

Property Spec Sheet  
Site Information

Building Name	Brodhead Hometown Market	Total Square Feet	approx.11,500
Street Address	745 S Main St US HWY 150		
City	Brodhead	Zip Code:	40409
County	Rockcastle		
Primary Use:	Manufacturing	Distribution	Warehouse Office
School District	Rockcastle County Schools		
Zoned	Within city limits		
Zoning Description	None		
Year Built	1985		
Type of construction	Metal		
Year of renovation	2007		
Occupancy	Vacant		
When can building be occupied	Immediately		
Parking Lot	Asphalt/concrete	Spaces:	50+
Acreage	3+		
Additional property description	Additional metal building located onsite. Approx 1,000 sq feet		
Transportation Access	Interstate		
Mileage to Highway	8 miles from I-75. Approx 25 miles to Somerset and 20 miles to Stanford.		
Floor Type	Tile	Floor Reinforced	Yes
Floor Thickness	N/A		
Ceiling Height	10' Drop ceiling with 8ft fluorescent lights.		
Truck Docks/Doors	Outside		
Sprinkled	Not Sprinkled		
Lighting	8ft fluorescent		
HVAC	Central heat and air		

Utility Information

Electric	3-Phase
Service Provider	Kentucky Utilities
Water	Water served at the building
Service provider	Brodhead Water (City of Brodhead)
Sewer	Sewer served
Service Provider	City of Brodhead

**Pricing Information**

<b>Pricing:</b>	<b>Sale or Lease</b>	<b>Price: Negotiable</b>
<b>Tenant Pays</b>	<b>Taxes Insurance Maintenance</b>	

**Reports, Fliers and Photographs**

	<b>Phase 1 Environmental</b>	<b>Building/Floor Plan</b>	<b>Plot/Tract Plan</b>	<b>Brochure/Flier</b>	<b>Exterior Photographs</b>	<b>Interior Photographs</b>
<b>Enclosed</b>	N	Y	Y	N	Y	Y

**Ownership/Contact Information**

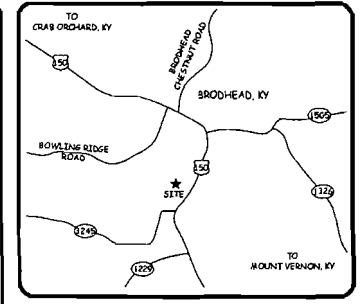
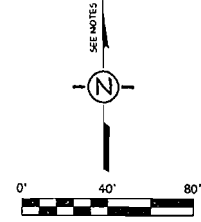
<b>Owner</b>	<b>Builtwel Development Corp.</b>
<b>Company</b>	<b>Masters, Whitt and Plummer</b>
<b>Address</b>	
<b>Contact Telephone #</b>	<b>606 308-3173</b>
<b>E-Mail</b>	<b>ponder8285@windstream.net</b>

**NOTES:**

① THE BEARING DECLINATION IS REFERENCED FROM DEED BOOK 173 PAGE 150 (S 18°25'00" E)

**LEGEND**

- ⊙ IRON REBAR WITH ALUMINUM SURV. CAP STAMPED # 2581 (SET/FOUND)
- ⊕ CONDUIT (FOUND)
- ⊗ TREE (FOUND, AS NOTED)
- PROPERTY BOUNDARY LINE
- - - ADJACENT PROPERTY BOUNDARY LINE (NOT SURVEYED THIS DATE)
- ⚡ OVERHEAD UTILITY POLE
- ⊕ WOOD POST (FOUND)
- CHAINLINK FENCE
- - - OVERHEAD UTILITY LINE



