

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-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 0.460 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".

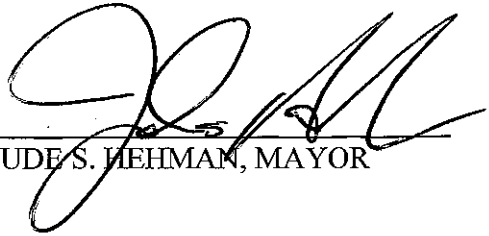
- B. That the real property owners that abut the portions of Royal Drive and Grace Avenue to be closed by this Ordinance have each executed an Acknowledgement of Written Notice and Consent to the closing of the portions of Royal Drive and the part of Grace Avenue as set forth herein, copies of which 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 quit-claim 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

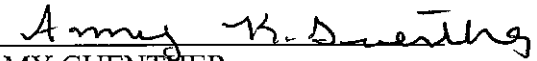
That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer, recorded, published and effective upon publication.

PASSED: First reading on August ___, 2025

PASSED: Second reading on August ___, 2025


JUDE S. HEHMAN, MAYOR

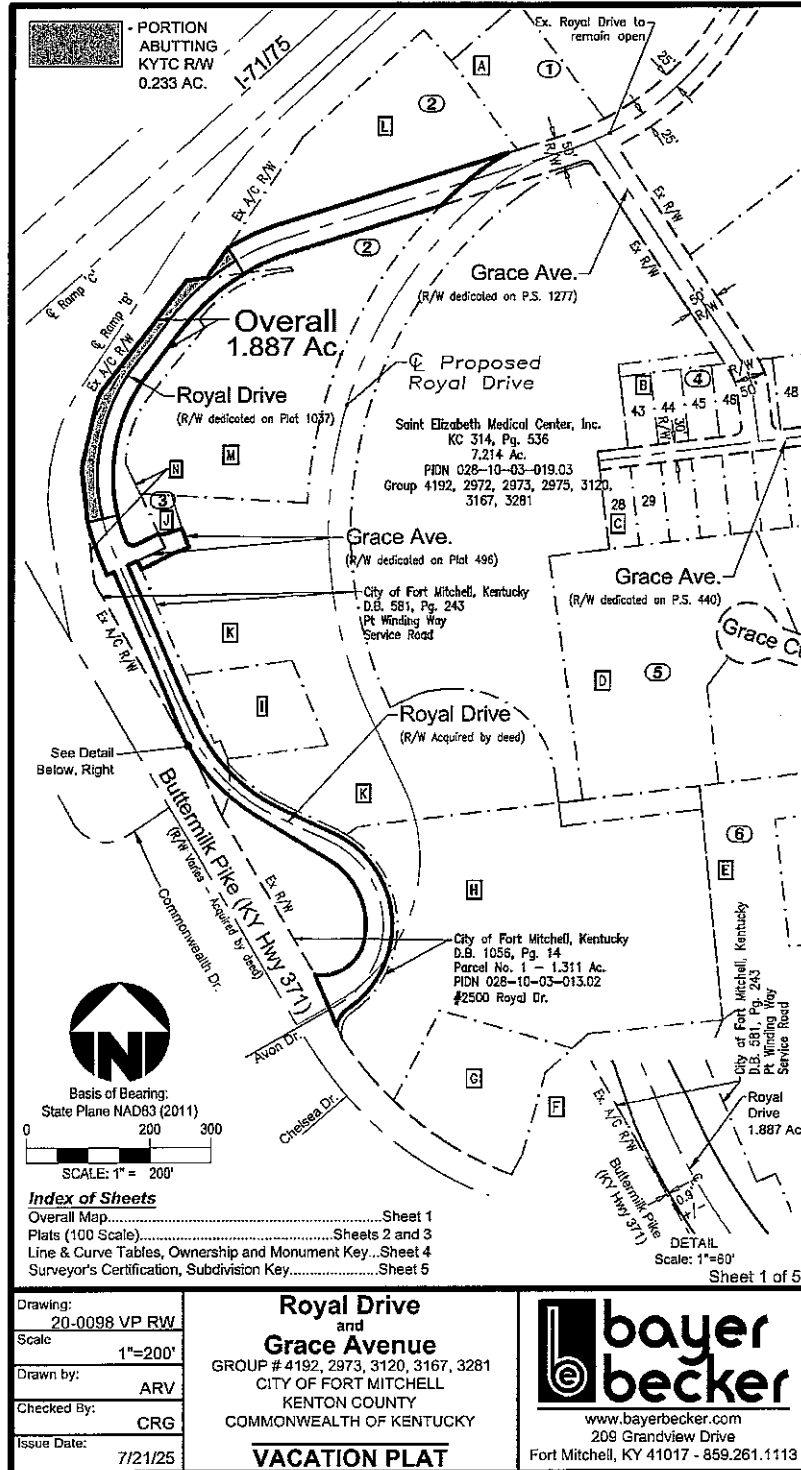
ATTEST:

