to replace that part of the current Royal Drive and Grace Avenue impacted by the construction and development of the Project; and

WHEREAS, pursuant to KRS 82.405, the City has determined that the time is right to officially close that part of Royal Drive and that part of Grace Avenue as described in Section I hereof; and,

WHEREAS, pursuant to KRS 82.405, the City has identified all property owners abutting the public way(s) to be closed; and,

WHEREAS, pursuant to KRS 82.405, the City has provided written notice of the proposed closing to all property owners identified as abutting the portion of the public ways to be closed; and.

WHEREAS, pursuant to KRS 82.405, the City has received written notarized consent to the proposed closings from all property owners abutting the portion of the public ways to be closed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FORT MITCHELL, KENTUCKY:

SECTION I

A. That the following described sections of Royal Drive and the following described part of Grace Avenue are hereby closed and vacated:

Parcel A

Situated in the City of Fort Mitchell, County of Kenton, Commonwealth of Kentucky, lying generally on the Southeast side of the ramp leading from Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B') and the Northeast side of Buttermilk Pike (KY Hwy. 371 – R/W Varies – Acquired by deed) and being part of Royal Drive as shown on the plat of the Motor Inn, Inc. Resubdivision of Lots 1-3 of the A.C. Hurd Subdivision and Lots 112-129 of the unrecorded Crisler Subdivision, and Lots 1-6 of the Prather Subdivision, as recorded in Plat #1037 and also being part of the Winding Way Service Road as conveyed to the City of Fort Mitchell in Deed Book 581, Page 243 of the Kenton County Clerk's Records (Covington), and being more particularly described as follows:

Begin at a found 5/8" iron pin (PLS 206) at the common South corner of a 0.705 acre tract conveyed to Timetogrow LLC in KC 89, Page 397 and a 1.456 acre tract conveyed to Saint Elizabeth Medical Center, Inc. in KC 314, Page 554, said corner also being where the West line of Van Iburg Subdivision, Second Section, as recorded in Plat #983, intersects the existing North right-of-way line of Royal Drive (50' R/W); thence, departing said 0.705 acre tract and said Van Iburg Subdivision, Second Section, and with the existing North right-of-way line of said Royal Drive, and the South line of said 1.456 acre tract, South 72°29'17" West, 14.91 feet to a set iron pin and the TRUE POINT OF BEGINNING;

- thence, from the TRUE POINT OF BEGINNING, departing said 1.456 acre tract and said existing North right-of-way line, and with a new West right-of-way line of Royal Drive, the following two courses: with a curve to the left, having a central angle of 12° 19' 19", a radius of 330.00 feet, an arc length of 70.97 feet, and a chord bearing South 55° 48' 11" West. 70.83 feet:
- thence, with a curve to the left, having a central angle of 05° 13' 52", a radius of 756.00 feet, an arc length of 69.02 feet, and a chord bearing South 47° 01' 36" West, 69.00 feet to the existing South right-of-way line of said Royal Drive and the North line of a 2.608 Acre tract conveyed to Saint Elizabeth Medical Center, Inc. in KC 314, Page 554;
- thence, departing said new West right-of-way line, and with the existing South and East right-ofway lines of said Royal Drive and the North and West lines of said 2.608 tract, the following two courses: South 72° 29' 17" West, 254.79 feet;
- thence, thence, with a curve to the left, having a central angle of 13° 34' 49", a radius of 357.00 feet, an arc length of 84.62 feet, and a chord bearing South 65° 41' 52" West, 84.42 feet;
- thence, departing said 2.608 tract and through said Royal Drive, North 31° 05' 32" West, 50.00 feet to a set iron pin on a Southwest corner of said 1.456 acre tract conveyed to said Saint Elizabeth Medical Center, Inc. in KC 314, Page 554, the same being on the existing access-controlled right-of-way line of said Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B');
- thence, departing said access controlled right-of-way line and with the South line of said 1.456 acre tract and the existing North right-of-way line of said Royal Drive, the following two courses: with a curve to the right, having a central angle of 13° 34' 49", a radius of 407.00 feet, an arc length of 96.47 feet, and a chord bearing North 65° 41' 52" East, 96.24 feet to a found 1/2" iron pin (PLS 3357);

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thence, North 72° 29' 17" East, 384.94 feet to the TRUE POINT OF BEGINNING. Containing 0.460 acres and subject to all easements and rights-of way of record.

All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

Prior Instrument Reference: Plat #1037 and Deed Book 581, Page 243

The above described 0.460 acre section of Royal Drive is depicted on the Plat of Royal Drive and Grace Avenue attached hereto as Exhibit "A" and made a part hereof and denoted thereon as Parcel A.

Parcel D

Situated in the City of Fort Mitchell, County of Kenton, Commonwealth of Kentucky, lying generally on the Southeast side of the ramp leading from Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B') and the Northeast side of Buttermilk Pike (KY Hwy. 371 – R/W Varies – Acquired by deed) and being part of Royal Drive as shown on the plat of the Motor Inn, Inc. Resubdivision of Lots 1-3 of the A.C. Hurd Subdivision and Lots 112-129 of the unrecorded Crisler Subdivision, and Lots 1-6 of the Prather Subdivision, as recorded in Plat #1037, and also being part of the Winding Way Service Road as conveyed to the City of Fort Mitchell in Deed Book 581, Page 243, and also being part of the 1.311 acre Parcel No. 1 conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14, all of the Kenton County Clerk's Records (Covington), and being more particularly described as follows:

Begin at the Southwest corner of Lot 3 as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 as conveyed to City of Fort Mitchell, Kentucky in KC 315, Page 487, said corner also on the existing Northeast right-of-way line of Grace Avenue and the TRUE POINT OF BEGINNING.

thence, from the TRUE POINT OF BEGINNING, departing said Lot 3, and through said Grace Avenue, as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496, the following two courses: South 24° 58′ 43" East, 22.11 feet;

thence, South 64° 36' 17" West, 49.39 feet;

thence, with the North line of said Winding Way Service Road, South 64° 36' 17" West, 17.51 feet;

thence, departing said North line and through said Winding Way Service Road as conveyed to the City of Fort Mitchell, Kentucky in Deed Book 581, Page 243, and also through said 1.311 acre tract conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14, the following six courses: South 23° 02' 25" East, 242.23 feet;

- thence, South 26° 43' 58" East, 31.05 feet;
- thence, with a curve to the left, having a central angle of 42° 02' 25", a radius of 287.06 feet, an arc length of 210.63 feet, and a chord bearing South 44° 03' 38" East, 205.93 feet;
- thence, South 65° 04' 50" East, 93.53 feet;
- thence, with a curve to the right, having a central angle of 120° 20' 13", a radius of 165.28 feet, an arc length of 347.13 feet, and a chord bearing South 04° 54' 44" East, 286.76 feet;
- thence, with a curve to the left, having a central angle of 42° 22' 40", a radius of 48.00 feet, an arc length of 35.50 feet, and a chord bearing South 34° 04' 03" West, 34.70 feet to a set Mag nail on the existing Northeast right-of-way line of said Buttermilk Pike (KY Hwy. 371 R/W Varies Acquired by deed);
- thence, with the existing Northeast right-of-way line of said Buttermilk Pike, North 23° 06' 35" West, 90.59 feet to a set iron pin;
- thence, departing the existing Northeast right-of-way line of said Buttermilk Pike, and continuing through said 1.311 acre tract conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14 and said Winding Way Service Road as conveyed to the City of Fort Mitchell, Kentucky in Deed Book 581, Page 243, the following nine courses: with a
 - curve to the left, having a central angle of 85° 53' 25", a radius of 71.00 feet, an arc length of 106.43 feet, and a chord bearing North 55° 27' 19" East, 96.74 feet;
- thence, with a curve to the left, having a central angle of 70° 32′ 09″, a radius of 124.28 feet, an arc length of 153.00 feet, and a chord bearing North 22° 51′ 06″ West, 143.52 feet;
- thence, North 58° 46' 27" West, 139.50 feet;
- thence, with a curve to the right, having a central angle of 36° 08' 40", a radius of 316.06 feet, an arc length of 199.38 feet, and a chord bearing North 41° 06' 45" West, 196.09 feet to a set iron pin;
- thence, North 19° 20' 52" West, 31.05 feet;
- thence, North 23° 02' 25" West, 241.20 feet;
- thence, South 64° 36' 17" West, 12.52 feet to a set iron pin;
- thence, North 22° 28' 55" West, 40.75 feet;
- thence, with a curve to the right, having a central angle of 08° 57' 53", a radius of 326.58 feet, an arc length of 51.10 feet, and a chord bearing North 17° 59' 59" West, 51.05 feet to a set iron pin on the existing access-controlled right-of-way line of said Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B'):
- thence, departing said existing access-controlled right-of-way line, and through said Royal Drive, North 76° 28' 58" East, 50.00 feet to the existing South right-of-way line of said Royal Drive;
- thence, continuing with the South and East right-of-way lines of said Royal Drive, with a curve to the left, having a central angle of 09° 01' 31", a radius of 276.58 feet, an arc length of 43.57 feet, and a chord bearing South 18° 01' 48" East, 43.52 feet;
- thence, departing the existing East right-of-way line of said Royal Drive with a curve to the left, having a central angle of 93° 56' 37", a radius of 12.50 feet, an arc length of 20.50 feet, and a chord bearing South 69° 30' 52" East, 18.28 feet to a found 5/8" iron pin (PLS 3292) on the existing North right-of-way line of Grace Avenue as shown on said Plat #1037:

thence, with said North right-of-way line, North 63° 30' 50" East, 39.93 feet to a found 5/8" iron pin (PLS 206) on a West line of said Lot 3 of said Cedar Grove by A.C. Hurd (Plat #496);

thence, with the South lines of said Lot 3 and the existing North right-of-way line of said Grace Avenue, South 24° 58' 43" East, 3.40 feet to the TRUE POINT OF BEGINNING.

Containing 0.868 acres and subject to all easements and rights-of way of record.

All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

Prior Instrument Reference: Plat #1037, Deed Book 581, Page 243 & Deed Book 1056, Page 14

The above described 0.868 acre section of Royal Drive is depicted on the Plat of Royal Drive and Grace Avenue attached hereto as Exhibit "A" and denoted thereon as Parcel D.

Parcel E

Situated in the City of Fort Mitchell, County of Kenton, Commonwealth of Kentucky, lying generally on the Southeast side of the ramp leading from Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B') and the Northeast side of Buttermilk Pike (KY Hwy. 371 – R/W Varies – Acquired by deed) and being part of Grace Avenue as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 of the Kenton County Clerk's Records (Covington), and being more particularly described as follows:

Begin at the Southwest corner of Lot 3 as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 as conveyed to City of Fort Mitchell, Kentucky in KC 315, Page 487, said corner also on the existing North right-of-way line of Grace Avenue and the TRUE POINT OF BEGINNING.

- thence, from the TRUE POINT OF BEGINNING, with the Southeast line of said Lot 3, North 72° 52' 54" East, 38.11 feet to the Southeast corner of said Lot 3;
- thence, departing said Lot 3, and with the existing East and South right-of-way lines of said Grace Avenue, and the West and North lines of a 15.0293 acre tract as conveyed to the City of Fort Mitchell, Kentucky in KC 315, Page 509, the following three courses: South 20° 19' 56" East, passing a found MAG nail at 3.08 feet, for a total distance of 33.07 feet to a found 5/8" iron pin (PLS 206);
- thence, South 69° 13' 29" West, 25.44 feet to a found 5/8" iron pin (PLS 3292);
- thence, South 63° 30' 50" West, 59.63 feet to a found 5/8" iron pin (PLS 206) on the East line of said Winding Way Service Road as conveyed to the City of Fort Mitchell in Deed Book 581, Page 243;

thence, departing said 15.0293 acre tract, and with the East and North lines of said Winding Way Service Road, North 23° 02' 25" West, 15.43 feet;

thence, departing said Winding Way Service Road, and through said Grace Avenue, as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496, the following two courses: thence, North 64° 36' 17" East, 49.39 feet;

thence, North 24° 58' 43" West, 22.11 feet to the TRUE POINT OF BEGINNING. Containing 0.046 acres and subject to all easements and rights-of way of record.

