

OWNER'S CERTIFICATION

I (We) do hereby certify that I am (We are) the only owner (owners) of record of the property platted hereon, said property being recorded in Deed Book 1572 Page 251, and DEED BOOK 1584 PAGE 83, in the Fayette County Clerks Office; and do hereby adopt this as my (our) plat for this property.

Owner Signature _____ Date _____

Owner Signature _____ Date _____

LAND SURVEYOR'S CERTIFICATION

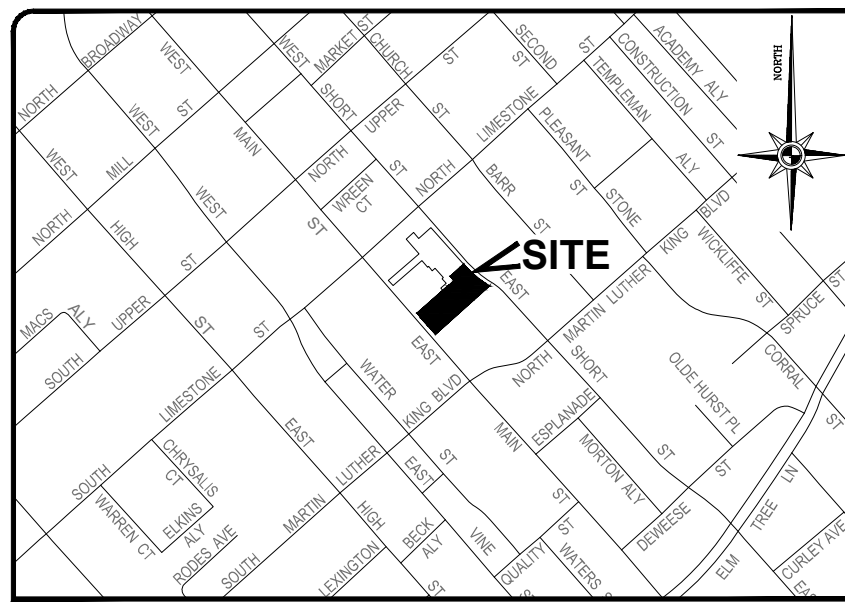
I do hereby certify that this record plat was prepared under my direction, and that to the best of my knowledge and belief, the boundaries of the properties being transferred are true and accurate.

Justin D. Drury PLS 3843 _____ Date _____

PLANNING COMMISSION'S CERTIFICATION

I do hereby certify that this record plat has met the requirements established by the Subdivision Regulations for a minor plan, and is now eligible for recording.

Planning Commission Secretary Signature _____ Date _____



VICINITY MAP N.T.S.

PURPOSE OF PLAT

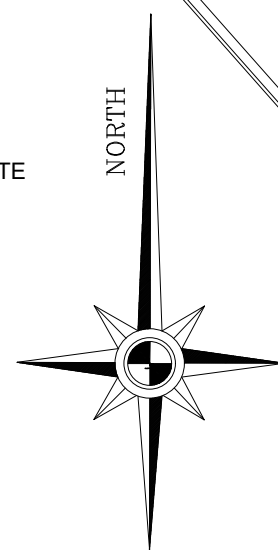
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDED TRACT 2 FROM TRACT 1, TO CONSOLIDATE TRACT 1 AND 7 AS SHOWN. ALSO, TO CONSOLIDATE TRACT 2, 3, 4, 5 AND 6, AS SHOWN. TRACT 2 SHALL BE TRANSFERRED OR SOLD FOR CONSOLIDATION PURPOSE ONLY.