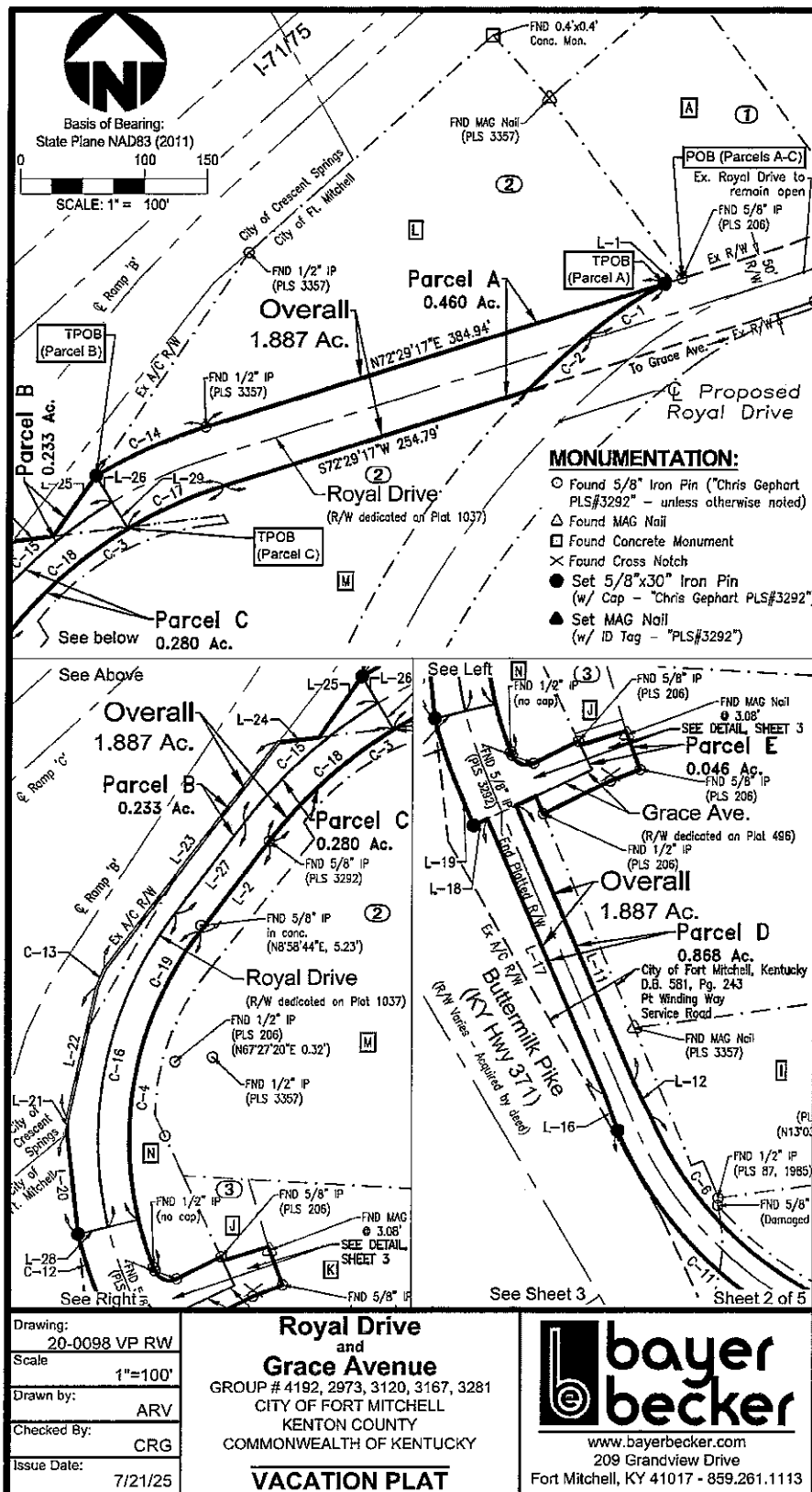

AMY GUENTHER,
CITY CLERK/TREASURER

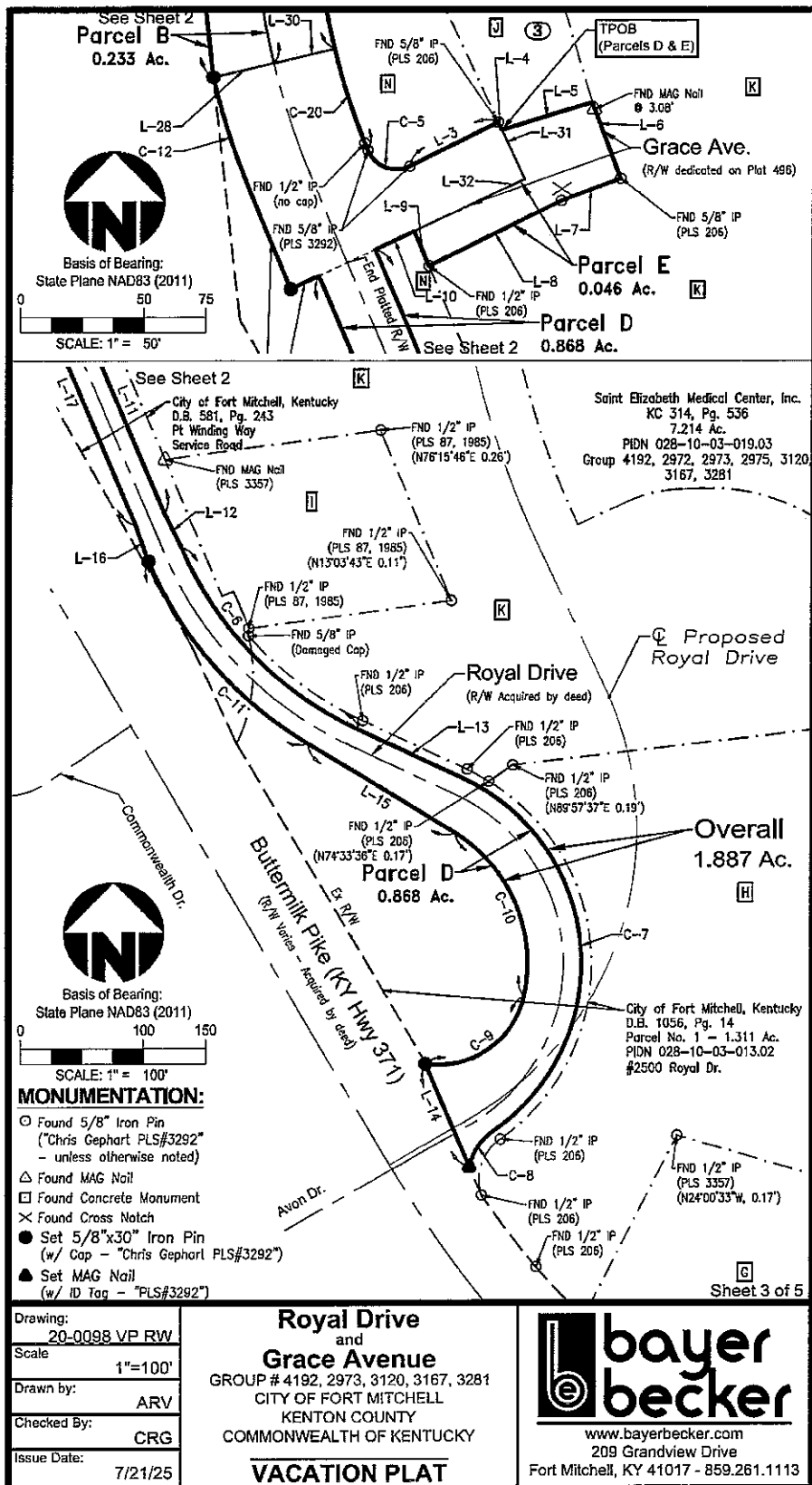
PUBLISHED: In summary in the LINK/NKY website the 18th day of AUGUST, 2025.

EXHIBIT "A"

PLATS OF ROYAL DRIVE AND GRACE AVENUE







Curve Table						Line Table			Line Table		
Curve	Delta	Radius	Length	Chord	Tan.	Line	Direction	Dist.	Line	Direction	Dist.
C-1	12°19'19"	330.00'	70.97'	S55°48'11"W 70.83'	35.62'	L-1	S72°29'17"W	14.91'	L-17	N23°02'25"W	241.20'
C-2	5°13'52"	756.00'	69.02'	S47°01'36"W 69.00'	34.54'	L-2	S37°11'17"W	91.84'	L-18	S64°36'17"W	12.52'
C-3	35°18'00"	357.00'	219.95'	S54°50'17"W 216.49'	113.59'	L-3	S63°30'50"W	39.93'	L-19	N22°28'55"W	40.75'
C-4	59°43'50"	276.58'	288.33'	S07°19'22"W 275.45'	158.82'	L-4	S24°58'43"E	3.40'	L-20	N06°21'08"W	81.47'
C-5	93°56'37"	12.50'	20.50'	S69°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'	S44°03'38"E 205.93'	110.31'	L-6	S20°19'56"E	33.07'	L-22	N12°33'52"E	107.87'
C-7	120°20'13"	165.28'	347.13'	S04°54'44"E 286.76'	288.23'	L-7	S69°13'29"W	25.44'	L-23	N37°09'52"E	229.20'
C-8	42°22'40"	48.00'	35.50'	S34°04'03"W 34.70'	18.61'	L-8	S63°30'50"W	59.63'	L-24	N82°54'26"E	32.91'
C-9	85°53'25"	71.00'	108.43'	N55°27'19"E 96.74'	66.08'	L-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"	316.05'	199.38'	N41°05'45"W 196.09'	103.14'	L-11	S23°02'25"E	242.23'	L-27	S37°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"	326.58'	15.89'	N23°27'51"E 15.89'	7.95'	L-13	S65°04'50"E	93.53'	L-29	S31°05'32"E	25.00'
C-14	1°34'49"	407.00'	96.47'	N65°41'52"E 96.24'	48.46'	L-14	N23°06'35"W	90.59'	L-30	N76°28'58"E	25.00'
C-15	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	1°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'						
C-19	50°42'19"	276.58'	244.77'	N11°50'07"E 236.86'	131.05'						
C-20	9°01'31"	276.58'	43.57'	S18°01'48"E 43.52'	21.83'						

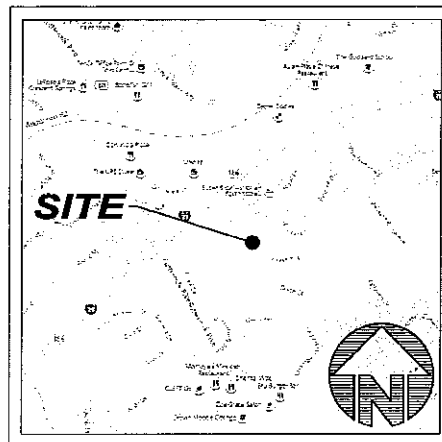
Property Ownership		
A Timetogrow LLC KC89, Pg. 397 0.705 Ac. PIDN 028-10-03-021.00 #2360 Royal Dr.	H REMAINING City of Fort Mitchell, Kentucky KC 315, Pg. 487 Lease to Buttermilk Pike Development Company, LLC KC 315, Pg. 509 Buttermilk Pike Development Company, LLC KC 316, Pg. 270 Parcel No. II 5.75 Ac. (Less Exception) PIDN 028-10-03-014.04 #406 Buttermilk Pk. Group 3167	K 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 #2477 Royal Dr. Group 4192, 2972, 2973, 2975, 3120, 3167, 3281
B Royal Properties, LLC Vol. C3092, Pg. 90 0.58 Ac. PIDN 028-10-03-018.00 #2324 Grace Ave.	I 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	L Saint Elizabeth Medical Center, Inc. KC 314, Pg. 554 Parcel A 1.456 Ac. (Deed) PIDN 028-10-03-019.01 Royal Dr.
C Lisa L. & Timothy Hall Vol. C6772, Pg. 345 PIDN 028-10-02-001.00 #2325 Grace Ave.	J 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. IV Lot 3 PIDN 028-10-03-020.00 #2420 Grace Ave. Group 3281	M Saint Elizabeth Medical Center, Inc. KC 314, Pg. 554 Parcel B 2.808 Ac. (Deed) PIDN 028-10-03-019.04 Royal Dr.
D Wessels Construction and Development Co., Inc. D.B. 598, Pg. 78 PIDN 028-10-02-007.01 #136-150 Grace Ave.		N City of Fort Mitchell, Kentucky D.B. 581, Pg. 243 Pt Winding Way Service Road
E 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 PIDN 028-10-03-012.00 #350 Buttermilk Pk.		
G 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. V - 1.809 Ac. PIDN 028-10-03-014.05 #380 Buttermilk Pk. Group 3167		

Sheet 4 of 5

Drawing:
20-0098 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

bayer becker
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 complies with 201 KAR 18:150. The completion date of the survey was July 18, 2025.

Signature _____

Chris R. Gephart, PLS#3292 in the Commonwealth of Kentucky

Date _____

Subdivisions

- ① Van Iburg Subdivision
Second Section
Plat#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
- ④ A.C. Hurd's Second Subdivision
P.S. 440
- ⑤ Buttermilk Park
Section No. 2
P.S. 1063
- ⑥ The Chamber Office Park
Section No. 4
Plat#2091, 2091A

NOTES:

- This plat is subject to all easements and rights-of-ways of record.
- This plat represents a boundary survey and complies with 201 KAR 18:150.
- All references are to the Kenton County Clerk's Records (Covington), unless noted otherwise.

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: 20-0098 VP RW Scale 1"=200' Drawn by: ARV Checked By: CRG Issue Date: 7/21/25	<div>Royal Drive and Grace Avenue</div> <div>GROUP # 4192, 2973, 3120, 3167, 3281 CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY</div> <div>VACATION PLAT</div>	<div> bayer becker</div> <div>www.bayerbecker.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.261.1113</div>

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]

14757724.1

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:

2. That the Company acknowledges the receipt of written notice from the City of Fort 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.

4. That the Consent and Acknowledgment of Receipt of Notice is given pursuant to KRS 82.405(2) (b) and (c).

By: Michael T. Brandy
Michael T. Brandy, Manager

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.



Notary Public
My Commission Expires: 9/11/2027
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).