**VICINITY MAP**

BRODHEAD QUADRANGLE  
ROCKCASTLE COUNTY  
NO SCALE

DRAWN BY: S. FLINCHUM  
DATE: APRIL 11, 2006

APPROVED BY: C. J. FELTS  
DATE: APRIL 12, 2006

SCALE:  
1 INCH = 40 FEET

SHEET SHEET  
1 OF 1

DRAWING  
T1A0406.DWG  
T1A0406ROTATED.CRD

RECORD SOURCE  
BUILT-WEL COMPANY  
DEED BOOK 173 PAGE 150  
NOW or FORMERLY  
2.460 ACRES

**KENTUCKY SURVEYS, INC.**

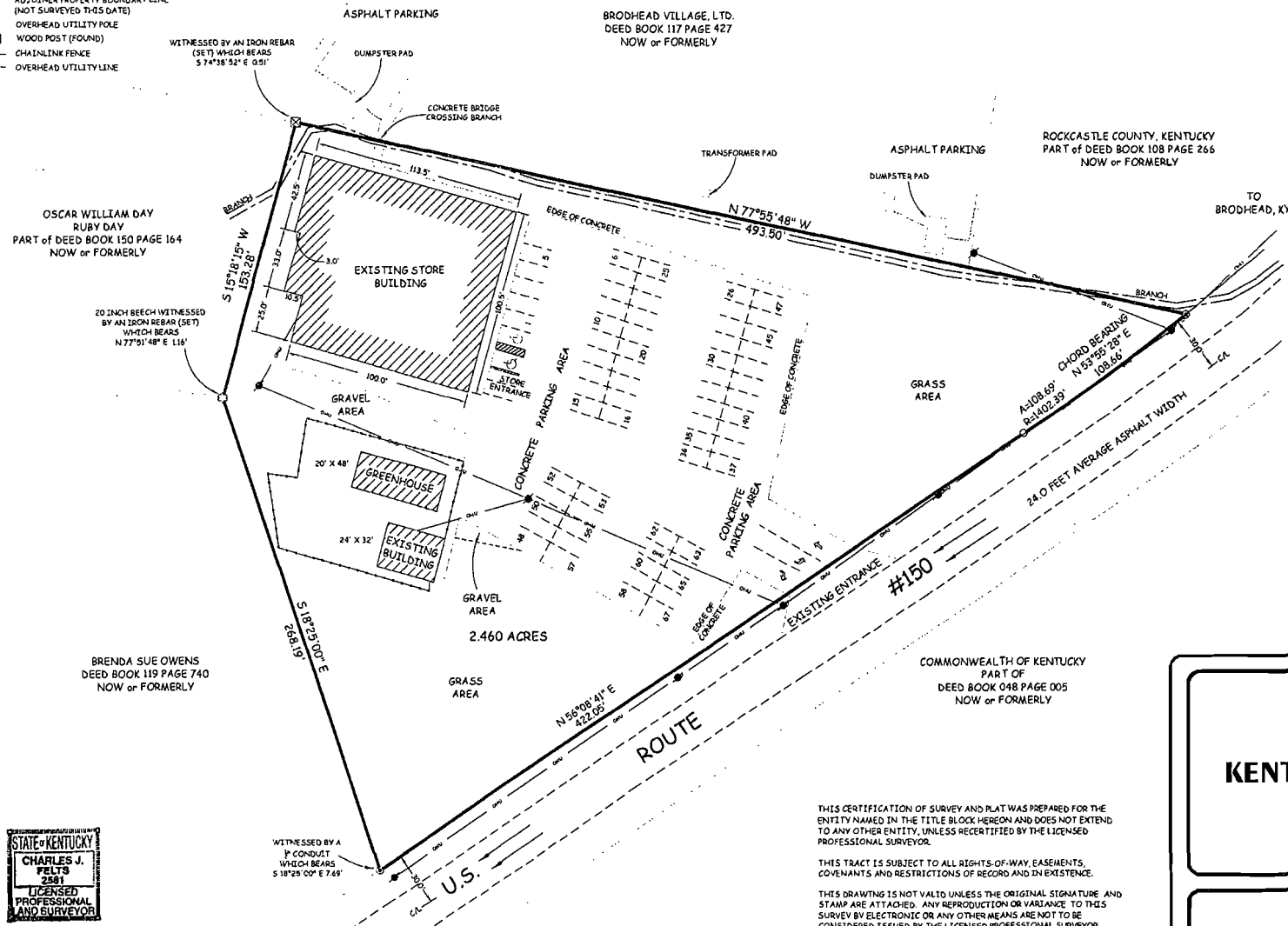
MR. CHARLES J. FELTS  
910 NORTH HILL STREET  
LONDON, KENTUCKY 40741  
606 - 864 - 9472