SITE STATISTICS

SUBJECT PROPERTY ZONE = B-2B
 TOTAL AREA = 0.987 AC.
 PARCELS BEFORE PLAT = 6
 PARCELS AFTER PLAT = 2
 STREET CONSTRUCTION = NONE
 STREET FRONTAGE = 398.16'

SURVEY NOTES

- THIS SURVEY WAS CONDUCTED VIA METHOD OF RANDOM TRAVERSE WITH RADIAL CORNER TIES, USING TRIMBLE S6 ROBOTIC TOTAL STATION TO ESTABLISH SURVEY AND SCAN CONTROL, AT A CLOSURE RATIO OF 1:24.971. SCAN DATA WAS COLLECT WITH LEICA P40 TERRESTRIAL SCANNER.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD 83, STATE PLANE NORTH ZONE (NAD83 2011).
- THE BASIS OF ELEVATIONS FOR THIS SURVEY IS NAVD 88, GEOID 2018.
- NO UNDERGROUND UTILITIES WERE LOCATED OR MARKED AS PART OF THIS SURVEY. THE SURVEY, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OR DESIGN PROFESSIONAL TO LOCATE ALL SUSPECTED UTILITIES FOR THE SUBJECT PROPERTY PRIOR TO ANY EXCAVATION AND OR DESIGN.
- ALL SET PROPERTY CORNERS, HAVE BEEN MARKED WITH 5/8" IRON PINS WITH PLASTIC IDENTIFICATION CAPS STAMPED "DRURY 3843" OR MAG NAILS SET WITH ALUMINUM DISCS STAMPED "DRURY 3843" AS NOTED.
- THE SURVEY AS SHOWN HERON IS AN URBAN CLASS SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
- THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
- THIS SURVEY WAS BASED ON THE RECORDED LEGAL DESCRIPTION AND OR PLAT OF SURVEY FOR THE SUBJECT PROPERTY. NO TITLE REPORT WAS PROVIDED OR USED FOR THIS SURVEY. ALL EXISTING EASEMENTS, PUBLIC RIGHT OF WAYS, INGRESS AND EGRESS RIGHTS, OR ANY OTHER LEGAL ENCUMBRANCES THAT WERE FOUND DURING THE COURTHOUSE RESEARCH FOR THIS PROPERTY, ARE AS SHOWN. HOWEVER A TITLE REPORT PREPARED BY AN ATTORNEY MAY BE NEEDED TO DETERMINE THE EXISTENCE OF ALL ENCUMBRANCES AND OR TITLE ISSUES RELATED TO THIS PROPERTY.



TRACT #1

| Line # | Direction | Length |
|--------|---------------|--------|
| L1 | N42° 23' 37"W | 11.64' |
| L2 | N48° 01' 23"E | 6.00' |
| L3 | S47° 34' 49"W | 11.84' |
| L4 | N41° 19' 43"W | 19.32' |
| L5 | S49° 07' 04"W | 3.84' |

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|----------|--------|-----------------|--------------|
| C1 | 28.42' | 1526.61' | 1.0665 | S42° 32' 14"E | 28.42' |

TRACT #2

| Line # | Direction | Length |
|--------|---------------|--------|
| L6 | N42° 04' 04"W | 34.40' |
| L7 | N48° 24' 10"E | 13.08' |
| L8 | N41° 40' 40"W | 19.24' |
| L9 | S48° 37' 37"W | 26.22' |
| L10 | N42° 13' 53"W | 10.59' |
| L11 | N48° 02' 33"E | 25.86' |
| L12 | N42° 23' 37"W | 8.32' |
| L13 | S41° 42' 37"E | 10.91' |

TRACT #3

| Line # | Direction | Length |
|--------|---------------|--------|
| L14 | S41° 40' 40"E | 19.24' |
| L15 | N41° 04' 29"W | 19.79' |

TRACT #4

| Line # | Direction | Length |
|--------|---------------|--------|
| L16 | S42° 04' 04"E | 34.40' |

TRACT #5

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|---------|--------|-----------------|--------------|
| C2 | 40.38' | 326.93' | 7.0773 | S56° 09' 16"E | 40.38' |

LEGEND

- ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- PROPERTY LINE
- IPF ● IRON PIN FOUND
- MGF ▲ MAG NAIL FOUND
- IPS ○ IRON PIN SET
- MGS ▼ MAG NAIL W/ TAG SET
- IPF ■ IRON PIPE FOUND
- BC □ BUILDING CORNER FOUND