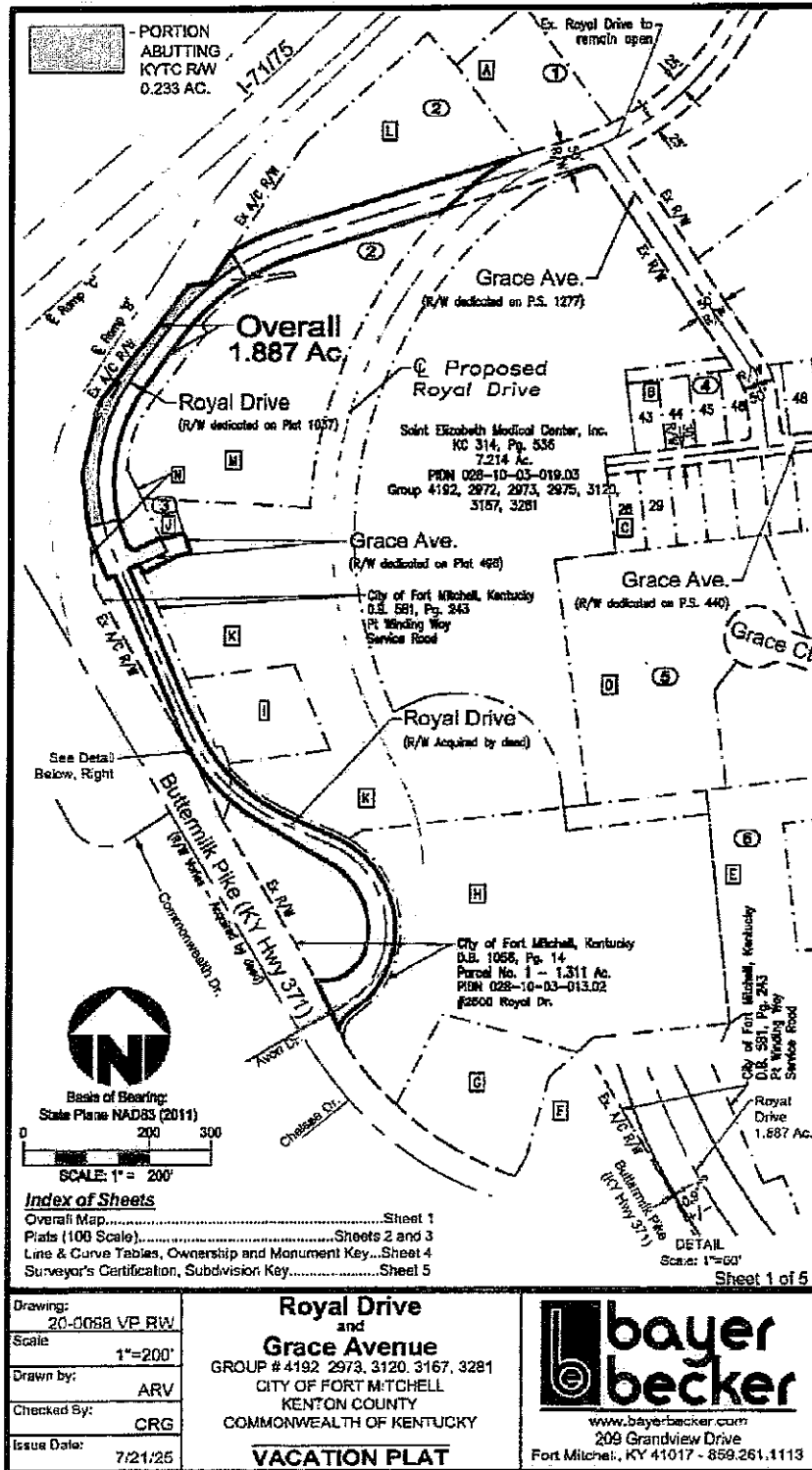
The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

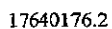
Prior Instrument Reference: Plat #496

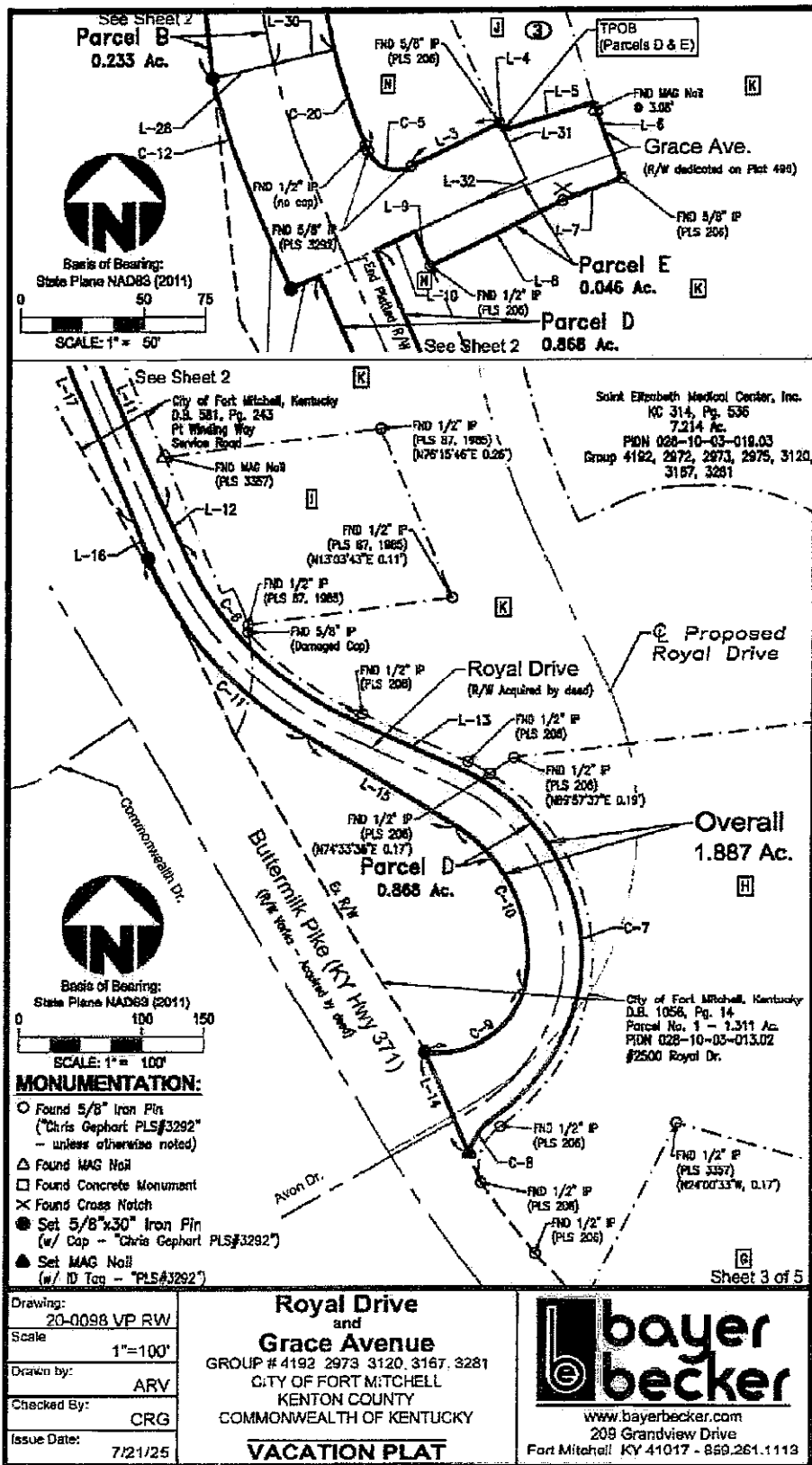
The above described 0.046 acre section of Grace Avenue is depicted on the Plat of Royal Drive and Grace Avenue attached hereto as Exhibit "B" as Parcel "E".

EXHIBIT "B"

Depiction of Plats







Curve Table						Line Table			Line Table		
Curve	Delta	Radius	Length	Chord	Tan.	Line	Direction	Dist.	Line	Direction	Dist.
C-1	12°18'18"	330.00'	70.87'	S55°48'11"W 70.83'	35.62'	L-1	S72°28'17"W	14.91'	L-17	N23°02'25"W	241.20'
C-2	5°13'52"	756.00'	68.02'	S47°01'38"W 68.00'	34.54'	L-2	S37°11'17"W	91.84'	L-18	S64°38'17"W	12.52'
C-3	35°18'00"	357.00'	218.95'	S54°58'17"W 218.40'	113.59'	L-3	S63°30'50"W	38.93'	L-19	N22°28'55"W	40.75'
C-4	59°43'50"	276.58'	288.33'	S07°19'22"W 276.45'	158.82'	L-4	S24°58'43"E	3.40'	L-20	N06°21'08"W	81.47'
C-5	93°56'37"	12.50'	20.50'	S89°30'52"E 18.28'	13.38'	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'	S44°03'38"E 205.93'	110.31'	L-6	S20°19'58"E	33.07'	L-22	N12°33'52"E	107.87'
C-7	120°20'13"	165.28'	347.13'	S04°54'44"E 286.76'	288.25'	L-7	S89°13'29"W	25.44'	L-23	N37°08'32"E	228.20'
C-8	42°22'40"	48.00'	35.50'	S34°04'03"W 34.70'	16.61'	L-8	S63°30'50"W	58.63'	L-24	N82°54'28"E	32.91'
C-9	88°53'25"	71.00'	106.43'	N65°27'19"E 96.74'	66.06'	L-9	N23°02'25"W	15.43'	L-25	N33°10'58"E	60.06'
C-10	70°32'08"	124.28'	193.00'	N22°51'08"W 143.52'	87.88'	L-10	S64°38'17"W	17.51'	L-26	S31°05'32"E	25.00'
C-11	36°08'40"	318.06'	188.38'	N41°08'45"W 196.09'	103.14'	L-11	S23°02'25"E	242.23'	L-27	S37°11'17"W	91.84'
C-12	8°57'33"	328.58'	51.10'	N17°58'59"W 51.05'	25.80'	L-12	S28°43'58"E	31.05'	L-28	S76°28'56"W	25.00'
C-13	2°47'14"	328.58'	15.88'	N23°27'51"E 15.88'	7.95'	L-13	S85°04'50"E	93.53'	L-29	S31°05'32"E	25.00'
C-14	13°34'49"	457.00'	96.47'	N59°41'52"E 96.24'	48.46'	L-14	N23°05'35"W	90.58'	L-30	N76°28'56"E	25.00'
C-15	21°43'11"	382.00'	144.81'	S46°02'52"W 143.94'	73.26'	L-15	N58°46'27"W	138.50'	L-31	N24°58'43"W	22.11'
C-16	50°42'19"	301.58'	268.86'	S11°50'07"W 258.27'	142.80'	L-16	N19°20'52"W	31.05'	L-32	N84°38'17"E	49.39'
C-17	13°34'49"	357.00'	84.82'	N85°41'52"E 84.82'	42.51'						
C-18	21°43'11"	357.00'	135.33'	N48°02'52"E 134.52'	68.46'						
C-19	50°42'19"	276.58'	244.77'	N11°50'07"E 238.86'	131.05'						
C-20	9°01'31"	276.58'	43.57'	S18°01'48"E 43.52'	21.83'						