All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

Prior Instrument Reference: Plat #496

The above described 0.046 acre section of Grace Avenue is depicted on the Plat of Royal Drive and Grace Avenue attached hereto as Exhibit "A" and denoted thereon as Parcel "E".

- B. That the real property owners that abut the portions of Royal Drive and Grace Avenue to be closed by this Ordinance have each executed an Acknowledgement of Written Notice and Consent to the closing of the portions of Royal Drive and the part of Grace Avenue as set forth herein, copies of which are attached as Exhibit "B".
- C. That following the adoption of this Ordinance and the recording thereof in the records of the Kenton County Clerk at Covington, Kentucky, the title to the portions of Royal Drive and the part of Grace Avenue closed by this Ordinance shall revert to the owners of the real property immediately adjacent to those portions of Royal Drive and the part of Grace Avenue closed and the property lines of each adjacent property owner shall extend to the centerline of the portions of Royal Drive and the part of Grace Avenue closed by this Ordinance. The Mayor of the City is hereby authorized to execute quitclaim deeds for the vacated portions of Royal Drive and the vacated portion of Grace Avenue to any such adjoining property owners in accordance with the provisions of KRS 82.405 and this Ordinance.

SECTION II

That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer, recorded, published and effective upon publication.

PASSED: First reading on August _____, 2025

PASSED: Second reading on August ____, 2025

JUDE'S. VIEHMAN, MAYOR

ATTEST:

AMY GUENTHER,

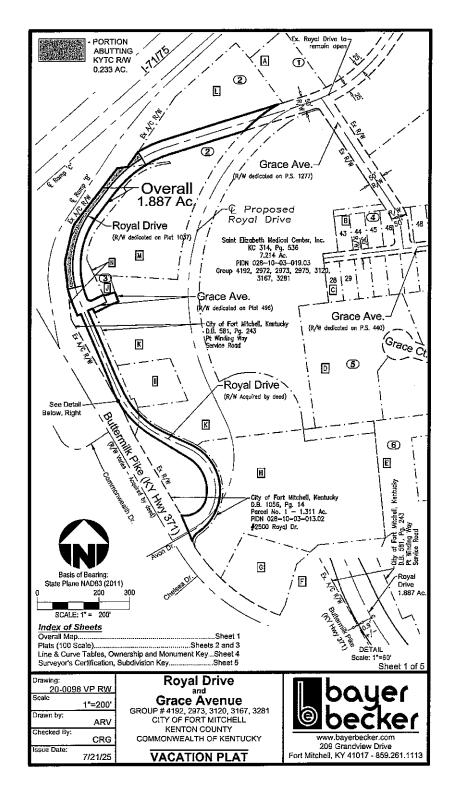
CITY CLERK/TREASURER

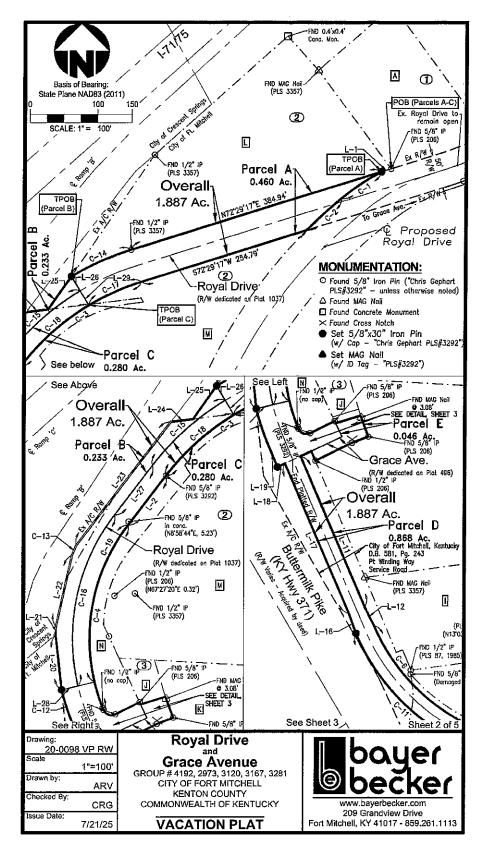
PUBLISHED: In summary in the LINK/NKY website the relation of A 2025.

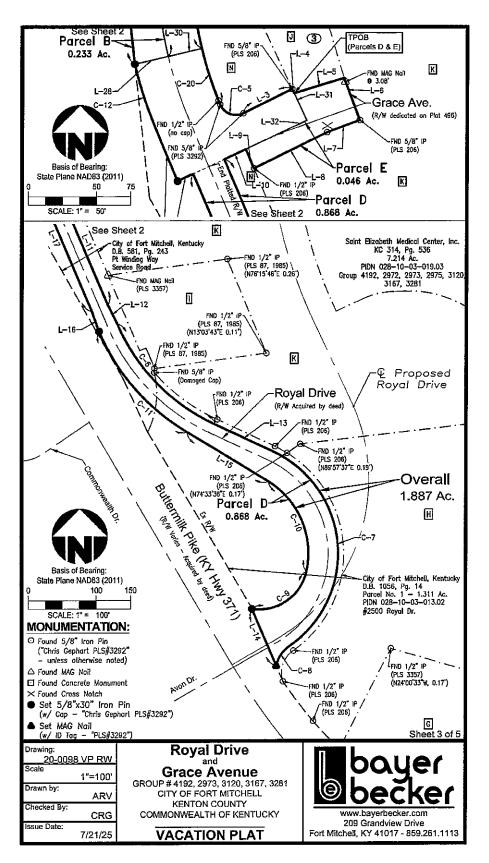
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EXHIBIT "A"

PLATS OF ROYAL DRIVE AND GRACE AVENUE







	Curve Table						Line Table			Line Table	Line Table	
Curve	Delta	Radius	Length	Chord	Tan.	Line	Direction	Dist.	Line	Direction	Dist.	
C1	12"19"19"	330.00'	70.97	S55'48'11"W 70.83'	35.62	L-1	S72*29'17*₩	14.91*	L-17	N23'02'25"W	241.20	
C-2	5'13'52"	756.00'	69.02	\$47'01'36"\ 69.00'	34.54'	1-2	S37"11"17"₩	91.84	L-18	S64'36'17"W	12.52	
C3	35'18'00"	357.00'	219.95	S54'50'17'W 216,49'	113.59	L3	S63*30*50*W	39.93'	L-19	N22"28"55"W	40.75	
C-4	59"43"50"	275,58	288.33'	S07'19'22'W 275.45'	158.82	L-4	\$24'58'43"E	3.40°	L-20	N06'21'08"W	81.47	
C-5	93'56'37"	12.50'	20.50'	569'30'52"E 18.28"	13.39"	L-5	N72'52'54"E	38.11	L-21	N01*56'07 " E	12.80'	
C-6	42'02'25"	287.06	210.63	\$44'03'38 ' E 205.93'	110.31	L-6	S20"19"56"E	33.07'	L-22	N12'33'52"E	107.87	
C7	120'20'13"	165.28	347.13	S04'54'44"E 286.76'	288.23'	L-7	569'13'29"W	25.44*	L-23	N37'09'52'E	229.20	
C-8	42'22'40"	48.00'	35.50'	\$34'04'03"W 34.70"	18.61'	1-8	\$63°30′50 W	59.63'	L-24	N82'54'26'E	32.91	
C-9	85'53'25"	71.00	106.43	N55'27'19"E 96.74'	66.08'	<u>L</u> –9	N23'02'25"W	15.43	L-25	N35'10'59"E	60.06*	
C-10	70'32'09"	124.28'	153.00'	N22'51'06"W 143.52'	87.89*	L-10	S64'36'17"W	17.51	L-26	S31'05'32 " E	25.00	
C-11	36'08'40"	316.06	199.38	N41'05'45"W 196.09'	103.14	L-11	S23'02'25"E	242.23	1-27	\$37'11'17'W	91,84	
C-12	8'57'53"	326.58	51.10	N17'59'59"W 51.05'	25.60	L-12	S26'43'58"E	31.05'	L-28	S76'28'58"W	25.00	
C-13	2'47'14"	325.58	15.89*	N23'27'51"E 15.89'	7.95'	L-13	S65'04'50"E	93.53'	L-29	\$31'05'32"E	25.00'	
C-14	13'34'49"	407.00	96.47	N65'41'52"E 96.24'	48.46	L-14	N23'06'35"W	90.591	L-30	N76'28'58"E	25.00'	
C15	21'43'11"	382.00	144.81'	S48'02'52"W 143.94'	73.28	L-15	N58'46'27"W	139.50	L-31	N24'58'43"W	22.11	
C-16	50'42'19"	301.58	266.89*	S11'50'07"W 258.27'	142.90'	L-16	N19'20'52"W	31.05	L-32	N64'36'17 " E	49.39	
C-17	13'34'49"	357.00	84.62	N65'41'52"E 84.42'	42.51							
C-18	21'43'11"	357.00	135.33'	N48'02'52"E 134.52"	68.49"						i	

21.83 Property Ownership

N11'50'07"E 236.86' 131.05'

S18'01'48"E 43.52"

A Timetogrow LLC KC89, Pg. 397 0.705 Ac. PION 028-10-03-021.00 \$2360 Royal Dr.

50'42'19"

9'01'31"

C-20

276.58

276.58

244.77

43.57

- Royal Properties, LLC Vol. C3092, Pg. 90 0.58 Ac. PIDN 028-10-03-018.00 **#**2324 Grace Ave.
- Lisa L. & Timothy Hall Vol. C6772, Pg. 345 PION 028-10-02-001.00 **1**2325 Grace Ave.
- Wessels Construction and Development Co., Inc. D.B. 598, Pg. 78 PIDN 028-10-02-007.01 #136-150 Grace Ave.
- Chamber Office Park Owners Association, Inc. Vol. C3546, Pg. 118 PIDN 028-10-03-001.11
- F Chamber Office Park Developers, LLC Vol. 3828, Pg. 202 PDN 028-10-03-012.00 #350 Buttermilk Pk.
- City of Fort Mitchell, Kentucky
 KC 315, Pg. 487
 Lease to Buttermik Pike Development
 Company, LLC
 KC 315, Pg. 509
 Buttermik Pike Development Company, LLC
 KC 316, Pg. 270
 Parcel No. V = 1.000 Ac.
 PION 028-10-03-014.05
 \$330 Buttermik Pike #380 Buttermilk Pk. Group 3167