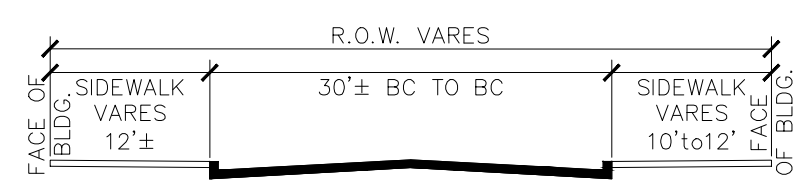
RECORDER'S CERTIFICATION

TRACT #6

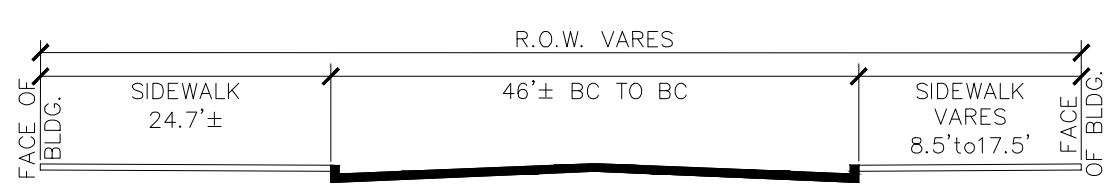
| Line # | Direction | Length |
|--------|---------------|--------|
| L16 | S48° 02' 33"W | 25.86' |
| L17 | N42° 13' 53"W | 8.54' |
| L18 | N48° 30' 53"E | 25.84' |
| L19 | S42° 23' 37"E | 8.32' |

TRACT #7

| Line # | Direction | Length |
|--------|---------------|--------|
| L20 | S48° 30' 53"W | 25.84' |
| L21 | N42° 13' 53"W | 11.54' |
| L22 | N48° 18' 11"E | 25.80' |
| L23 | S42° 23' 37"E | 11.64' |



SHORT STREET TYPICAL SECTIONS N.T.S.

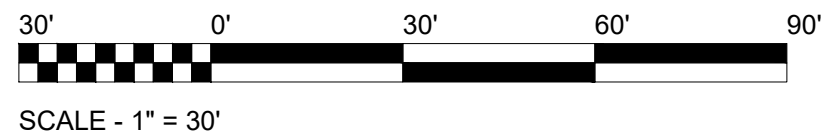


EAST MAIN STREET TYPICAL SECTIONS N.T.S.

CONTROL POINTS

| Point | Northing | Easting | Elevation | Description |
|-------|------------|-------------|-----------|---------------|
| 1* | 199220.431 | 1569551.025 | 960.43 | mag-pavers |
| 2 | 198910.678 | 1569377.095 | 950.51 | mag in sw |
| 3 | 198893.237 | 1569831.496 | 957.51 | mag in sw |
| 4* | 198737.897 | 1569973.834 | 955.62 | pk nail in sw |
| 5* | 198567.798 | 1569755.401 | 951.89 | mag in sw |

* SEE INSERT CONTROL POINT MAP FOR POINT LOCATIONS.



CONSOLIDATION MINOR SUBDIVISION PLAT

119, 139, 141-143, 149-149 E MAIN STREET

COMMONWEALTH OF KENTUCKY
 D.B. 1572, PG. 251, D.B. 1584, PG. 83,
 & D.B. 2528 PG. 624
 LEXINGTON, FAYETTE COUNTY KENTUCKY

| | | | |
|---|--------------------------|---------------------|---|
| STATE OF KENTUCKY JUSTIN D. DRURY 3843 LICENSED PROFESSIONAL LAND SURVEYOR | SCALE 1" = 30' | DATE 01/28/2022 | AIM3D LAND SURVEYING GEOSPATIAL REALTY CAPTURE 266 EAST SHORT STREET LEXINGTON KY, 40507 OFFICE: 859-268-1044 WEB: www.aim3d.us EMAIL: justin@aim3d.us |
| | ADJUSTMENTS ADJ | DWG. NAME PMARTS | |
| | REVISION # 05/19/2022 | CRD FILE | |
| | DRAWN BY J.T.K. | CHECKED BY J.D. | |