Property Ownership

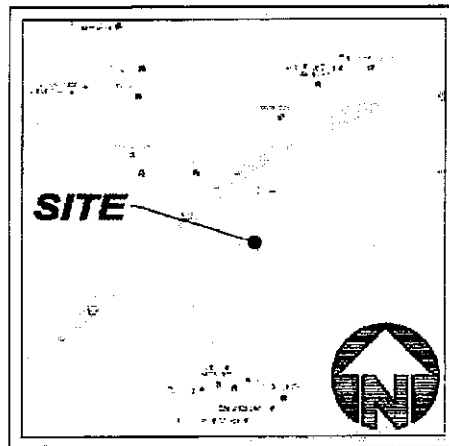
- A** Timegrow LLC
K289, Pg. 387
0.705 Ac.
PDN 028-10-03-021.00
#2360 Royal Dr.
- B** Royal Properties, LLC
Vol. C3092, Pg. 90
0.58 Ac.
PDN 028-10-03-018.00
#2324 Grace Ave.
- C** L. & Timothy Hall
Vol. C6772, Pg. 343
PDN 028-10-02-001.00
#2325 Grace Ave.
- D** Wasele Construction and Development Co., Inc.
D.E. 528, Pg. 75
PDN 028-10-02-007.01
#138-180 Grace Ave.
- E** Chamber Office Park Owners Association, Inc.
Vol. C2546, Pg. 118
PDN 028-10-03-001.11
- F** Chamber Office Park Developers, LLC
Vol. 3282, Pg. 222
PDN 028-10-03-012.00
#350 Buttermilk Pk.
- G** 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. V
0.1000 Ac.
PDN 028-10-03-014.05
#380 Buttermilk Pk.
Group 3167
- H** 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
5.75 Ac. (Less Exception)
PDN 028-10-03-016.04
#400 Buttermilk Pk.
Group 3167
- I** 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. II
0.575 Ac.
PDN 028-10-03-015.00
#2390-92 Royal Dr.
Group 3120
- J** 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. IV
Lot 3
PDN 028-10-03-020.00
#4420 Grace Ave.
Group 3281
- K** 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.
PDN 028-10-03-019.00
#2477 Royal Dr.
Group 4182, 2972, 2973, 2975, 3120, 3167, 3281
- L** Saint Elizabeth Medical Center, Inc.
KC 314, Pg. 254
Parcel A
1.466 Ac. (Dead)
PDN 028-10-03-019.01
Royal Dr.
- M** Saint Elizabeth Medical Center, Inc.
KC 314, Pg. 254
Parcel B
2.808 Ac. (Dead)
PDN 028-10-03-019.04
Royal Dr.
- N** City of Fort Mitchell, Kentucky
D.E. 581, Pg. 243
P1 Winding Way
Service Road

Sheet 4 of 5

Drawing:
20-0096 VP RVV
Scale
1"=200'
Drawn by:
ARV
Checked By:
CRG
Issue Date:
7/21/25

Royal Drive
and
Grace Avenue
GROUP # 4182, 2973, 3120, 3167, 3281
CITY OF FORT MITCHELL
KENTON COUNTY
COMMONWEALTH OF KENTUCKY
VACATION PLAT

bayer becker
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 complies with 201 KAR 18:150. The completion date of the survey was July 18, 2025.

Signature _____

Chris R. Gephart, PLS#3292 in the Commonwealth of Kentucky

Date _____

Subdivisions

- ① Vanburg 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 Prother Subdivision
Plot#1037
- ③ Cedar Grove
by A.C. Hurd
Plot#448
- ④ A.C. Hurd's Second Subdivision
P.S. 440
- ⑤ Buttermilk Park
Section No. 2
P.S. 1063
- ⑥ The Chamber Office Park
Section No. 4
Plot#2091, 2091A


NOTES:

- This plat is subject to all easements and rights-of-ways of record.
- This plat represents a boundary survey and complies with 201 KAR 18:150.
- All references are to the Kenton County Clerk's Records (Covington), unless noted otherwise.

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: 20-0098 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

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:

4. That the Consent and Acknowledgment of Receipt of Notice is given pursuant to KRS 82.405(2) (b) and (c).



Jude Helman, 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.

Amey Klusch Swartz
Notary Public
My Commission Expires: 9/28/2026
Notary No: KYNP59637

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.

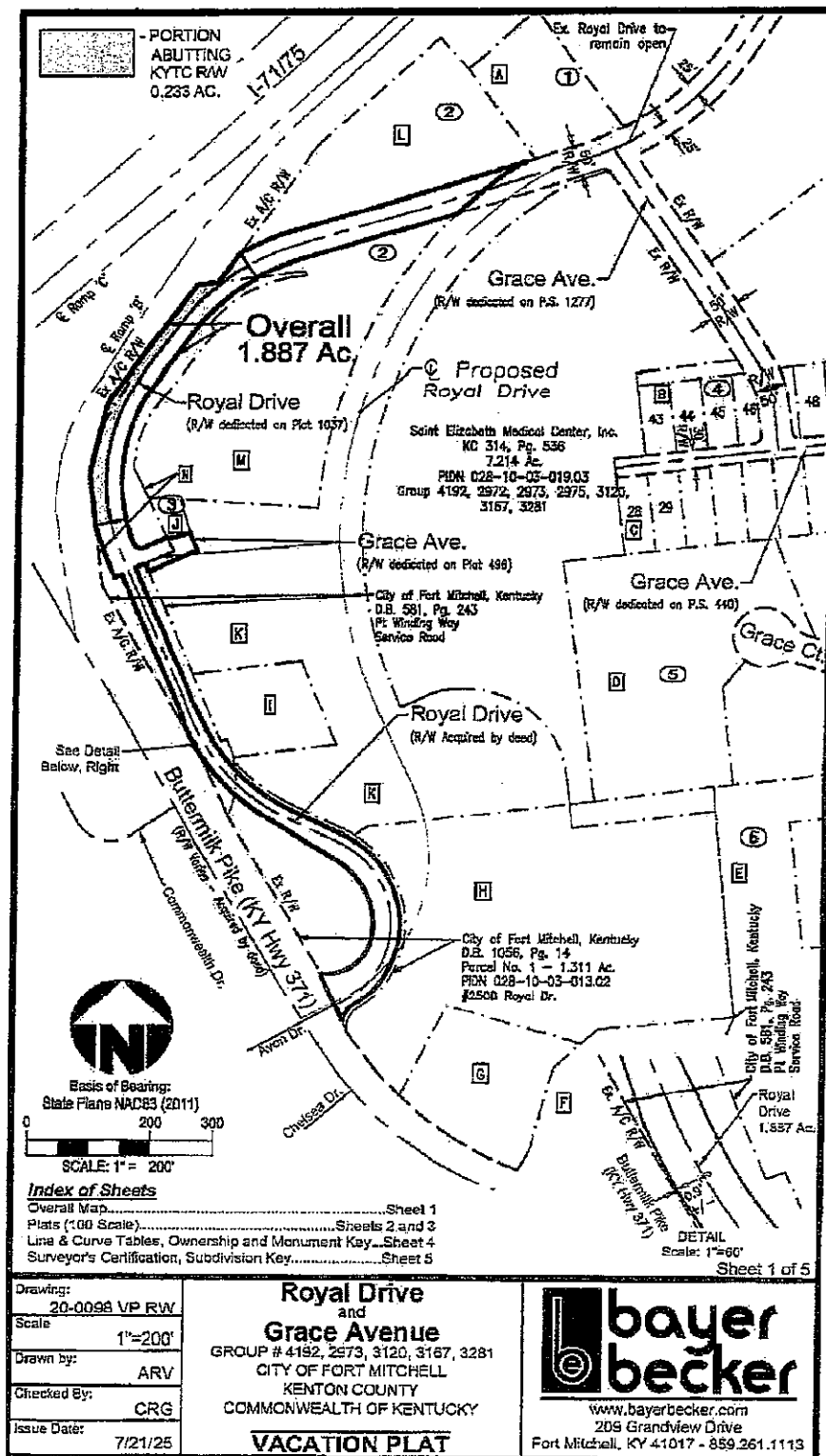
All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