- REMAINING
 City of Fort Mitchell, Kentucky
 KC 315, Pg. 487
 Lease to Buttermik Pike Development
 Company, LLC
 KC 315, Pg. 509
 Buttermik Pike Development Company, LLC
 KC 316, Pg. 270
 Parcel No. III
 5.75 Ac. (Less Exception) 5.75 Ac. (Less Exception) PIDN 028-10-03-014.04 #406 Buttermilk Pk. Group 3167
- City of Fort Mitchell, Kentucky KC 315, Pg. 487 Lease to Buttermilk Pike Development Company, LLC KC 315, Pg. 509 Buttermilk Pike Development Company, LLC KC 316, Pg. 270 Parcel No. III 0.575 Ac. PIDN 028-10-03-015.00 #2390—92 Royal Dr. Group 3120
- REMAINING
 City of Fort Mitchell, Kentucky
 KC 315, Pg. 487
 Lease to Buttermilk Pike Development Lease to Suttermilk Pike Development Company, LLC KC 315, Pg. 509 Buttermilk Pike Development Company, LLC KC 316, Pg. 270 Parcet No. IV Lot 3 PIDN 028-10-03-020.00 #2420 Grace Ave. Group 3281
- REMAINING
 City of Fort Mitchell, Kentucky
 KC 315, Pg. 487
 Lease to Buttermilk Pike Development
 Company, LLC
 KC 315, Pg. 509
 Buttermilk Pike Development Company,
 LLC
 KC 316, Pg. 270
 Parcel No I, Tract "B" 15.0293 Ac.
 PIDN 028-10-03-019.00
 42477 Royal Dr. \$2477 Royal Dr. Group 4192, 2972, 2973, 2975, 3120, 3167, 3281
- Saint Elizabeth Medical Center, Inc. RC 314, Pg. 554
 Parcel A
 1.456 Ac. (Dead)
 PIDN 028-10-03-019.01 Royal Dr.
- M Saint Elizabeth Medical Center, Inc. KC 314, Pg. 554 Parcel B 2.608 Ac. (Deed) PIDN 028--10--03--019.04 Royal Dr.
- N City of Fort Mitchell, Kentucky D.B. 581, Pg. 243 Pt Winding Way Service Road

Sheet 4 of 5

0100p 0107	
	8 VP RW
Scale	1"=200'
Drawn by:	ARV
Checked By:	CRG
Issue Date:	7/21/25

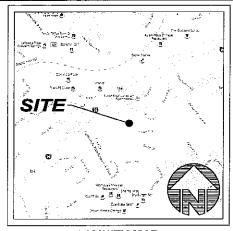
Royal Drive and **Grace Avenue**

GROUP # 4192, 2973, 3120, 3167, 3281 CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY

VACATION PLAT



www.bayerbecker.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.261.1113



(Not to Scale)

SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:46,908, and the directions and distances shown on the plat are based on a traverse that was adjusted. The reference meridian basis shown hereon is from NAD83 (2011) Kentucky State Plane Coordinates, North Zone (1601). This survey is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18:150. The completion date of the survey was July 18, 2025.

Signature	·	
Chris R. Geph	nart, PLS#3292 in the Commonwealth of Kentuck	
Date		Subdivisions (1) Van Iburg Subdivision Second Section Plot#983
		2 Motor Inn, Inc. Resubdivision of Lots 1-3 of the A.C. Hurd Subdivision Lots 112-129 of the unrecorded Crisler Subdivision and Lots 1-6 of Prather Subdivision Plat#1037
		③ Cedar Grove by A.C. Hurd Plat∯496
		A.C. Hurd's Second Subdivision P.S. 440
		5 Buttermilk Park Section No. 2 P.S. 1063
This plat represents a l	ill easements and rights-of-ways of record. boundary survey and complies with 201 KAR 18:15(e Kenton County Clerk's Records (Covington), unle	
This plat represents a boundary survey and complies with 201 KAR 18:150.	Client: Buttermilk Pike Development Company, LLC c/o Brandicorp, Inc. 45 Fairfield Ave., Suite 200 Bellevue, KY 41073	Owner: City of Fort Mitchell 2355 Dixie Highway Fort Mitchell, KY 41017 Sheet 5 of 5
Drawing:	Royal Drive and Grace Avenue GROUP # 4192, 2973, 3120, 3167, 3281	bayer
ARV Checked By:	CITY OF FORT MITCHELL KENTON COUNTY	Papecket
CRG Issue Date:	COMMONWEALTH OF KENTUCKY	www.bayerbecker.com 209 Grandview Drive
7/21/25	VACATION PLAT	Fort Mitchell, KY 41017 - 859.261.1113

EXHIBIT "B" CONSENTS

[Executed copies of Consents from the City of Fort Mitchell, Kentucky, St. Elizabeth Medical Center, Inc., and Buttermilk Pike Development Company, LLC to be inserted/attached hereto as Exhibits B-1, B-2 & B-3]

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CONSENT AND ACKNOWLEDGMENT OF RECEIPT OF NOTICE

Comes now, Michael T. Brandy, the Manager of Buttermilk Pike Development Company, LLC, a Kentucky limited liability company (the "Company"), and after first being duly sworn and cautioned, states as follows:

- That the Company has a leasehold and springing fee interest in the real property that abuts a portion of Royal Drive and a portion of Grace Avenue, more fully described on Exhibit "A" and depicted on Exhibit "B", attached hereto, by virtue of an Agreement of Lease, dated November 1, 2024 and recorded in KC 315, Page 590 and a Quit Claim Deed recorded in KC 316, Page 270, all of the records of the Kenton County Clerk at Covington, Kentucky.
- That the Company acknowledges the receipt of written notice from the City of Fort 2. Mitchell, Kentucky (the "City"), stating the City's intent to close a portion of Royal Drive and a portion of Grace Avenue, described in Exhibit A.
- That the Company hereby consents to the closing of that portion of Royal Drive and that portion of Grace Avenue as described on Exhibit "A" and depicted on Exhibit "B" as Parcel "D" and Parcel "E".
- That the Consent and Acknowledgment of Receipt of Notice is given pursuant to KRS 82.405(2) (b) and (c).

			DEVELOPMENT
COM	PANY, LLO	C	
Ву:		1	Brancley andy, Manager

COMMONWEALTH OF KENTUCKY) SS: COUNTY OF KENTON

The foregoing Consent and Acknowledgement of Receipt of Notice was acknowledged before me by Michael T. Brandy, the Manager of Buttermilk Pike Development Company, on behalf of the Company.

> MATTHEW ALEXANDER KRAMER NOTARY PUBLIC

STATE AT LARGE KENTUCKY

COMMISSION # KYNP79205 MY COMMISSION EXPIRES SEPTEMBER 11, 2027

My Commission Expires:__

Notary No: KYNP79205

EXHIBIT A

Parcel D – A portion of Royal Drive

Situated in the City of Fort Mitchell, County of Kenton, Commonwealth of Kentucky, lying generally on the Southeast side of the ramp leading from Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B') and the Northeast side of Buttermilk Pike (KY Hwy. 371 – R/W Varies – Acquired by deed) and being part of Royal Drive as shown on the plat of the Motor Inn, Inc. Resubdivision of Lots 1-3 of the A.C. Hurd Subdivision and Lots 112-129 of the unrecorded Crisler Subdivision, and Lots 1-6 of the Prather Subdivision, as recorded in Plat #1037, and also being part of the Winding Way Service Road as conveyed to the City of Fort Mitchell in Deed Book 581, Page 243, and also being part of the 1.311 acre Parcel No. 1 conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14, all of the Kenton County Clerk's Records (Covington), and being more particularly described as follows:

Begin at the Southwest corner of Lot 3 as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 as conveyed to City of Fort Mitchell, Kentucky in KC 315, Page 487, said corner also on the existing Northeast right-of-way line of Grace Avenue and the TRUE POINT OF BEGINNING.

- thence, from the TRUE POINT OF BEGINNING, departing said Lot 3, and through said Grace Avenue, as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496, the following two courses: South 24° 58′ 43″ East, 22.11 feet;
- thence, South 64° 36' 17" West, 49.39 feet;
- thence, with the North line of said Winding Way Service Road, South 64° 36' 17" West, 17.51 feet:
- thence, departing said North line and through said Winding Way Service Road as conveyed to the City of Fort Mitchell, Kentucky in Deed Book 581, Page 243, and also through said 1.311 acre tract conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14, the following six courses: South 23° 02' 25" East, 242.23 feet;
- thence, South 26° 43' 58" East, 31.05 feet;
- thence, with a curve to the left, having a central angle of 42° 02' 25", a radius of 287.06 feet, an arc length of 210.63 feet, and a chord bearing South 44° 03' 38" East, 205.93 feet;
- thence, South 65° 04' 50" East, 93.53 feet;
- thence, with a curve to the right, having a central angle of 120° 20' 13", a radius of 165.28 feet, an arc length of 347.13 feet, and a chord bearing South 04° 54' 44" East, 286.76 feet;
- thence, with a curve to the left, having a central angle of 42° 22' 40", a radius of 48.00 feet, an arc length of 35.50 feet, and a chord bearing South 34° 04' 03" West, 34.70 feet to a set Mag nail on the existing Northeast right-of-way line of said Buttermilk Pike (KY Hwy. 371 R/W Varies Acquired by deed);
- thence, with the existing Northeast right-of-way line of said Buttermilk Pike, North 23° 06' 35" West, 90.59 feet to a set iron pin;
- thence, departing the existing Northeast right-of-way line of said Buttermilk Pike, and continuing through said 1.311 acre tract conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14 and said Winding Way Service Road as conveyed to the City of Fort Mitchell, Kentucky in Deed Book 581, Page 243, the following nine courses: with a

curve to the left, having a central angle of 85° 53' 25", a radius of 71.00 feet, an arc length of 106.43 feet, and a chord bearing North 55° 27' 19" East, 96.74 feet;

thence, with a curve to the left, having a central angle of 70° 32′ 09″, a radius of 124.28 feet, an arc length of 153.00 feet, and a chord bearing North 22° 51′ 06″ West, 143.52 feet;

thence, North 58° 46' 27" West, 139.50 feet;

thence, with a curve to the right, having a central angle of 36° 08' 40", a radius of 316.06 feet, an arc length of 199.38 feet, and a chord bearing North 41° 06' 45" West, 196.09 feet to a set iron pin;

thence, North 19° 20' 52" West, 31.05 feet;

thence. North 23° 02' 25" West, 241.20 feet;

thence, South 64° 36' 17" West, 12.52 feet to a set iron pin;

thence, North 22° 28' 55" West, 40.75 feet;

thence, with a curve to the right, having a central angle of 08° 57' 53", a radius of 326.58 feet, an arc length of 51.10 feet, and a chord bearing North 17° 59' 59" West, 51.05 feet to a set iron pin on the existing access-controlled right-of-way line of said Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B');

thence, departing said existing access-controlled right-of-way line, and through said Royal Drive, North 76° 28' 58" East, 50.00 feet to the existing South right-of-way line of said Royal Drive;

thence, continuing with the South and East right-of-way lines of said Royal Drive, with a curve to the left, having a central angle of 09° 01' 31", a radius of 276.58 feet, an arc length of 43.57 feet, and a chord bearing South 18° 01' 48" East, 43.52 feet;

thence, departing the existing East right-of-way line of said Royal Drive with a curve to the left, having a central angle of 93° 56' 37", a radius of 12.50 feet, an arc length of 20.50 feet, and a chord bearing South 69° 30' 52" East, 18.28 feet to a found 5/8" iron pin (PLS 3292) on the existing North right-of-way line of Grace Avenue as shown on said Plat #1037:

thence, with said North right-of-way line, North 63° 30' 50" East, 39.93 feet to a found 5/8" iron pin (PLS 206) on a West line of said Lot 3 of said Cedar Grove by A.C. Hurd (Plat #496);

thence, with the South lines of said Lot 3 and the existing North right-of-way line of said Grace Avenue, South 24° 58' 43" East, 3.40 feet to the TRUE POINT OF BEGINNING.

Containing 0.868 acres and subject to all easements and rights-of way of record.