**PREPARED FOR:**

**BUILT-WEL COMPANY**

ROUTE #1 BOX 91H  
BRODHEAD, KY 40409

PROPERTY LOCATION: APPROX 400 FEET NORTHEAST FROM THE INTERSECTION OF STATE ROUTE #3245 AND US ROUTE #150.



OSCAR WILLIAM DAY  
RUBY DAY  
PART OF DEED BOOK 150 PAGE 164  
NOW or FORMERLY

BRODHEAD VILLAGE, LTD.  
DEED BOOK 117 PAGE 427  
NOW or FORMERLY

ROCKCASTLE COUNTY, KENTUCKY  
PART OF DEED BOOK 108 PAGE 266  
NOW or FORMERLY

20 INCH BEECH WITNESSED  
BY AN IRON REBAR (SET)  
WHICH BEARS  
N 77°51'48" E 118'

BRENDA SUE OWENS  
DEED BOOK 119 PAGE 740  
NOW or FORMERLY

WITNESSED BY A  
CONDUIT  
WHICH BEARS  
S 10°29'00" E 7.69'

TO  
STATE ROUTE #3245  
AND  
MT. VERNON, KY.

LICENSED PROFESSIONAL SURVEYOR  
CHARLES J. FELTS, LPS #2581  
910 NORTH HILL STREET  
LONDON, KENTUCKY 40741  
1-806-864-9472  
DATE OF SURVEY APRIL 04, 2006  
DATE OF LAST REVISION APRIL 12, 2006

THIS CERTIFICATION OF SURVEY AND PLAT WAS PREPARED FOR THE ENTITY NAMED IN THE TITLE BLOCK HEREON AND DOES NOT EXTEND TO ANY OTHER ENTITY, UNLESS RECERTIFIED BY THE LICENSED PROFESSIONAL SURVEYOR.

THIS TRACT IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD AND IN EXISTENCE.

THIS DRAWING IS NOT VALID UNLESS THE ORIGINAL SIGNATURE AND STAMP ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ANY OTHER MEANS ARE NOT TO BE CONSIDERED ISSUED BY THE LICENSED PROFESSIONAL SURVEYOR.

THIS PROPERTY BOUNDARY SURVEY WAS COMPLETED WITHOUT A RECORD TITLE ABSTRACT PERFORMED.

ALL FUTURE ACCESS ENTRANCES TO STATE AND FEDERAL HIGHWAYS MUST BE APPROVED BY THE KENTUCKY DEPARTMENT OF HIGHWAYS. THIS PLAT DOES NOT REPRESENT AN ENCROACHMENT PERMIT APPLICATION, UNLESS NOTED, AND THE LICENSED PROFESSIONAL SURVEYOR DOES NOT GUARANTEE APPROVAL ACROSS STATE AND FEDERAL RIGHTS-OF-WAY.



CERTIFICATION  
I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS COMPLETED BY ME, OR UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVEL AND SIGHT METHOD. THE UNADJUSTED ARITHMETICAL ERROR OF CLOSURE RATIO OF THE RANDOM TRAVEL AND SIGHT METHOD WAS 1:31,433 AND THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A CLASS (A) SURVEY AND THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNMENT AUTHORITY.  
*Charles J. Felts* APR. 12, 2006  
NAME LPS #2581 DATE