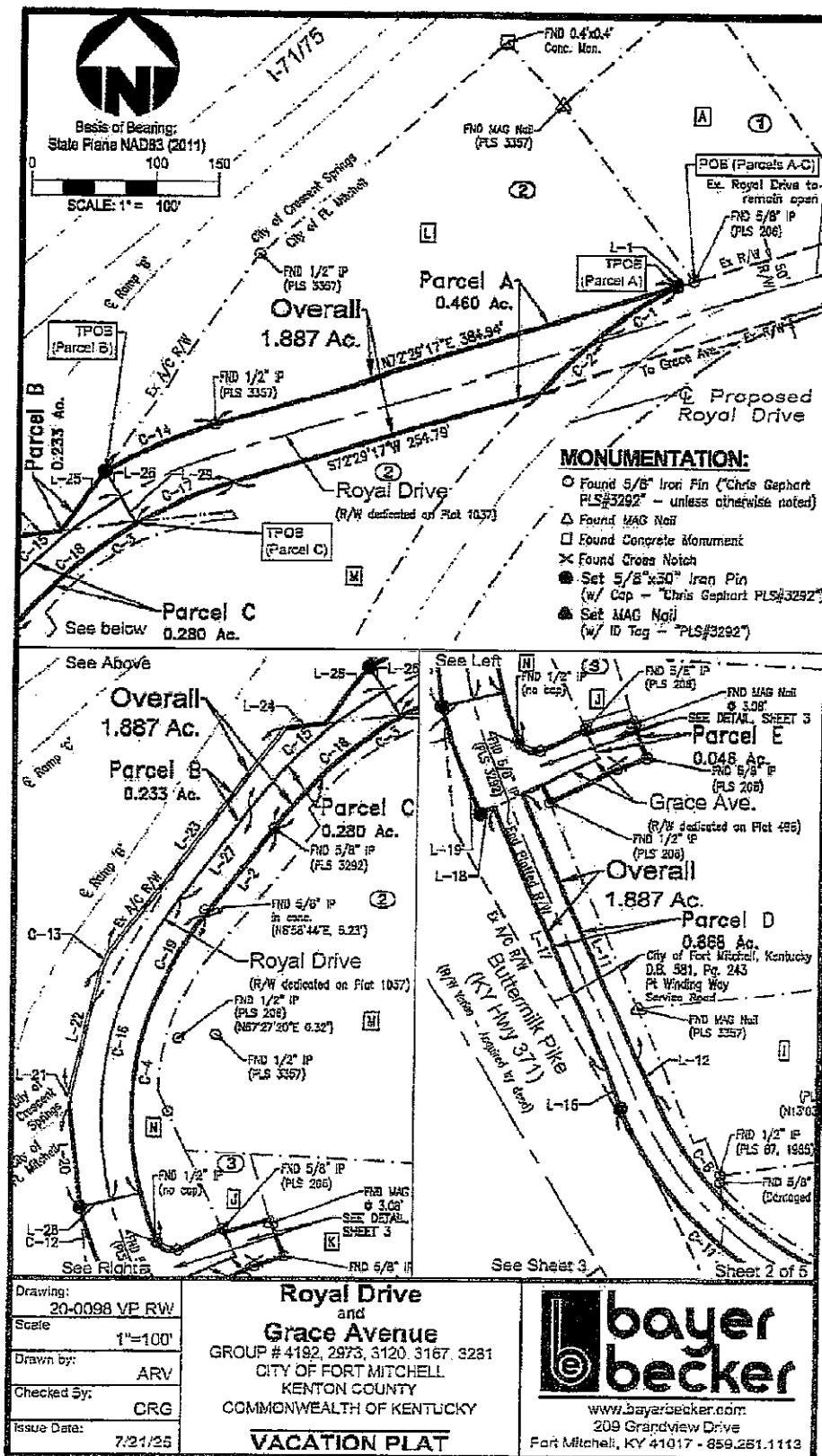
The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

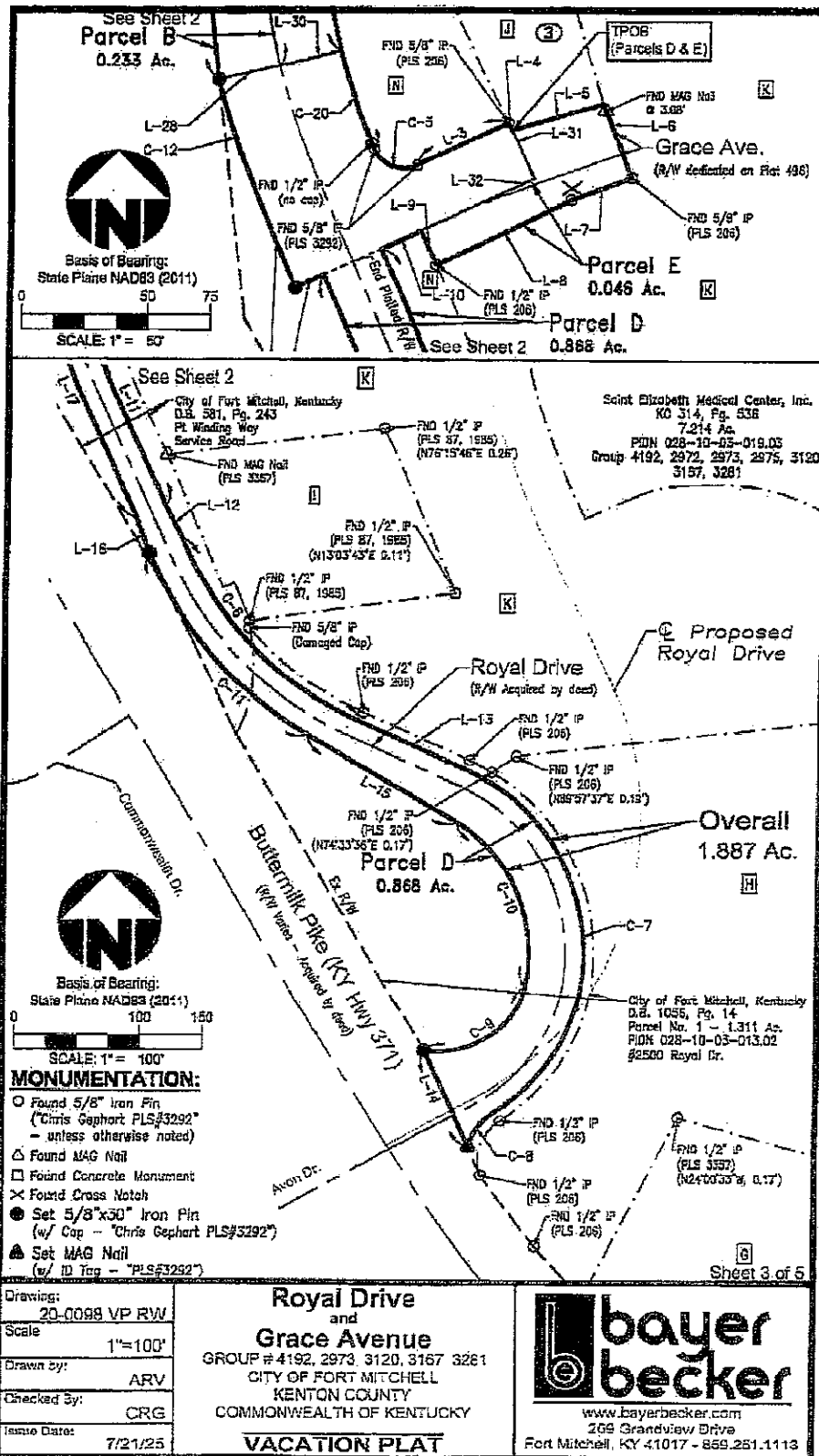
Prior Instrument Reference: Plat #496

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**








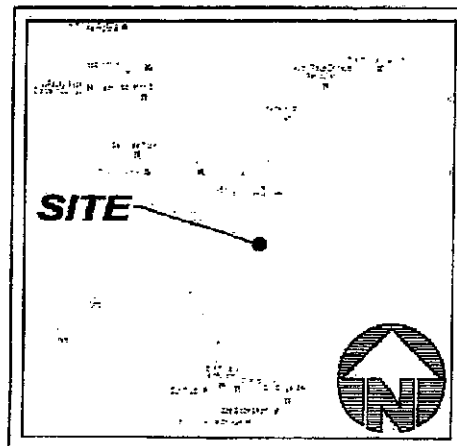
Curve Table						Line Table			Line Table		
Curve	Delta	Radius	Length	Chord	Tan.	Line	Direction	Dist.	Line	Direction	Dist.
C-1	12°19'19"	330.00'	70.97'	S55°48'11"W 70.83'	35.62'	L-1	S72°25'17"W	14.91'	L-17	N23°02'25"W	241.20'
C-2	5°13'52"	756.00'	69.02'	S47°01'36"W 69.00'	34.84'	L-2	S37°11'17"W	91.84'	L-18	S54°38'17"W	12.62'
C-3	35°18'00"	357.00'	219.95'	S54°50'17"W 215.49'	113.59'	L-3	S53°30'50"W	39.93'	L-19	N22°28'33"W	40.75'
C-4	59°43'50"	276.58'	288.33'	S07°19'22"W 275.45'	158.82'	L-4	S24°58'43"E	3.40'	L-20	N05°21'08"W	81.47'
C-5	93°56'37"	12.50'	20.50'	S69°30'52"E 18.25'	13.39'	L-5	N72°52'54"E	38.11'	L-21	N01°58'07"E	12.80'
C-6	42°02'25"	267.05'	210.63'	S44°03'38"E 205.93'	110.31'	L-6	S20°19'56"E	33.07'	L-22	N12°33'52"E	107.87'
C-7	120°20'13"	165.28'	347.13'	S04°54'44"E 286.76'	288.23'	L-7	S69°13'29"W	25.44'	L-23	N37°05'52"E	229.20'
C-8	42°22'40"	48.00'	35.50'	S34°04'03"W 34.70'	18.81'	L-8	S33°30'50"W	59.63'	L-24	N82°54'28"E	32.91'
C-9	85°53'25"	71.00'	106.43'	N65°27'19"E 95.74'	56.03'	L-9	N23°02'25"W	15.43'	L-25	N35°10'58"E	60.06'
C-10	70°32'09"	124.28'	153.00'	N22°51'06"W 143.52'	87.89'	L-10	S64°35'17"W	17.31'	L-26	S31°05'32"E	25.00'
C-11	26°08'40"	316.05'	159.38'	N41°35'45"W 195.09'	103.14'	L-11	S23°02'25"E	242.23'	L-27	S37°11'17"W	91.84'
C-12	8°57'53"	326.58'	51.10'	N17°59'59"W 51.05'	25.89'	L-12	S25°43'58"E	31.05'	L-28	S78°28'56"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"E	83.53'	L-29	S31°03'32"E	25.00'
C-14	13°34'19"	407.00'	96.47'	N55°41'52"E 96.24'	48.46'	L-14	N23°06'35"W	90.59'	L-30	N76°28'58"E	25.00'
C-15	21°43'11"	382.00'	144.81'	S48°02'52"W 143.94'	73.28'	L-15	N55°45'27"W	139.50'	L-31	N24°58'43"W	22.11'
C-16	53°42'19"	301.58'	268.89'	S11°50'07"W 258.27'	142.90'	L-16	N19°20'32"W	31.05'	L-32	N64°35'17"E	48.39'
C-17	13°34'48"	357.00'	84.82'	N85°41'52"E 84.42'	42.51'						
C-18	21°43'11"	357.00'	135.33'	N48°02'52"E 134.53'	68.49'						
C-19	50°42'19"	276.58'	244.77'	N11°30'07"E 235.56'	131.05'						
C-20	9°01'31"	276.58'	43.57'	S18°01'48"E 43.52'	21.83'						