All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

Prior Instrument Reference: Plat #1037, Deed Book 581, Page 243 & Deed Book 1056, Page 14

The above described 0.868 acre section of Royal Drive is depicted on the Plat of Royal Drive and Grace Avenue attached as Exhibit "B" as Parcel "D".

Parcel E - A portion of Grace Avenue

Situated in the City of Fort Mitchell, County of Kenton, Commonwealth of Kentucky, lying generally on the Southeast side of the ramp leading from Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B') and the Northeast side of Buttermilk Pike (KY Hwy. 371 – R/W Varies – Acquired by deed) and being part of Grace Avenue as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 of the Kenton County Clerk's Records (Covington), and being more particularly described as follows:

Begin at the Southwest corner of Lot 3 as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 as conveyed to City of Fort Mitchell, Kentucky in KC 315, Page 487, said corner also on the existing North right-of-way line of Grace Avenue and the TRUE POINT OF BEGINNING.

- thence, from the TRUE POINT OF BEGINNING, with the Southeast line of said Lot 3, North 72° 52′ 54″ East, 38.11 feet to the Southeast corner of said Lot 3;
- thence, departing said Lot 3, and with the existing East and South right-of-way lines of said Grace Avenue, and the West and North lines of a 15.0293 acre tract as conveyed to the City of Fort Mitchell, Kentucky in KC 315, Page 509, the following three courses: South 20° 19' 56" East, passing a found MAG nail at 3.08 feet, for a total distance of 33.07 feet to a found 5/8" iron pin (PLS 206);
- thence, South 69° 13' 29" West, 25.44 feet to a found 5/8" iron pin (PLS 3292);
- thence, South 63° 30' 50" West, 59.63 feet to a found 5/8" iron pin (PLS 206) on the East line of said Winding Way Service Road as conveyed to the City of Fort Mitchell in Deed Book 581, Page 243;
- thence, departing said 15.0293 acre tract, and with the East and North lines of said Winding Way Service Road, North 23° 02' 25" West, 15.43 feet;
- thence, departing said Winding Way Service Road, and through said Grace Avenue, as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496, the following two courses: thence, North 64° 36' 17" East, 49.39 feet;

thence, North 24° 58' 43" West, 22.11 feet to the TRUE POINT OF BEGINNING. Containing 0.046 acres and subject to all easements and rights-of way of record.

All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

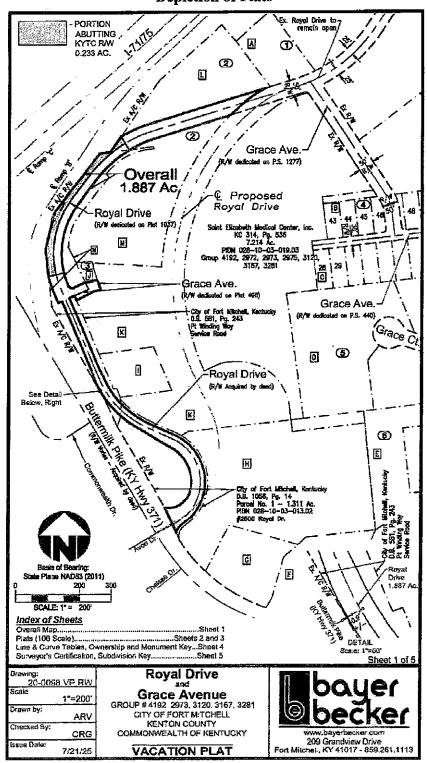
The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

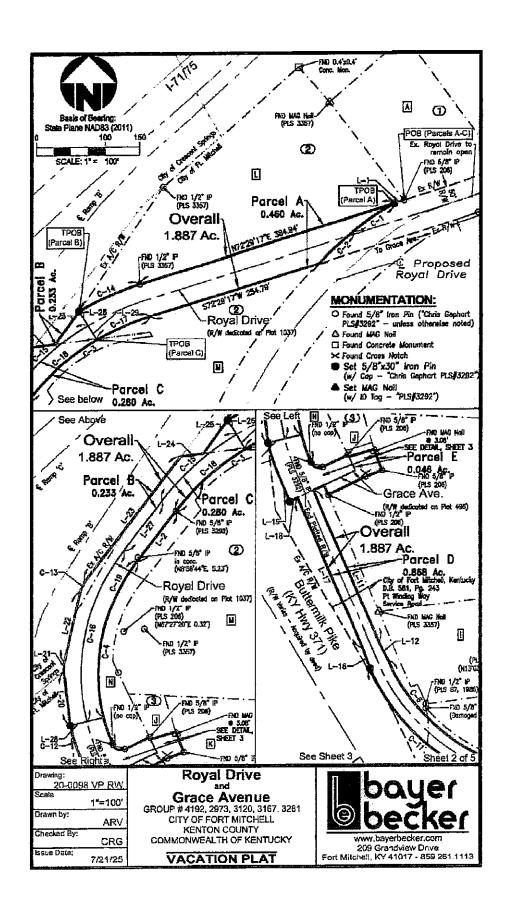
Prior Instrument Reference: Plat #496

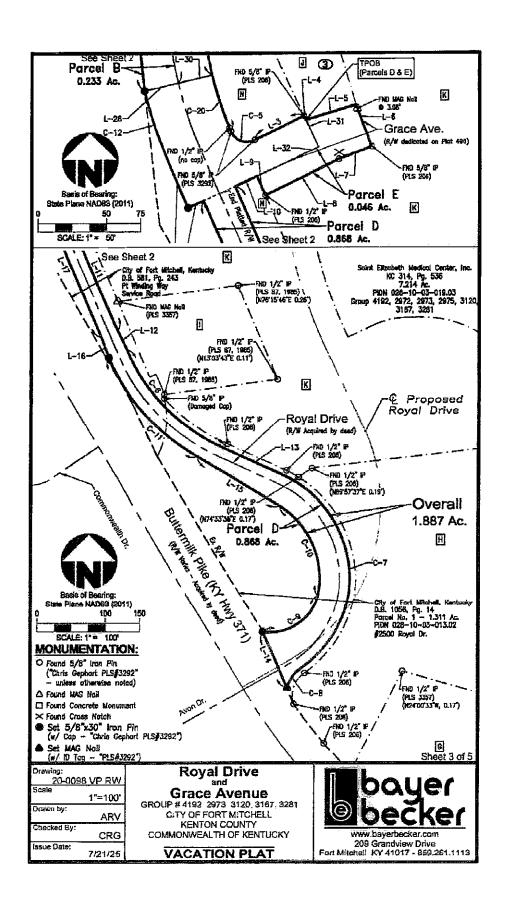
The above described 0.046 acre section of Grace Avenue is depicted on the Plat of Royal Drive and Grace Avenue attached hereto as Exhibit "B" as Parcel "E".

EXHIBIT "B"

Depiction of Plats







								*					
	Curve Table						Line Table			Line Table			
Curva	Deita	Radius	Length	Chord	Tan.	Line	Direction	Dist	Line	Direction	Dişt.		
G-1	1219'18"	350.00'	70,97	\$55'48'11'W 70.83'	35.62	L-1	572'29'17'W	14.91	L-17	123702'25'W	241.20		
C-2	5'13'52"	758.00'	89.02	\$47'01'36'W 69.00'	34.54	L-2	S3711'17'W	91.84	L-18	584'38'17'W	12.52		
C-3	35 18 00"	357.00'	219,95°	S54'50'17'W 216.49"	113.59	1-3	963730750°W	38783,	L-19	#22726'55'W	40.75		
0-4	59'43'50"	276.58	288.33	S0719'22'W 278.45'	168.12	L-4	\$2458'43'E	3.40	L-20	N96'21'06'W	81,47		
C5	9356'37"	12.50	20.50	\$89'30'52'E 18.28'	13.39	L-5	N7252'54"E	38L111	L-21	H015507E	12.80		
C-6	42'02'25"	287.06	210.63	S44'03'38'E 205.93'	110,31	1-6	S20718'56"E	33.07	L-22	M23352E	107.57		
C-7	120'20'13'	185.28	347.15	S01'54'44'E 256.76"	285.23	L-7	\$69*13*29*W	25.44	123	H37'09'52'E	229.20		
C-3	42'22'40"	45.00'	35.50	S34'04'03'W 34.70'	1E.61'	L-6	S62.30,20,4	59.63	1,-24	M82'54'28'E	32.91		
C-9	8553.25	71,00	106.43	N55"27"19"E 95.74"	\$5,08	L-S	M23702'25'W	15.43	1-25	1059 E	60'02,		
C-10	70'32'09"	124.26	153.00°	H2Z51'06'W 143.52'	87.89	L-10	\$84'35'17'\#	17.51	1-26	531 05 32 E	25,00		
C-11	36'96'40"	316,06	199.38*	H41'06'45"W 196,09"	103.14"	L-11	\$23702'25"E	242.23	L-27	\$37'11'17'W	91.84		
C-12	857'53"	326.58	51.10	N1758'59'W 51.05'	25.60	L-12	\$28"43"58"E	31,05	L-28	576'26'36'W	25.00		
C-13	24714"	328.58	15.89'	N23727'51"E 15.89"	7.95	1-13	S85'04'50'E	93.53°	L-29	531 05 32 E	25.00		
C-14	13'34'49"	407.00	96.47	N55'41'52"E 96.24"	48.46	1-14	N23'06'35'W	\$0.58	L-30	N76 26 58 E	25,00		
C-15	2743'11"	382.00	144.81*	S48'02'52'W 143.94'	73.26	1-15	N5846277	139.50	L-31	H24'58'43"W	22.11		
C-16	50'42'19"	301.58	266.50	S11'50'07'W 258.27	142.90	L-16	N19'20'52'W	31.05	L-32	MB4736'17'E	49.39		
C-17	13'34'49"	357.00	84.52	N65'41'52'E 84.62'	42.51								
C-18	21'43"11"	387.00	135.33	N48'02'52'E 134.52'	88.40*								

Property Ownership

S18"01"48"E 43.52" 21.83"

50'42'19" 276.58" 244.77" N11"50'07"E 236.86" 131.05"

276.58 43.57

A Timelogram LLC 1039, Pg. 397 0,705 Ac. FIRM 028-10-03-021.00 \$2360 Royal Dr.

9'01'31"

C-19

- Royal Properties, LLC Vol. C3092, Pg. 90 0.58 Ac. PUN 028-10-03-018.00 (2324 Grace Ave.
- C Lisa L. & Timothy Half. Vol. C6772, Pg. 345 PIDN 028-10-02-001.00 §2325 Grace Ave.
- | Wincele Construction and Development Co., Inc. D.S. 5581, Pg. 78 | PDM 028-10-02-007.01 | \$136-150 Groce Ave.
- E Chareber Office Park Owners Americation, Inc. Vol. C3546, Pg. 118 PION 029-10-03-001.11
- F Chamber Office Park Developers, LLC Wei, 3808, Pg. 202 PIDN 023-10-00-012.00 \$350 Buttermik Pk.
- City of Fort Mitchell, Kantucky
 ICC 315, Pg. 487
 Loose to Suttermik Pike Development
 Compony, LLC
 ICC 315, Pg. 508
 Buttermik Pike Development Compony, LLC
 ICC 315, Pg. 270
 Petrol No. V 1.000 Ac.
 PION 028-10-03-014.05
 §380 Buttermik Pk.
 Group 3157

- REMARKS
 City of Fort intehall, Kerducky
 KC 315, Pg. 487
 Leose to Butternikt Pike Development
 Compony, LLC
 KC 315, Pg. 509
 Setternikt Pike Development Compony, LLC
 KC 315, Pg. 270
 Percel No. 1
 5.75 Ac. (Loss Exception)
 PDN 128-10-03-014.04
 \$405 Butternikt Pik
 Group 3157
- City of Fort Mitchell, Kostucky
 KC 315, Pg. 487
 Lease to Buttermilk Pike Development
 Company, LLC
 KC 315, Fg. 509
 Buttermilk Pike Development Company, LLC
 KC 316, Fg. 270
 Percel No. St
 0.575 Ac.
 PDN 023-10-03-015.00
 §2390-92 Royal Dr.
 Group 3120
- City of Fort Mitchell, Kentucky
 KC 315, Pg. 457
 Leose to Butternik Pike Development
 Company, LLC
 KC 316, Pg. 509
 Butternik Pike Development Company, LLC
 KC 316, Pg. 270
 Percel No. N
 Lot 3
 PINE 028-10-03-020.00
 \$2420 Gross Ave.
 Group 3281
- REMARKS
 City of Fart Mitchell, Kertucky
 KG 315, Pg. 467
 issue to Buttermill: Pite Development
 Company, LLC
 KC 315, Pg. 509
 Buttermill: Fite Development Company,
 LLC
 S18, Pg. 270
 Porcel Me I, Tract "8" 15,0293 Ac.
 PDM 022-10-03-019,00
 \$2477 Royal Dr.
 Croup 4192, 2972, 2973, 2975, 3120,
 3167, 3281
- Saint Bitmbeth Medical Center, Inc. NG 314, Pg. 554
 Parcel A
 1.456 Ac. (Deed)
 PON 022-10-03-019.01
 Royal Or.
- | Saint Elizabeth Medical Center, Inc. 102 514, Pg. 554
 Partiel B
 2.808 Ac. (Dood)
 PION 1022-10-03-019.04
 Royal Dr.
- N City of Fort Mitchell, Kentucky D.S. 551, Pg. 243 Pt Whiting Way Service Road

Sneet 4 of 5

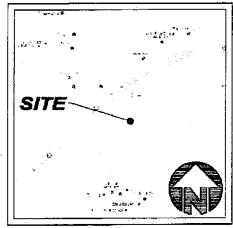
Royal Drive

GROUP # 4182, 2973, 3120, 3167, 3281 CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY

VACATION PLAT



www.bäyerbecker.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.261 1113



VICINITY MAP

(Not to Scale)

SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:45,908, and the directions and distances shown on the plat are based on a traverse that was edjusted. The reference meridian basis shown hereon is from NAD83 (2011) Kentucky State Plane Coordinates, North Zone (1501). This survey is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and compiles with 201 KAR 18:150. The compiletion date of the survey was July 18, 2025.

Signature		
Chris R. Gept	nert, PLS#3292 in the Commonwealth of Kentuck	Subdivisions (1) Yan Burg Subdivision Second Section Platifies
		(2) Motor lan, inc. Resubdivision of Lets 1-3 of the AC. Hurd Subdivision Lots 112-129 of the unrecorded Crister Subdivision and Lots 1-6 of Prother Subdivision Pict 1037
		3 Cadar Grove by A.C. Hurd Piot#405
		A.C. Hurd's Second Subdivision P.S. 440
		(5) Butternillik Pork Section No. 2 P.S. 1063
• This plat represents a	all easements and rights-of-ways of record, boundary survey and complies with 201 KAR 18:15 be Kenton County Clerk's Records (Covington), unle	
This plat represents a boundary survey and complies with 201 KAR 18:150.	Client: Buttermilk Pike Development Company, LLC c/o Brandicorp. Inc. 45 Fairfield Ave., Suite 200 Bellevue, KY 41073	Owner: City of Fort Mitchell 2355 Dixte Highway Fort Mitchell, KY 41017 Sheet 5 of 5
Drawing: 20-0098 VP RW Scale 1*=200'	Royal Drive and Grace Avenue GROUP # 4192, 2973, 3120 3167, 3281	bayer
Orawn by: ARV Checked By:	CITY OF FORT MITCHELL KENTON COUNTY	<u> </u>
CRG	COMMONWEALTH OF KENTUCKY	www.bayerbecker.com 209 Grandv.ew Drive
7/21/25	VACATION PLAT	Fort Mitchell KY 41017 - 859,261 1113

CONSENT AND ACKNOWLEDGMENT OF RECEIPT OF NOTICE

COMES now, the City of Fort Mitchell, Kentucky, acting by and through its Mayor, Jude Hehman, and after first being duly sworn and cautioned, states as follows:

- That the City of Fort Mitchell, Kentucky (the "City"), is the fee simple title owner 1. of the real property that abuts the portion of Royal Drive and a portion of Grace Avenue, more fully described on Exhibit "A", attached hereto and depicted on Exhibit "B" attached hereto by virtue of deed recorded in Book KC315, Page 487 of the records of the Kenton County Clerk at Covington, Kentucky.
- That the City acknowledges the receipt of written notice from the City stating the City's intent to close said portion of Royal Drive and said portion of Grace Avenue, described in Exhibit A.
- That the City hereby consents to the closing of the portion of Royal Drive and the 3_ portion of Grace Avenue as described on Exhibit A and depicted on Exhibit "B" as Parcel D and Parcel E.
- That the Consent and Acknowledgment of Receipt of Notice is given pursuant to KRS 82.405(2) (b) and (c).

CITY OF FORT MITCHELL, KENTUCKY Jude Helaman, Mayor COMMONWEALTH OF KENTUCKY) SS: COUNTY OF KENTON

The foregoing Consent and Acknowledgement of Receipt of Notice was acknowledged before me by Jude Hehman, Mayor of the City of Fort Mitchell, Kentucky, on behalf of the City of Fort Mitchell, Kentucky.

Notary Public
My Commission Expires: 9128/2026

Notary No: 440259637

EXHIBIT "A"

Parcel D – a portion of Royal Drive

Situated in the City of Fort Mitchell, County of Kenton, Commonwealth of Kentucky, lying generally on the Southeast side of the ramp leading from Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B') and the Northeast side of Buttermilk Pike (KY Hwy. 371 – R/W Varies – Acquired by deed) and being part of Royal Drive as shown on the plat of the Motor Inn, Inc. Resubdivision of Lots 1-3 of the A.C. Hurd Subdivision and Lots 112-129 of the unrecorded Crisler Subdivision, and Lots 1-6 of the Prather Subdivision, as recorded in Plat #1037, and also being part of the Winding Way Service Road as conveyed to the City of Fort Mitchell in Deed Book 581, Page 243, and also being part of the 1.311 acre Parcel No. 1 conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14, all of the Kenton County Clerk's Records (Covington), and being more particularly described as follows:

Begin at the Southwest corner of Lot 3 as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 as conveyed to City of Fort Mitchell, Kentucky in KC 315, Page 487, said corner also on the existing Northeast right-of-way line of Grace Avenue and the TRUE POINT OF BEGINNING.

- thence, from the TRUE POINT OF BEGINNING, departing said Lot 3, and through said Grace Avenue, as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496, the following two courses: South 24° 58′ 43" East, 22.11 feet;
- thence, South 64° 36' 17" West, 49.39 feet;
- thence, with the North line of said Winding Way Service Road, South 64° 36' 17" West, 17.51 feet:
- thence, departing said North line and through said Winding Way Service Road as conveyed to the City of Fort Mitchell, Kentucky in Deed Book 581, Page 243, and also through said 1.311 acre tract conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14, the following six courses: South 23° 02' 25" East, 242.23 feet;
- thence, South 26° 43' 58" East, 31.05 feet;
- thence, with a curve to the left, having a central angle of 42° 02' 25", a radius of 287.06 feet, an arc length of 210.63 feet, and a chord bearing South 44° 03' 38" East, 205.93 feet;
- thence, South 65° 04' 50" East, 93.53 feet;
- thence, with a curve to the right, having a central angle of 120° 20' 13", a radius of 165.28 feet, an arc length of 347.13 feet, and a chord bearing South 04° 54' 44" East, 286.76 feet;
- thence, with a curve to the left, having a central angle of 42° 22′ 40″, a radius of 48.00 feet, an arc length of 35.50 feet, and a chord bearing South 34° 04′ 03″ West, 34.70 feet to a set Mag nail on the existing Northeast right-of-way line of said Buttermilk Pike (KY Hwy. 371 R/W Varies Acquired by deed);
- thence, with the existing Northeast right-of-way line of said Buttermilk Pike, North 23° 06' 35" West, 90.59 feet to a set iron pin;
- thence, departing the existing Northeast right-of-way line of said Buttermilk Pike, and continuing through said 1.311 acre tract conveyed to the City of Fort Mitchell, Kentucky in Deed Book 1056, Page 14 and said Winding Way Service Road as conveyed to the City of Fort Mitchell, Kentucky in Deed Book 581, Page 243, the following nine courses: with a

curve to the left, having a central angle of 85° 53' 25", a radius of 71.00 feet, an arc length of 106.43 feet, and a chord bearing North 55° 27' 19" East, 96.74 feet;

thence, with a curve to the left, having a central angle of 70° 32′ 09", a radius of 124.28 feet, an arc length of 153.00 feet, and a chord bearing North 22° 51′ 06" West, 143.52 feet;

thence, North 58° 46' 27" West, 139.50 feet;

thence, with a curve to the right, having a central angle of 36° 08' 40", a radius of 316.06 feet, an arc length of 199.38 feet, and a chord bearing North 41° 06' 45" West, 196.09 feet to a set iron pin;

thence, North 19° 20' 52" West, 31.05 feet;

thence, North 23° 02' 25" West, 241.20 feet;

thence, South 64° 36' 17" West, 12.52 feet to a set iron pin;

thence, North 22° 28' 55" West, 40.75 feet;

thence, with a curve to the right, having a central angle of 08° 57′ 53", a radius of 326.58 feet, an arc length of 51.10 feet, and a chord bearing North 17° 59′ 59" West, 51.05 feet to a set iron pin on the existing access-controlled right-of-way line of said Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B');

thence, departing said existing access-controlled right-of-way line, and through said Royal Drive, North 76° 28' 58" East, 50.00 feet to the existing South right-of-way line of said Royal Drive;

thence, continuing with the South and East right-of-way lines of said Royal Drive, with a curve to the left, having a central angle of 09° 01' 31", a radius of 276.58 feet, an arc length of 43.57 feet, and a chord bearing South 18° 01' 48" East, 43.52 feet;

thence, departing the existing East right-of-way line of said Royal Drive with a curve to the left, having a central angle of 93° 56′ 37″, a radius of 12.50 feet, an arc length of 20.50 feet, and a chord bearing South 69° 30′ 52″ East, 18.28 feet to a found 5/8″ iron pin (PLS 3292) on the existing North right-of-way line of Grace Avenue as shown on said Plat #1037:

thence, with said North right-of-way line, North 63° 30' 50" East, 39.93 feet to a found 5/8" iron pin (PLS 206) on a West line of said Lot 3 of said Cedar Grove by A.C. Hurd (Plat #496);

thence, with the South lines of said Lot 3 and the existing North right-of-way line of said Grace Avenue, South 24° 58' 43" East, 3.40 feet to the TRUE POINT OF BEGINNING.

Containing 0.868 acres and subject to all easements and rights-of way of record.

All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

Prior Instrument Reference: Plat #1037, Deed Book 581, Page 243 & Deed Book 1056, Page 14

The above described 0.868 acre section of Royal Drive is depicted on the Plat of Royal Drive and Grace Avenue attached a Exhibit "B" as Parcel "D".