Property Ownership

- | | | |
|--|---|---|
| <p>A Timecogrow LLC
N029, Pg. 397
0.708 Ac.
PDM 028-10-03-021.00
#2360 Royal Dr.</p> <p>B Royal Properties, LLC
Vol. C3092, Pg. 90
0.58 Ac.
PDM 028-10-03-018.00
#2324 Grace Ave.</p> <p>C Lisa L. & Timothy Hall
Vol. C6772, Pg. 345
PDM 028-10-02-001.00
#2325 Grace Ave.</p> <p>D Wesels Construction and Development Co., Inc.
D.E. 525, Pg. 75
PDM 028-10-02-007.01
#136-150 Grace Ave.</p> <p>E Chamber Office Park Owners Association, Inc.
Vol. C3348, Pg. 118
PDM 028-10-03-001.11</p> <p>F Chamber Office Park Developers, LLC
Vol. 3828, Pg. 202
PDM 028-10-03-012.00
#350 Butternut Pk.</p> <p>G City of Fort Mitchell, Kentucky
KC 315, Pg. 487
Lease to Butternut Pike Development Company, LLC
KC 315, Pg. 509
Butternut Pike Development Company, LLC
KC 316, Pg. 270
Parcel No. V - 1.000 Ac.
PDM 028-10-03-014.05
#350 Butternut Pk.
Group 3167</p> | <p>H REMAINING
City of Fort Mitchell, Kentucky
KC 315, Pg. 487
Lease to Butternut Pike Development Company, LLC
KC 315, Pg. 509
Butternut Pike Development Company, LLC
KC 316, Pg. 270
Parcel No. II
5.75 Ac. (Less Exception)
PDM 028-10-03-014.04
#406 Butternut Pk.
Group 3167</p> <p>I City of Fort Mitchell, Kentucky
KC 315, Pg. 487
Lease to Butternut Pike Development Company, LLC
KC 315, Pg. 509
Butternut Pike Development Company, LLC
KC 316, Pg. 270
Parcel No. III
0.575 Ac.
PDM 028-10-03-015.00
#2380-82 Royal Dr.
Group 3120</p> <p>J REMAINING
City of Fort Mitchell, Kentucky
KC 315, Pg. 487
Lease to Butternut Pike Development Company, LLC
KC 315, Pg. 509
Butternut Pike Development Company, LLC
KC 316, Pg. 270
Parcel No. N
Lot 3
PDM 028-10-03-020.00
#2420 Grace Ave.
Group 3281</p> | <p>K REMAINING
City of Fort Mitchell, Kentucky
KC 315, Pg. 487
Lease to Butternut Pike Development Company, LLC
KC 315, Pg. 509
Butternut Pike Development Company, LLC
KC 316, Pg. 270
Parcel No. I, Tract "B" - 15.0283 Ac.
PDM 028-10-03-019.00
#2477 Royal Dr.
Group 4152, 2972, 2973, 2975, 3120, 3167, 3281</p> <p>L Saint Elizabeth Medical Center, Inc.
KC 314, Pg. 554
Parcel A
1.456 Ac. (Dead)
PDM 028-10-03-019.01
Royal Dr.</p> <p>M Saint Elizabeth Medical Center, Inc.
KC 314, Pg. 554
Parcel B
2.608 Ac. (Dead)
PDM 028-10-03-019.04
Royal Dr.</p> <p>N City of Fort Mitchell, Kentucky
D.E. 581, Pg. 243
Pt. Winding Way
Service Road</p> |
|--|---|---|

Sheet 4 of 5

Drawing: 20-0098 VP RW		Royal Drive and Grace Avenue GROUP # 4192, 2972, 3120, 3167, 3281 CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY VACATION PLAT	 www.bayerbecker.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.281.1113
Scale: 1"=200'			
Drawn by: ARV			
Checked By: CRG			
Issue Date: 7/21/25			



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 1:46,808, 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. Gephart, PLS#3292 in the Commonwealth of Kentucky

Date _____

Subdivisions

- ① Van Iburg Subdivision
Second Section
Plat#553
- ② Motor Inn, Inc. Resubdivision of
Lots 1-3 of the A.C. Hurd Subdivision
Lots 112-129 of the unrecorded
Orisler Subdivision
and Lots 1-6 of Prather Subdivision
Plat#1037
- ③ Cedar Grove
by A.C. Hurd
Plat#456
- ④ A.C. Hurd's Second Subdivision
P.S. 440
- ⑤ Buttermilk Park
Section No. 2
P.S. 1053
- ⑥ The Chamber Office Park
Section No. 4
Plat#2091, 2091A

NOTES:

- This plat is subject to all easements and rights-of-ways of record.
- This plat represents a boundary survey and complies with 201 KAR 18:150.
- All references are to the Kenton County Clerk's Records (Covington), unless noted otherwise.

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
Drawing: 20-0098 VP RW Scale: 1"=200' Drawn by: ARV Checked by: CRG Issue Date: 7/21/25	<div><div><div>Royal Drive and Grace Avenue</div><div>GROUP # 4192, 2973, 3120, 3167, 3281 CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY</div><div>VACATION PLAT</div></div><div><div>bayer becker</div><div>www.bayerbecker.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.261.1113</div></div></div>	
Sheet 5 of 5		

CONSENT AND ACKNOWLEDGMENT OF RECEIPT OF NOTICE

Comes now, Lori Ritchey Biles, the VP & CFO of 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: Lori Retchey-Baldwin
Its: LORI Retchey-Baldwin
EVP - CFO

[illegible]

The foregoing Consent and Acknowledgement of Receipt of Notice was acknowledged before me by Lori Ritchey-Baldwin, the EVP & CFO of St. Elizabeth Medical Center, Inc., a Kentucky non-profit corporation, on behalf of the Corporation.

Notary Public
My Commission Expires: _____
Notary No: _____

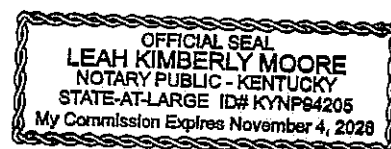


EXHIBIT "A"

Parcel A – 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 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, 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.