Parcel E – a portion of Grace Avenue

Situated in the City of Fort Mitchell, County of Kenton, Commonwealth of Kentucky, lying generally on the Southeast side of the ramp leading from Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B') and the Northeast side of Buttermilk Pike (KY Hwy. 371 – R/W Varies – Acquired by deed) and being part of Grace Avenue as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 of the Kenton County Clerk's Records (Covington), and being more particularly described as follows:

Begin at the Southwest corner of Lot 3 as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496 as conveyed to City of Fort Mitchell, Kentucky in KC 315, Page 487, said corner also on the existing North right-of-way line of Grace Avenue and the TRUE POINT OF BEGINNING.

- thence, from the TRUE POINT OF BEGINNING, with the Southeast line of said Lot 3, North 72° 52′ 54″ East, 38.11 feet to the Southeast corner of said Lot 3;
- thence, departing said Lot 3, and with the existing East and South right-of-way lines of said Grace Avenue, and the West and North lines of a 15.0293 acre tract as conveyed to the City of Fort Mitchell, Kentucky in KC 315, Page 509, the following three courses: South 20° 19′ 56″ East, passing a found MAG nail at 3.08 feet, for a total distance of 33.07 feet to a found 5/8″ iron pin (PLS 206);
- thence, South 69° 13' 29" West, 25.44 feet to a found 5/8" iron pin (PLS 3292);
- thence, South 63° 30' 50" West, 59.63 feet to a found 5/8" iron pin (PLS 206) on the East line of said Winding Way Service Road as conveyed to the City of Fort Mitchell in Deed Book 581, Page 243;
- thence, departing said 15.0293 acre tract, and with the East and North lines of said Winding Way Service Road, North 23° 02' 25" West, 15.43 feet;
- thence, departing said Winding Way Service Road, and through said Grace Avenue, as shown on the plat of Cedar Grove by A.C. Hurd, as recorded in Plat #496, the following two courses: thence, North 64° 36' 17" East, 49.39 feet:
- thence, North 24° 58' 43" West, 22.11 feet to the TRUE POINT OF BEGINNING. Containing 0.046 acres and subject to all easements and rights-of way of record.

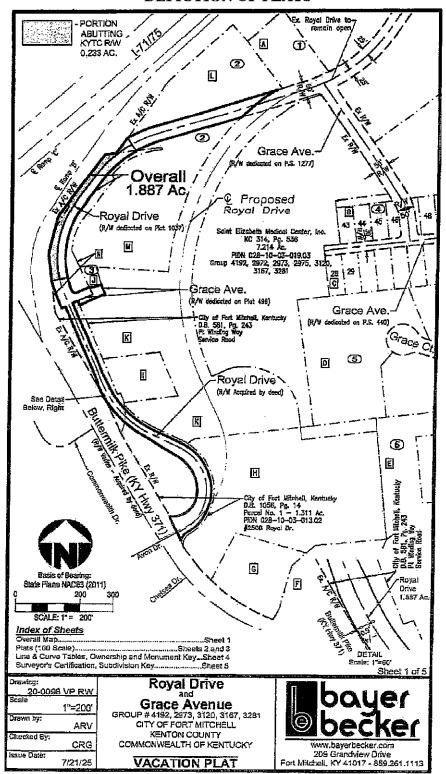
All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

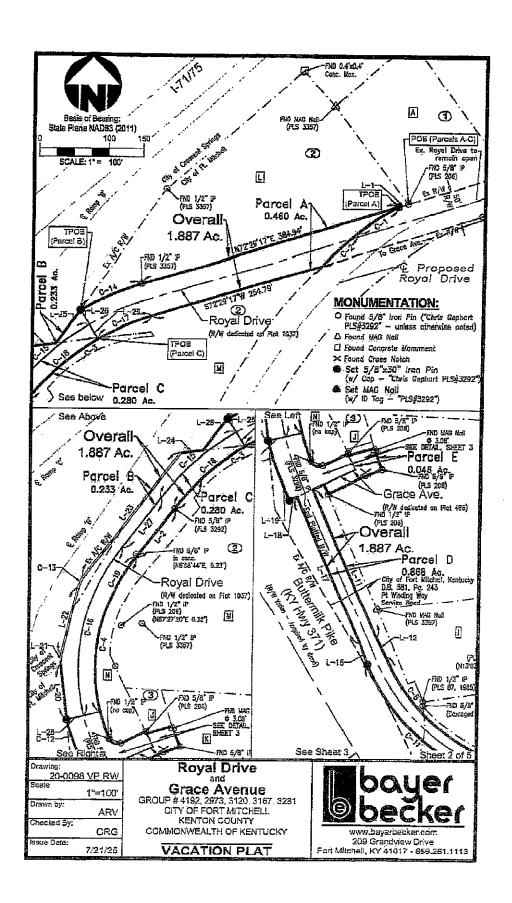
The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

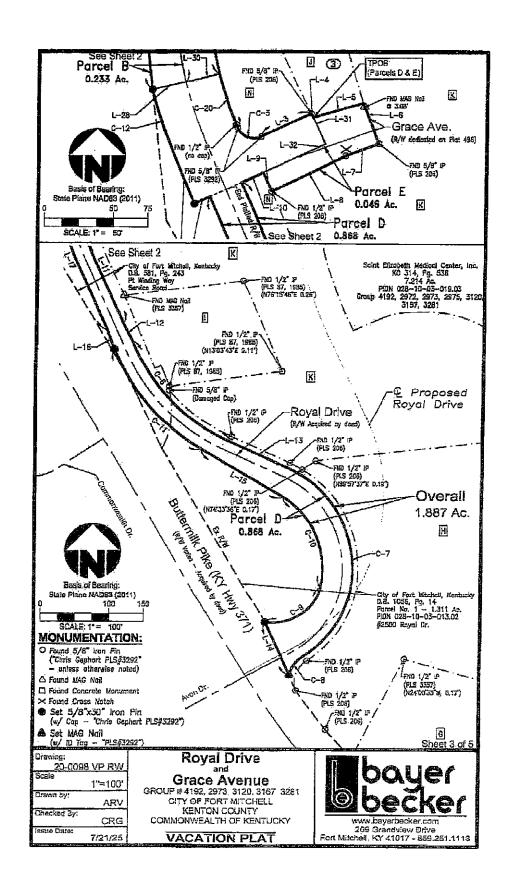
Prior Instrument Reference: Plat #496

The above described 0.046 acre section of Grace Avenue is depicted on the Plat of Royal Drive and Grace Avenue attached hereto as Exhibit "B" as Parcel "E".

EXHIBIT "B" DEPICTION OF PLATS







		9.6										
	Curve Table						Line Table			Line Table		
Cursé	Deite	Radius	Length	Cheid	Tan.	Line	Direction	Dist	Line	Direction	Dist	
C-1	121919	330.00	70.97	SS5'48'11"W 70.83'	35,62	L-1	57225 17 W	14.91	L-17	N23'02'25'W	241.20	
C-2	\$13'52°	756.00	69.02	S4701'36'W 69.00'	34E4'	L-2	S37'[!' 17'W	91.84	L-16	S843617 V	12.52	
C-3	3518'00"	357.00	219.95	554'50'17'W 216.49'	113.59	1-3	55330'59"W	39.93	1-19	N2Z'28'55 W	40,75	
C-4	59"43"50"	276.58	286.33	S07"19"22"W 275.45"	t58.52°	L-4	S24'58'43"E	3.40	1-20	H0521'08'W	81,47	
C-5	93'56'37"	12.50	20.50	S69'30'52'E 18.28'	13.39	L-5	N725254 E	38.11'	L-21	N015607E	12.8¢°	
C-5	420225	257.08	2 0.53	£4403 38 € 205.93	110.31	1,-6	S20 19 56 E	33.07	L-22	N1233'52'E	107.87	
Ç-7	120'20'13'	165.28	347.13	S0454'44"E 288.76"	288.23	L-7	S69 13 29 H	25.44	L-23	N37'09'52'€	229.20	
£-8	42'22'40"	48.00	35.50	\$34'04'03"# 34.70"	18.51	L-a	S55'30'50"#	59,63	L-24	N8254'28'E	32.91	
Ç-9	8553'25"	71.00	106.43	N657719 E 95.74	56.03	1-9	N25 02 25 V	15.43	1-25	N35 10 58 E	£0.06°	
C-10	70'32'09"	124.28	153.00	N22751'06"W 143.52"	87.89°	L-10	564'35'17'W	17.51	L-26	531'05'32'E	25.00'	
C-11	35'08'40"	316.05	199.38	N41'06'45'W 196.09'	103.14	L-11	525 02'25'E	242.23	1-27	S3711'17'W	91.84*	
¢−1 2	8'57'53"	326.58	51.10	มา759'59"W 51.05'	25.69"	L-12	525"43"58"E	31.05	L-25	576'28'58'W	25.00	
C-13	2'47"14"	326.58	15.89	N23'27'51"E 15.89'	7.95	L-13	S65:04'50"£	91.53'	1-29	331,03,33.E	25.00	
C14	133449	407.00	96.47	N55'41'52'E 96.24'	49.45	L-14	N23 06 35 W	90,59*	L-30	N76'28'58'E	25.00	
C-15	2143'81"	382.00	144.81	545'02'52"¥ 143.94"	73.28"	1,-15	H564627W	139.50	1-31	N24'58'45 W	22.11	
C-16	53'42'19"	301.58	268.89	S11'50'07'\ 258.27	142.90	1-16	N19'20'52'₩	31.05	L-32	N64'35'17'E	49.39	
C-17	1334'49"	357.60	34.62'	U65'41'52'E 84,42'	42.517							
C-18	214311	357.00	135.33	N48'02'52'E 134.52'	58.49 ¹							
C-19	50"42"19"	276.58	244.77*	NI 1'50'97'E 235.56'	131.05							

Property Ownership

[A] Timefogrow U.C NC20, Fg. 397 0.705 Ac. PDN 028-10-03-021.00 \$2350 Royal Or.

C-20 9'01'31" 276.58' 43.57' 518'01'48'E 43.52' 21.83'

- B Royal Properties, i.c. Vol. C3092, Pg. 90 0.58 Ac. PUN 028-10-03-018.00 \$2324 Grace Ave.
- E Eso L & Timothy Hell Vol. C6772, Pg. 345 PION 028-10-02-001.Go \$2325 Gross Ave.
- D Wessels Construction and Development Co., Inc. D.E. 598, Pg. 78 FIDN 028-10-02-007-01 \$136-150 Grace Ave.
- E Chamber Office Park Owners According, Inc., Val. C3546, Pg., 118 PICN 928-10-03-001.11
- F Chamber Office Park Developers, LLC Vol. 3828, Pg. 202 PION 028-10-03-912.00 \$350 Bullsmalk Fk.
- G City of Fort Michel, Kentucky

 KC 315, Fg. 437
 Losses to Enthermalk Fisks Development
 Company, LLC

 KC 315, Fg. 509
 Bettermalk Fisks Development Company, LLC

 KC 315, Fg. 270
 Forcel No. V = 1.000 Ac.
 FIDB 025-10-03-01-03

 §SED Buttermalk Fix
 Group 3157

- REMANING
 City of Fort Mitchell, Kentucky
 KC 315, Pg. 497
 Lease to Battermik Pike Development
 Company, LLC
 KC 315, Pg. 508
 Buttermik Pike Development Company, LLC
 KC 315, Pg. 200
 Parcel No. II
 5.75 &c. (Less Exception)
 FibN 028-10-03-014.04
 3406 Buttermik Pik
 Group 3167
- Gly of Fart Mitchest, Kentucky
 KC 315, Pg. 487
 Lence to Buthermik Pike Development
 Company, LLC
 KC 315, Pg. 503
 Enthermik Pike Development Company, LLC
 KC 316, Pg. 270
 Fornel Mc. III
 C.575 Ac.
 Filth 202—10—03—015.00
 §2390—32 Royal Br.
 Group 3120
- REMAINING
 City of Fort Michell, Kentucky
 KC 313, Pg. 467
 Lease to Buttermik Fike Development
 Company, LLO
 KC 315, Pg. 509
 Buttermik Fike Development Company, LLC
 KC 316, Pg. 270
 Pariel No. N
 Lat 3
 FER 028-10-03-020,00

 §2420 Green Fire.
 Green 3281
- K REMANING
 City of Fort Mitchell, Kentucky
 KC 315, Pg. 487
 Lessa to Butternik Före Development
 Company, LLC
 KC 315, Pg. 508
 Butternik Fine Development Company,
 LLC
 KC 316, Pg. 270
 Parcel Ko J, Truct "B" 15,0293 Ac.
 PEN 028—10—03—019,05
 \$2477 Royel Dr.
 Group 4152, 2572, 2973, 2575, 3120,
 3167, 3281
- [L] Scint Elsobath Medical Center, Inc. NO. 314, Pg. 554
 Porcel A
 1.456 Ac. (Deed)
 FIDM DEB-10-03-019.01
 Royal Dr.
- Soint Binabeth Medical Center, Inc. KG 314, Pg. 554
 Parcel B
 2.608 An. (Deed)
 FDN 028-10-03-019.04
 Royal Dr.
- N City of Fort Mitchell, Kentucky D.B. 5B1, Pg. 243 Ft Winding Way Sarvice Rand

Drawing:

20-0098 VP RW
Scale

1"=260'
Drawn 6y:

ARV
Checked By:
CRG
Issue Date:

7/21/25

Royal Drive

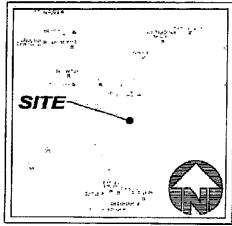
Grace Avenue

GROUP #4192, 2973, 3120, 3167, 3281 CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY

VACATION PLAT



www.bayerbecken.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.261,1113



(Not to Scale)

SURVEYOR'S CERTIFICATE

Inereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:46,908, and the directions and distances shown on the plat are based on a traverse that was adjusted. The reference meridian basis shown hereon is from NAD83 (2011) Kentucky State Plane Coordinates, North Zone (1601). This survey is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18:150. The completion date of the survey was July 18, 2025.

Cincolium		
Signature		
Chris R. Gep	hart, PLS#3292 in the Commonwealth of Kentuc	
Date		Subdivisions (1) Var Iburg Subdivision Second Section Plat#383
		(2) Motor Inn. Inc. Resubdivision of Lots 1-3 of the A.C. Hurd Subdivision Lots 112-129 of the unrecorded Crister Subdivision and Lots 1-8 of Prather Subdivision Plat#1037
		③ Cedar Grove by A.C. Huad Plat#48S
1		4 A.C. Hurd's Second Subdivision P.S. 440
		5 Buttermilk Pork Section No. 2 P.S., 1653
 This plat represents a 	all easements and rights-of-ways of record. houndary survey and complies with 201 KAR 18:15 re Kenton County Clerk's Records (Covington), unle	6 The Charaber Office Park Section No. 4 D. Plat#2031, 2091A ess noted otherwise.
This plat represents a boundary survey and complies with 201 KAR 18:150.	Client: Suttermilk Pike Development Company, LLC c/o Brandicorp, Inc. 45 Fairfield Ave., Suite 200 Bellevue, KY 41073	Owner: City of Fon Mitchell 2355 Dixie Highway Fort Mitchell, KY 41017 Sheet 5 of 5
Drawing: 20-0098 VP RW Scale: 1"=200'	Royal Drive and Grace Avenue GROUP # 4192, 2973, 3120, 3167, 3281	bayer
Drawn by: ARV Checked By: CRG	CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY	Www.bayerbecker.com
ssue Date: 7/21/25	VACATION PLAT	209 Grandview Drive Fort Mitchell, KY 41017 - 859.261.1113

CONSENT AND ACKNOWLEDGMENT OF RECEIPT OF NOTICE

Comes now, Land Richard St. Elizabeth Medical Center, Inc., a Kentucky non-profit corporation ("St. Elizabeth"), and after first being duly sworn and cautioned, states as follows:

- 1. That St. Elizabeth has a fee interest in the real property that abuts the portion of Royal Drive, more fully described on Exhibit "A", attached hereto and depicted on Exhibit B attached hereto by virtue of the deed recorded in KC314, Page 554 of the records of the Kenton County Clerk at Covington, Kentucky.
- 2. That St. Elizabeth acknowledges the receipt of written notice from the City of Fort Mitchell, Kentucky (the "City"), stating the City's intent to close the portion of Royal Drive, described in Exhibit A.
- 3. That St. Elizabeth hereby consents to the closing of that portion of Royal Drive as described on Exhibit A and depicted as Parcel "A" on Exhibit "B".
- 4. That the Consent and Acknowledgment of Receipt of Notice is given pursuant to KRS 82.405(2) (b) and (c).

		ST. ELIZABETH MEDICAL CENTER, INC. By: 107(Holder - Baldware) Its: LORI Ritchey - Baldware EVP - CFO
COMMONWEALTH OF KENTUCKY	·)	
COUNTY OF KENTON) SS:)	

The foregoing Consent and Acknowledgement of Receipt of Notice was acknowledged before me by Lor: Ritchel-Buldu of the EVP+LFO of St. Elizabeth Medical Center, Inc., a Kentucky non-profit corporation, on behalf of the Corporation.

Notary Public
My Commission Expires:
Notary No:



EXHIBIT "A"

<u>Parcel A – a portion of Royal Drive</u>

Situated in the City of Fort Mitchell, County of Kenton, Commonwealth of Kentucky, lying generally on the Southeast side of the ramp leading from Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B') and the Northeast side of Buttermilk Pike (KY Hwy. 371 – R/W Varies – Acquired by deed) and being part of Royal Drive as shown on the plat of the Motor Inn, Inc. Resubdivision of Lots 1-3 of the A.C. Hurd Subdivision and Lots 112-129 of the unrecorded Crisler Subdivision, and Lots 1-6 of the Prather Subdivision, as recorded in Plat #1037 and also being part of the Winding Way Service Road as conveyed to the City of Fort Mitchell in Deed Book 581, Page 243 of the Kenton County Clerk's Records (Covington), and being more particularly described as follows:

Begin at a found 5/8" iron pin (PLS 206) at the common South corner of a 0.705 acre tract conveyed to Timetogrow LLC in KC 89, Page 397 and a 1.456 acre tract conveyed to Saint Elizabeth Medical Center, Inc. in KC 314, Page 554, said corner also being where the West line of Van Iburg Subdivision, Second Section, as recorded in Plat #983, intersects the existing North right-of-way line of Royal Drive (50' R/W); thence, departing said 0.705 acre tract and said Van Iburg Subdivision, Second Section, and with the existing North right-of-way line of said Royal Drive, and the South line of said 1.456 acre tract, South 72°29'17" West, 14.91 feet to a set iron pin and the TRUE POINT OF BEGINNING;

- thence, from the TRUE POINT OF BEGINNING, departing said 1.456 acre tract and said existing North right-of-way line, and with a new West right-of-way line of Royal Drive, the following two courses: with a curve to the left, having a central angle of 12° 19' 19", a radius of 330.00 feet, an arc length of 70.97 feet, and a chord bearing South 55° 48' 11" West, 70.83 feet;
- thence, with a curve to the left, having a central angle of 05° 13' 52", a radius of 756.00 feet, an arc length of 69.02 feet, and a chord bearing South 47° 01' 36" West, 69.00 feet to the existing South right-of-way line of said Royal Drive and the North line of a 2.608 Acre tract conveyed to Saint Elizabeth Medical Center, Inc. in KC 314, Page 554;
- thence, departing said new West right-of-way line, and with the existing South and East right-of-way lines of said Royal Drive and the North and West lines of said 2.608 tract, the following two courses: South 72° 29' 17" West, 254.79 feet:
- thence, thence, with a curve to the left, having a central angle of 13° 34' 49", a radius of 357.00 feet, an arc length of 84.62 feet, and a chord bearing South 65° 41' 52" West, 84.42 feet;
- thence, departing said 2.608 tract and through said Royal Drive, North 31° 05' 32" West, 50.00 feet to a set iron pin on a Southwest corner of said 1.456 acre tract conveyed to said Saint Elizabeth Medical Center, Inc. in KC 314, Page 554, the same being on the existing access-controlled right-of-way line of said Northbound Buttermilk Pike to Northbound Interstate 71/75 (Ramp 'B');
- thence, departing said access controlled right-of-way line and with the South line of said 1.456 acre tract and the existing North right-of-way line of said Royal Drive, the following two courses: with a curve to the right, having a central angle of 13° 34' 49", a radius of 407.00 feet, an arc length of 96.47 feet, and a chord bearing North 65° 41' 52" East, 96.24 feet to a found 1/2" iron pin (PLS 3357);

thence, North 72° 29' 17" East, 384.94 feet to the TRUE POINT OF BEGINNING. Containing 0.460 acres and subject to all easements and rights-of way of record.

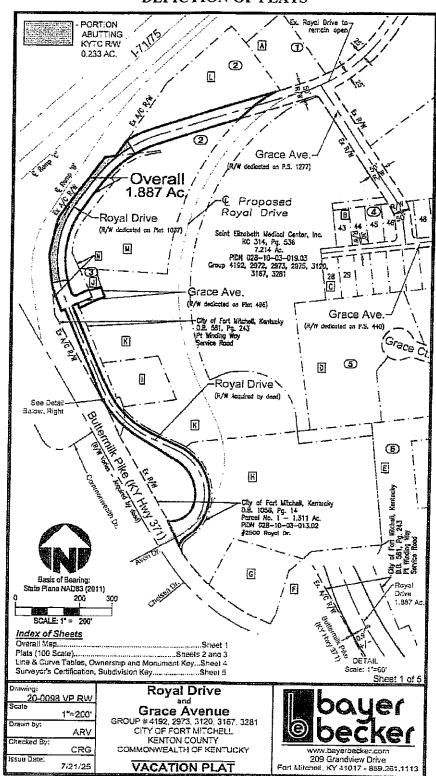
All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

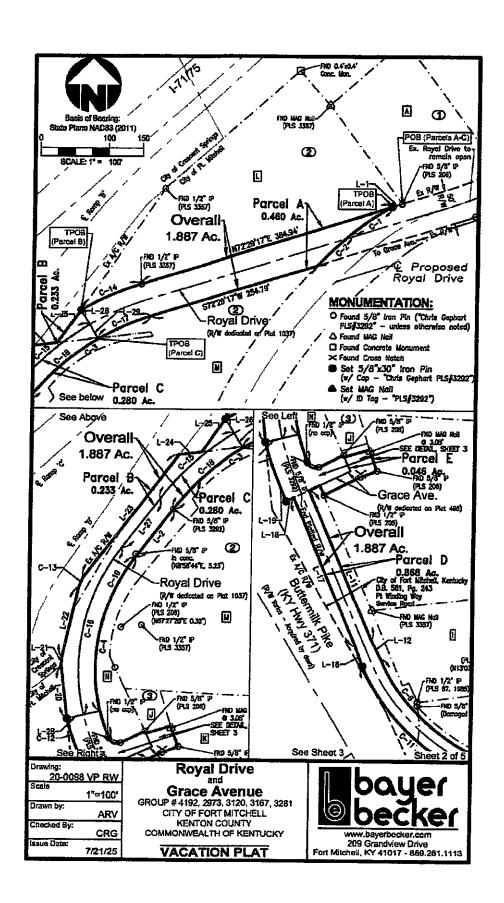
The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