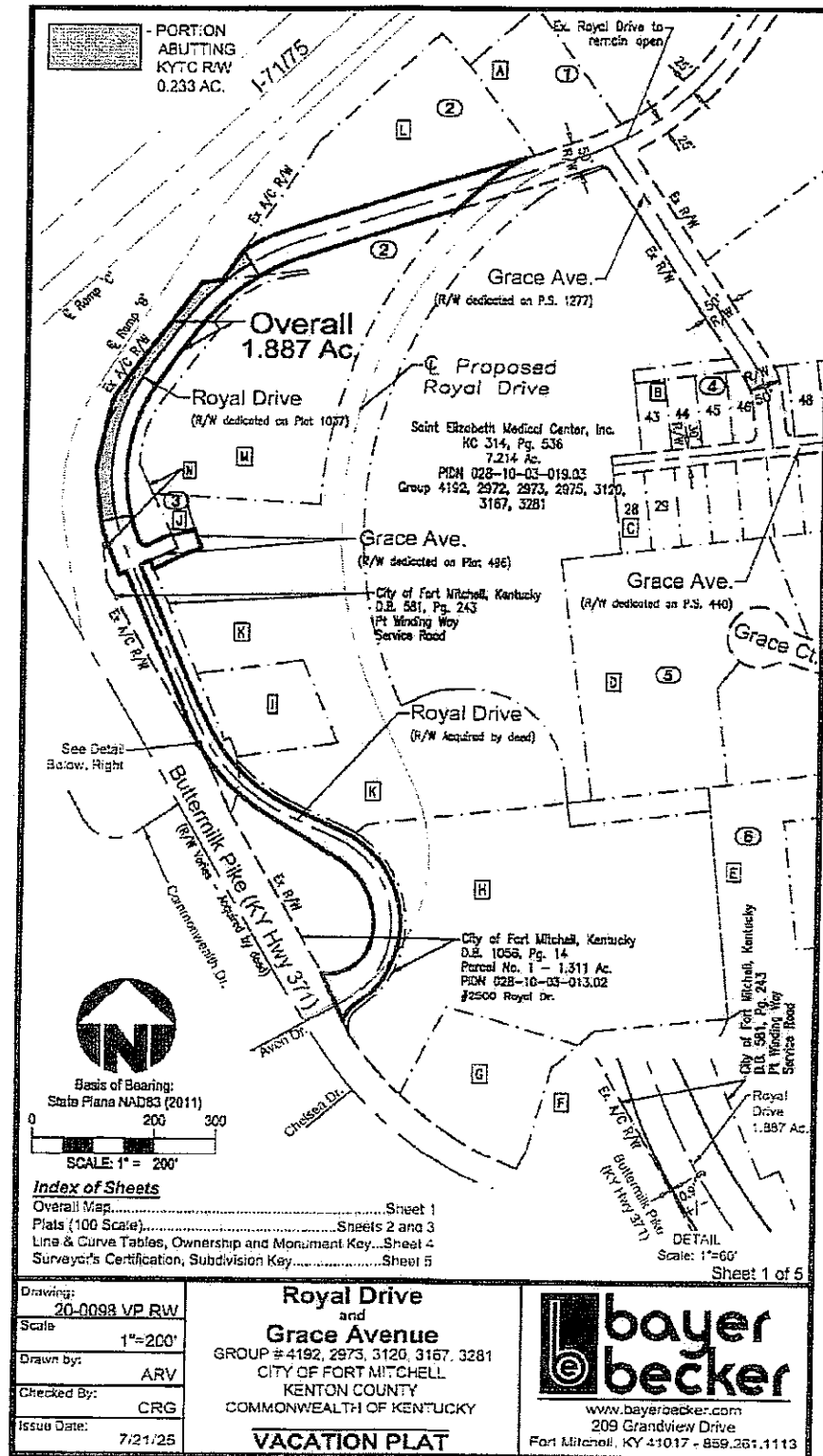
All set corners are 5/8" x 30" iron pins with a plastic cap stamped "Chris Gephart PLS 3292" or "Witness 3292", or a Mag nail with identification tag stamped "PLS 3292" unless otherwise noted. The reference meridian is NAD83(2011) Kentucky State Plane Coordinates, North Zone (1601).

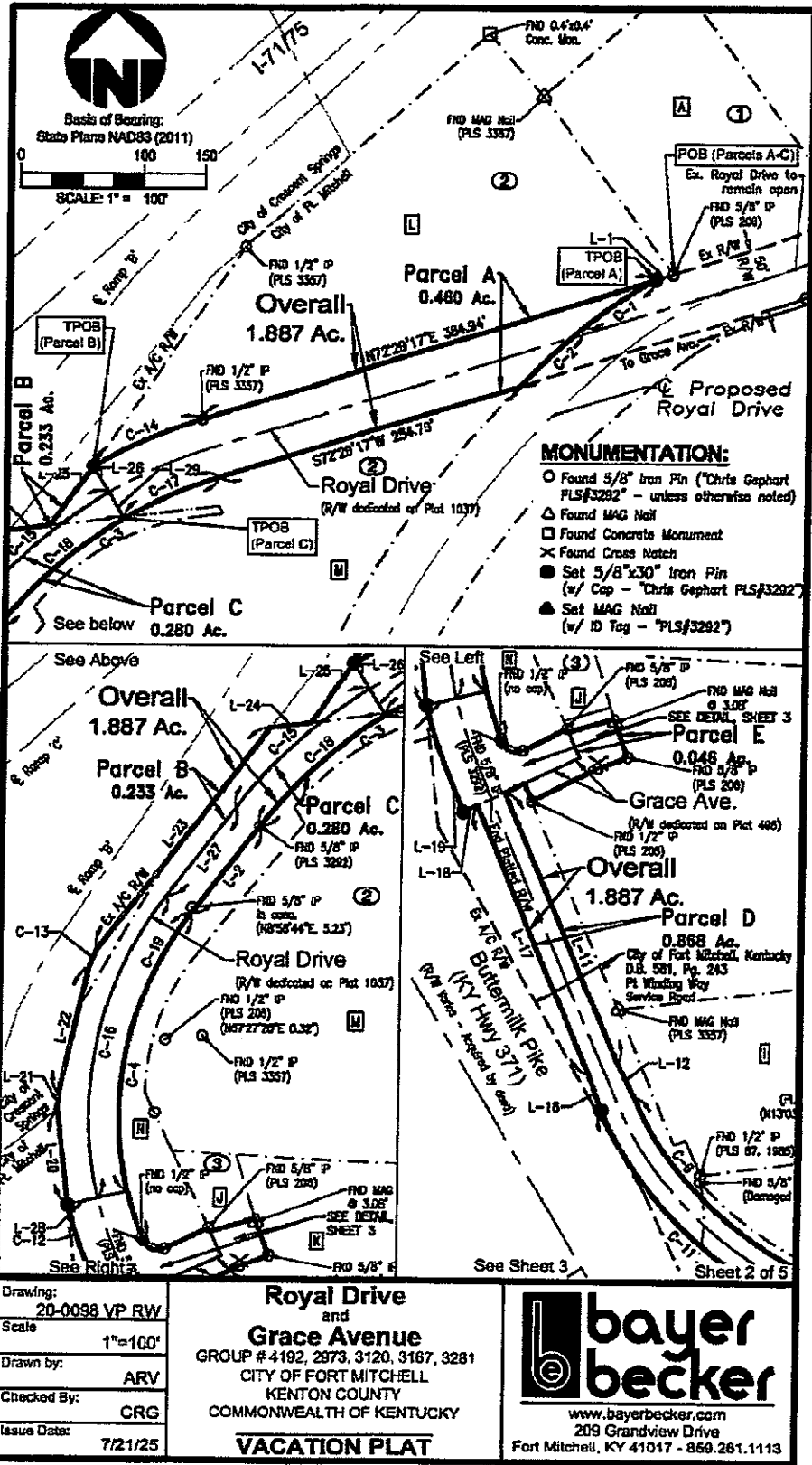
The above description was prepared from a survey completed on July 18, 2025, under the direction of Chris R. Gephart, Licensed Professional Land Surveyor #3292 in the Commonwealth of Kentucky.

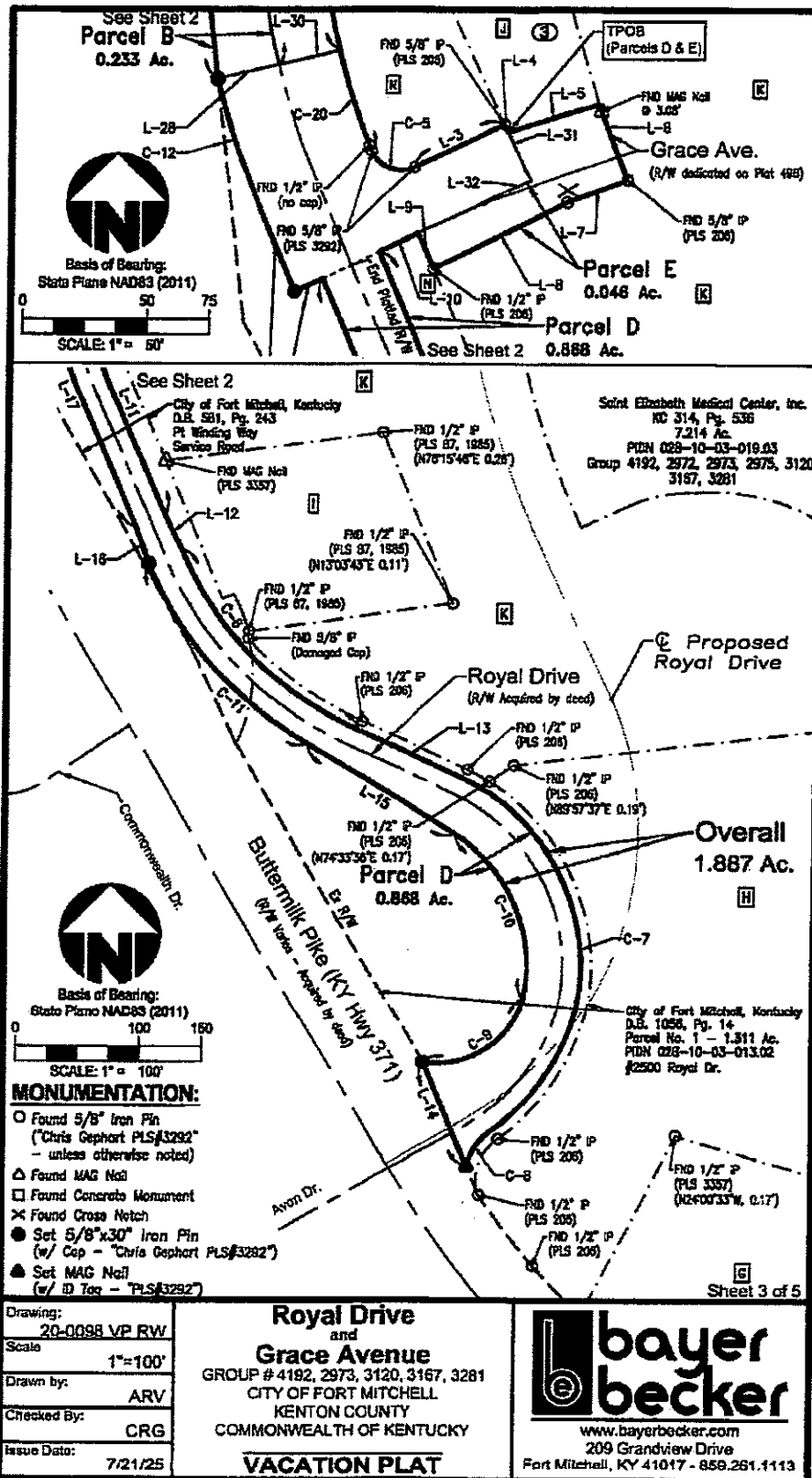
Prior Instrument Reference: Plat #1037 and Deed Book 581, Page 243

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**







Curve Table						Line Table			Line Table		
Curve	Delta	Radius	Length	Chord	Tan.	Line	Direction	Dist.	Line	Direction	Dist.
C-1	12°19'18"	330.00'	70.97'	555.49'11"W 70.83'	35.62'	L-1	S72°25'17"W	14.91'	L-17	N23°02'25"W	241.28'
C-2	8°13'52"	798.00'	69.02'	547°01'36"W 69.00'	34.54'	L-2	S37°11'17"W	91.84'	L-18	S84°38'17"W	12.92'
C-3	35°18'00"	357.00'	219.95'	S64°50'17"W 218.48'	113.59'	L-3	S83°30'50"W	39.93'	L-19	N22°25'55"W	40.75'
C-4	59°43'50"	276.58'	258.33'	S07°16'22"W 276.45'	169.82'	L-4	S24°58'43"E	3.40'	L-20	N08°21'08"W	81.67'
C-5	63°58'37"	12.50'	20.50'	S69°30'32"E 18.28'	13.39'	L-5	N07°32'54"E	38.11'	L-21	N01°58'07"E	12.80'
C-6	42°02'25"	287.06'	210.63'	S44°03'38"E 208.93'	110.31'	L-6	S20°18'56"E	33.07'	L-22	N12°33'32"E	107.87'
C-7	120°20'13"	185.28'	347.13'	S04°54'44"E 268.75'	289.23'	L-7	S69°13'28"W	25.44'	L-23	N37°09'52"E	228.20'
C-8	42°22'40"	48.00'	35.50'	S34°04'03"W 34.70'	18.61'	L-8	S63°30'50"W	59.83'	L-24	N22°54'28"E	32.91'
C-9	89°33'25"	71.00'	106.43'	N59°27'19"E 96.74'	66.08'	L-9	N23°02'25"W	15.43'	L-25	N55°10'53"E	60.08'
C-10	70°32'09"	124.28'	153.00'	N22°51'06"W 143.52'	87.89'	L-10	S84°36'17"W	17.51'	L-26	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	S23°02'25"E	242.23'	L-27	S37°11'17"W	81.84'
C-12	85°53'53"	328.58'	51.10'	N17°59'59"W 51.05'	25.60'	L-12	S28°43'58"E	31.05'	L-28	S78°28'58"W	25.00'
C-13	24°7'14"	328.58'	15.89'	N23°27'31"E 15.89'	7.85'	L-13	S69°04'50"E	93.83'	L-29	S31°05'32"E	25.00'
C-14	13°34'48"	407.00'	96.47'	N65°41'32"E 96.24'	48.46'	L-14	N23°08'36"W	90.59'	L-30	N78°28'58"E	25.00'
C-15	21°43'11"	382.00'	144.81'	S48°02'32"W 143.94'	73.28'	L-15	N58°46'27"W	139.50'	L-31	N24°58'43"W	22.11'
C-16	58°42'19"	301.58'	288.89'	S11°50'07"W 258.27'	142.90'	L-16	N19°20'52"W	31.05'	L-32	N54°35'17"E	49.39'
C-17	13°34'49"	357.00'	84.82'	N69°41'52"E 84.82'	42.51'						
C-18	21°43'11"	357.00'	135.33'	N48°02'32"E 134.92'	68.49'						
C-19	50°42'18"	276.58'	244.77'	N11°50'07"E 238.66'	131.58'						
C-20	9°01'31"	276.58'	43.57'	S18°01'48"E 43.52'	21.83'						

Property Ownership

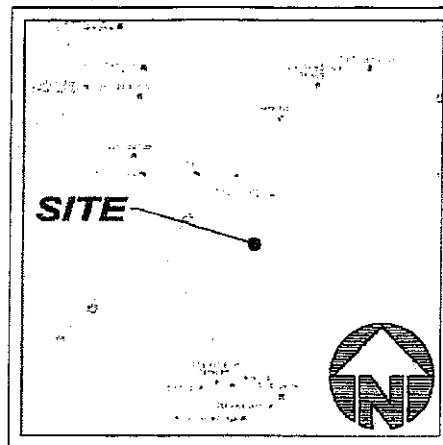
- | | | |
|---|--|---|
| <p>A Timatogrow LLC
NC29, Pg. 397
0.705 Ac.
PDM 028-10-03-021.00
#2360 Royal Dr.</p> <p>B Royal Properties, LLC
Vol. C3092, Pg. 90
0.58 Ac.
PDM 028-10-03-018.00
#2324 Grace Ave.</p> <p>C Lisa L. & Timothy Hall
Vol. C5772, Pg. 345
PDM 028-10-03-001.00
#2325 Grace Ave.</p> <p>D Wacoa Construction and Development Co., Inc.
D.S. 598, Pg. 78
PDM 028-10-02-007.01
#136-150 Grace Ave.</p> <p>E Chamber Office Park Owners Association, Inc.
Vol. C3548, Pg. 118
PDM 028-10-03-001.11</p> <p>F Chamber Office Park Developers, LLC
Vol. 3828, Pg. 222
PDM 028-10-03-012.00
#350 Butternut Pl.</p> <p>G City of Fort Mitchell, Kentucky
NC 315, Pg. 487
License to Butternut Pike Development Company, LLC
NC 315, Pg. 509
Butternut Pike Development Company, LLC
NC 315, Pg. 270
Parcel No. V - 1.000 Ac.
PDM 028-10-03-014.05
#300 Butternut Pl.
Group 3167</p> | <p>H REMAINING
City of Fort Mitchell, Kentucky
NC 315, Pg. 487
License to Butternut Pike Development Company, LLC
NC 315, Pg. 509
Butternut Pike Development Company, LLC
NC 315, Pg. 270
Parcel No. II
5.75 Ac. (Less Exception)
PDM 028-10-03-014.04
#400 Butternut Pl.
Group 3167</p> <p>I City of Fort Mitchell, Kentucky
NC 315, Pg. 487
License to Butternut Pike Development Company, LLC
NC 315, Pg. 509
Butternut Pike Development Company, LLC
NC 315, Pg. 270
Parcel No. III
0.575 Ac.
PDM 028-10-03-015.00
#2390-02 Royal Dr.
Group 3120</p> <p>J REMAINING
City of Fort Mitchell, Kentucky
NC 315, Pg. 487
License to Butternut Pike Development Company, LLC
NC 315, Pg. 509
Butternut Pike Development Company, LLC
NC 315, Pg. 270
Parcel No. IV
Lot 3
PDM 028-10-03-020.00
#2420 Grace Ave.
Group 3281</p> | <p>K REMAINING
City of Fort Mitchell, Kentucky
NC 315, Pg. 487
License to Butternut Pike Development Company, LLC
NC 315, Pg. 509
Butternut Pike Development Company, LLC
NC 315, Pg. 270
Parcel No. I, Tract "B" - 15.0293 Ac.
PDM 028-10-03-019.00
#2477 Royal Dr.
Group 4182, 2972, 2973, 2975, 3120, 3167, 3281</p> <p>L Saint Elizabeth Medical Center, Inc.
NC 314, Pg. 554
Parcel A
1.458 Ac. (Dead)
PDM 028-10-03-019.01
Royal Dr.</p> <p>M Saint Elizabeth Medical Center, Inc.
NC 314, Pg. 554
Parcel B
2.608 Ac. (Dead)
PDM 028-10-03-019.04
Royal Dr.</p> <p>N City of Fort Mitchell, Kentucky
D.S. 581, Pg. 243
Pt. Winding Way
Service Road</p> |
|---|--|---|

Sheet 4 of 5

Drawing:
20-0088 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

bayer becker
www.bayerbecker.com
209 Grandview Drive
Fort Mitchell, KY 41017 - 859.281.1113



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 complies with 201 KAR 18:150. The completion date of the survey was July 18, 2025.

Signature _____

Chris R. Gephart, PLS#3292 in the Commonwealth of Kentucky

Date _____

Subdivisions

- ① Van Lsburg Subdivision
Second Section
Plat#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#498
- ④ A.C. Hurd's Second Subdivision
P.S. 440
- ⑤ Buttermilk Park
Section No. 2
P.S. 1063
- ⑥ The Chamber Office Park
Section No. 4
Plat#2091, 2091A

NOTES:

- This plat is subject to all easements and rights-of-ways of record.
- This plat represents a boundary survey and complies with 201 KAR 18:150.
- All references are to the Kenton County Clerk's Records (Covington), unless noted otherwise.

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
Drawing: 20-0098 VP RW Scale 1"=200' Drawn by: ARV Checked By: CRG Issue Date: 7/21/25	<p style="text-align: center;">Royal Drive and Grace Avenue</p> <p style="text-align: center;">GROUP # 4192, 2973, 3120, 3167, 3291 CITY OF FORT MITCHELL KENTON COUNTY COMMONWEALTH OF KENTUCKY</p> <p style="text-align: center;">VACATION PLAT</p>	
		 <p style="text-align: center;">www.bayerbecker.com 209 Grandview Drive Fort Mitchell, KY 41017 - 859.261.1113</p>

Sheet 5 of 5