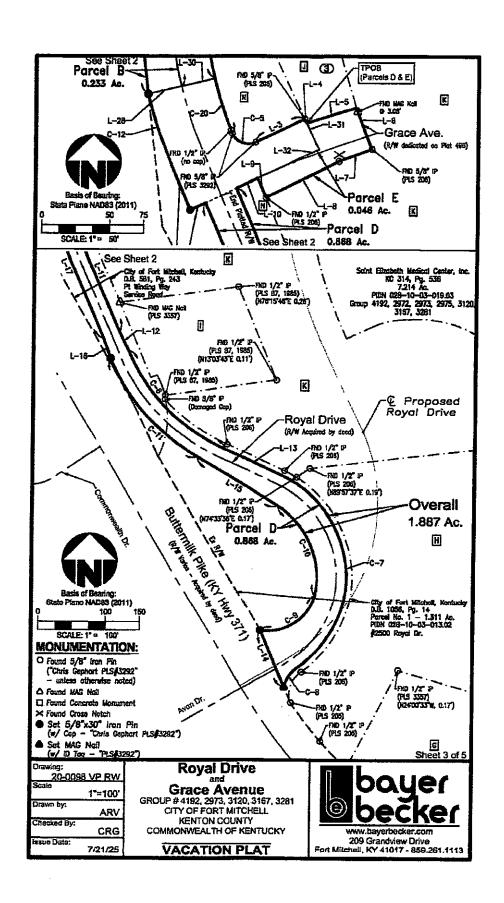
Prior Instrument Reference: Plat #1037 and Deed Book 581, Page 243

The above described 0.868 acre section of Royal Drive is depicted on the Plat of Royal Drive and Grace Avenue attached hereto as Exhibit "B" as Parcel "A".

EXHIBIT "B" DEPICTION OF PLATS







									_		
		Line Table L			Line Table	Line Table					
Cuive	Delta	Radius	Length	Chord	Tan.	Line	Direction	Dist.	Lir	e Direction	Dist.
Ç-1	12'19'19"	720000,	70.97	\$5548'11'W 70.83'	35.52	<u>[-1</u>	S7229 17 W	16.91*	L-	7 N2302'25'W	241.20
C-2	51352	798.00*	69.02	547'01"36"W 59.00"	34.54	L-2	93711'17'W	91.64	L-	8 SS#36'17'W	12.92'
C-3	35718100°	357.00	219.95	SSFS0177W 216.49	113.59*	1-3	\$83730 '50'#	39.93	Į.	9 102725°55°W	40.75
c -∔	59"43"50"	276.58	258.33	S07'10'22'W 278.45'	153.82	L=4	52F55'43'E	3.40	Į.	0 N0821'08'W	81.47
ş	835037	1250	20.50	569'30'32'E 18.26'	13.39	Ł-6	N725254'E	38,11	1-7	1 MO15507 E	12.80
¢-	42'02'25"	287,06	210.53	S44°03'38"E 205.93"	110.31	L=6	520°19'56'E	33.07	<u>l</u> -2	2 H1233'52'E	107.87
C-7	120'20'13"	165.28	347,13	5045644°E 258.76°	288.23	<u>L-7</u>	\$59*13*29*W	25.44	1-2	3 N37'09'52'E	229.20
C-8	4222'40"	48.00"	35.50	S3404137# 34.70°	18.51"	L-8	\$63730"50"W	59.63	1-2	4 N8254'25'E	32.91
C-0	బావుడు"	71.00	106.43	N552719'E 96.74'	86.08	1-9	N23 02 25 W	15.43	L-2	5 NS6 10 59 E	60.05
C-10	70'32'09"	124.28	153.00"	N22'51'06'W 143.52'	67.89	L10	\$84'36'17'W	17.51'	L-2	6 S31'05'32'E	25.00
C-11	36'08'40"	318.06	199.38	N41'05'45"W 198.09"	103.14"	L-11	523702725TE	242.23	L-2	7 S3711'17'W	91.84"
C-12	85753*	376.58	51.10"	N1759'59'W 51.05'	25.60	i12	S26'43'58'E	31.05	L-2	S7628'56'9	25,00
C-13	24714"	328.58	15.59	H2327'91"E 15,89"	7.55	L-13	565°04°50°E	93,53	L-2	S31705'32'E	25.00
G-14	13'34'49"	407.00	98.47	N55'41'52'E 95.24'	48.45	L-14	H23706'36'W	90.59	Ŀ~3	N782858E	25.00
C-15	21'43'11"	382.00	144.81*	548'02'52'W 143.94"	73.28	L-15	#58'46'27 ' ₩	139.50	€-3	N2425142,8	22.11"
C-15	50'42'19"	301.58	266.89	S1750'07'W 258.27'	142.90	L-16	K19'20'52'W	31.05	L-3	NS4'35'17'E	49.39
C-17	13'34'49"	357.00*	84.82	N6941'52'E 84.42'	42.51						·
C-18	21'43'11"	357.00	135.33	M802'92'E 134.52'	68.49						

21.83 Property Ownership

131.05

N11'50'07'E 236.66'

S1801'48'E 43.52"

A Restaurow LLC K039, Pg. 397 0.705 Ac. F001 026-10-03-021.00 \$2560 Royal Dr.

50'42'19"

9'01'31"

276.58 244.77

43.57

278.56

C-19

C-20

- B Royal Proporties, LLC Vol. CX092, Pg. 90 0.58 Ac. PON 028-10-03-018.00 \$2324 Groco Ave.
- C Lina L. & Timothy Hall Vol. 08772, Pg. 345 PIDM 029-10-00-001.00 2325 Groce Ase.
- E Chamber Office Park Owners Association, Iric. Vol. C3548, Pg. 118 PSN 028-10-03-001.11
- F Chamber Office Park Developers, LLC Vol. 3628, Pg. 202 PDH 025-10-03-012.00 (350 Buttermilk Pk.
- G City of Fort Mitchell, Keetucky 82 315, Pg. 487 Lacoo to Buttermilk Pike Dovelopment JACOS TO SUMMATINE PINS Development Company, LLC IC 315, Pp. 509 Butternik Pies Development Company, ILC ICC 316, Pp. 270 Pamel No. V = 1.000 Ac. POM 028-10-03-014-05 \$300 Buttonnik Pk. Group 3167

7/21/25

- SEMMENS
 City of Fort Michel, Kentucky
 RC 315, Pg. 467
 Leane to Butharnik Pike Development
 Company, LLC
 RC 315, Pg. 509
 Butharnik Pike Development Company, LLC
 RC 315, Pg. 270
 Purcel No. II
 5.75 Ac. (Less Econolism)
 FIDM 228-10-03-014.04
 ASSS Butharnik Pike.
- City of Fort Michell, Kentucky
 SEC 310, Pt. ACC.
 Locas to Butternik Pike Development
 Company, LLC
 SE 315, Pp. 509
 Butternik Pike Development Company, LLC
 SE 316, Pp. 270
 Percel No. 8
 0.575 Ac.
 PICH 028-10-03-018.00
 §2500-22 Royal Dr.
 Georg 3120

\$400 Buttormilk Pk. Group 3167

- [3] REMAINING
 City of Fort Milestell, Kontucky
 KC 315, Pg. 457
 Leans to Rithernille Piles Development
 Company, LLC
 KC 315, Pg. 509
 Rithernille Piles Development Company, LLC
 KC 316, Pg. 270
 Percel He. IV
 Let 3
 PION 925-10-03-020.00
 #2420 Grace Are. \$2420 Groce Ave. Group 3281
- REMARCHE
 Gity of Fort Mitchell, Kentucky
 SC 316, Pp. 487
 Leane to Buttermilk Pita Development
 Company, LLC
 SC 316, Pp. 509
 Sightermilk Pita Development Company,
 LLC ш ILC ICO 316, Pg. 270 Parcel No L Treet "B" — 15.0253 Ac. POR 028-10-05-019.00 72477 Royal Dr. Creep 4192, 2072, 2973, 2975, 3120, 3167, 3281
- Schrt Ekrobeth Medicol Conter, Inc. IC 314, Pg. 554 Parcel A 1.458 Ac. (Deed) PDM 628-10-03-019.01 Reyel Dr.
- Scint Elizabeth Medical Conter, Inc. ICC 314, Fg. 554 Pareol B 2.608 Ac. (Deed) PON 028-10-03-019.04 Royal Dr.
- N City of Fort Mitchell, Kentucky D.E. 581, Pg. 243 Pt Winding Way Santon Road

Sheet 4 of 5

Drawing: 20-009	8 VP RW	I
Scale	1"=200'	
Drawn by:	ARV	
Checked By:	CRG	l
lasue Date:		ı

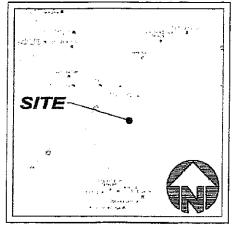
Royal Drive and

Grace Avenue GROUP # 4192, 2973, 3120, 3167, 3281 CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY

VACATION PLAT



www.bayerbecker.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.261.1113



VICINITY MAP (Not to Scale)

SURVEYOR'S CERTIFICATE

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:46,908, and the directions and distances shown on the plat are based on a traverse that was adjusted. The reference meridian basis shown hereon is from NAD83 (2011) Kentucky State Plane Coordinates, North Zone (1601). This survey is an Urban Survey and the accuracy and precision of said survey meets all the specifications of this class and compiles with 201 KAR 18:150. The completion date of the survey was July 18, 2025.

Signature							
	hart, PLS#3292 in the Commonwealth of Kentuck	Subdivisions					
Date		(1) Yan Iburg Subdivision Second Section Plut#983					
		(2) Motor Inn, Inc. Resubdivision of Lots 1—3 of the AC. Hurd Subdivision Lots 112—129 of the unreserring Crister Subdivision and Lots 1—6 of Pruther Subdivision Platy 1037					
		③ Cedor Grove by A.C. Hurd Picty 498					
		A.C. Hurd's Second Subdivision P.S. 440					
		5 Butternik Pork Section No. 2 P.S. 1063					
• This plat represents a	all easements and rights-of-ways of record. boundary survey and complies with 201 KAR 18:15(te Kenton County Clerk's Records (Covington), unle						
This plat represents a boundary survey and complies with 201 KAR 18:150.	Cifent: Buttermik Pike Development Company, LLC c/o Brandicorp, Inc. 45 Fairfield Ave Suite 200 Bellevue, KY 41073	Owner: City of Fort Mitchell 2355 Dixte Highway Fort Mitchell, KY 41017 Sheet 5 of 5					
Drawing: 20-0095 VP RW Scale 1*=200'	Royal Drive and Grace Avenue	M bayer					
Drawn by: ARV	GROUP # 4192, 2973, 3120, 3167, 3281 CITY OF FORT MITCHELL	Obečke r					
Checked By: CRG	KENTON COUNTY COMMONWEALTH OF KENTUCKY	www.bayerbecker.com					
Issue Date: 7/21/25	VACATION PLAT	209 Grandvíew Drive Fort Milchell, KY 41017 - 859.261.1113					