

VICINITY MAP  
SCALE: 1" = 5000'

UTILITY OWNERS

TELEPHONE  
WINDSTREAM  
130 WEST NEW CIRCLE ROAD  
LEXINGTON, KY  
DARRIN BUSKIRK  
(859) 357-6224

GAS  
DELTA NATURAL GAS CO., INC.  
501 ETTER DRIVE  
NICHOLASVILLE, KENTUCKY 40356  
(859) 885-4141

ELECTRIC  
CITY OF NICHOLASVILLE UTILITIES  
601 NORTH MAIN ST  
NICHOLASVILLE, KENTUCKY 40356  
(859) 885-9473

WATER  
CITY OF NICHOLASVILLE UTILITIES  
601 NORTH MAIN ST  
NICHOLASVILLE, KENTUCKY 40356  
(859) 885-9473

WASTE WATER  
CITY OF NICHOLASVILLE UTILITIES  
601 NORTH MAIN ST  
NICHOLASVILLE, KENTUCKY 40356  
(859) 885-9473

CABLE  
TIME WARNER CABLE  
121 QUINN DRIVE,  
NICHOLASVILLE, KENTUCKY 40356  
1-800-892-2253

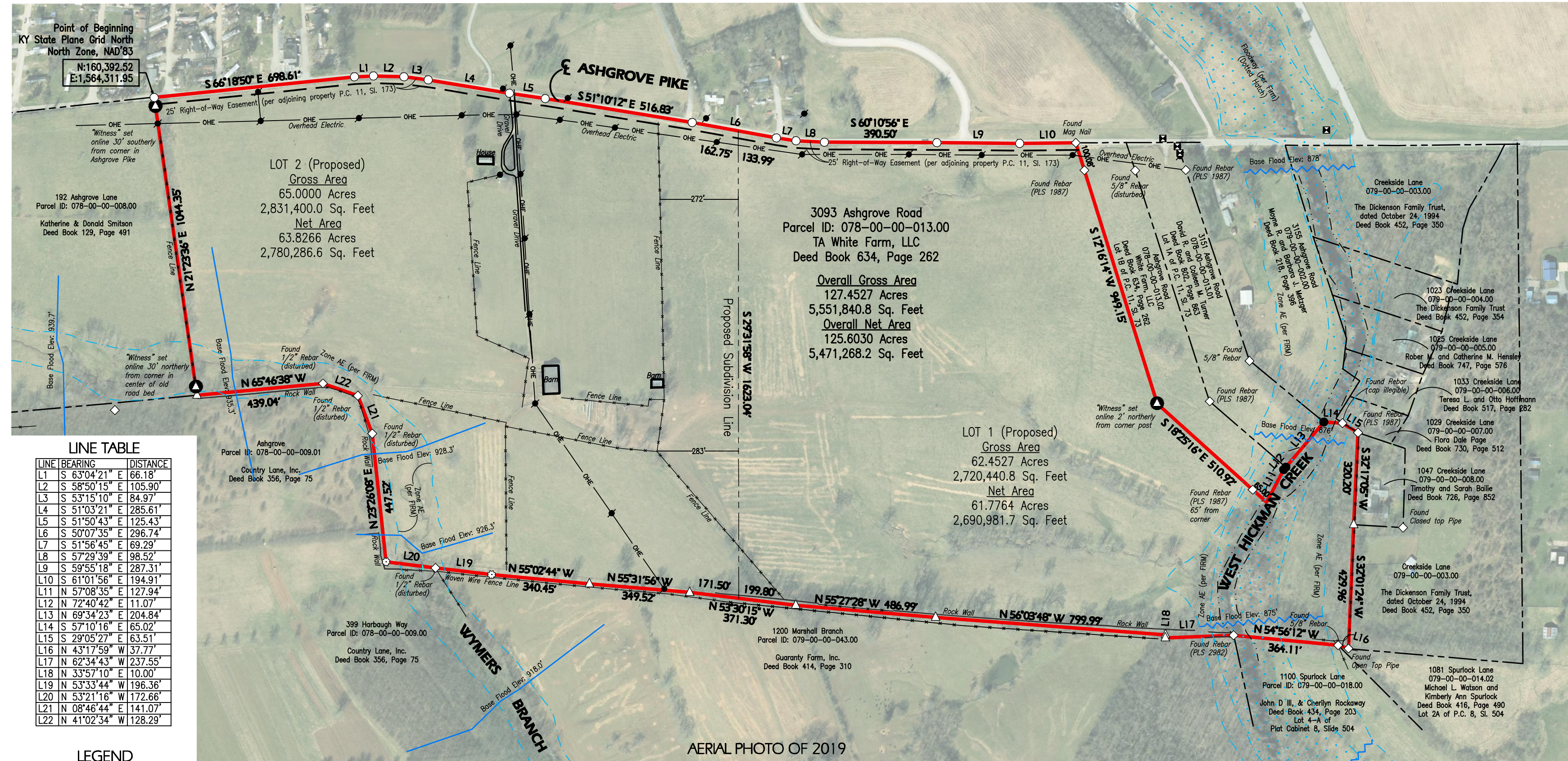


UNDERGROUND UTILITIES DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

F.E.M.A. FLOOD ZONE

BASED ON AN INSPECTION OF F.E.M.A. FLOOD INSURANCE RATE MAP NUMBERS 21113 C 0060 D AND 21113 G 0070 D WITH EFFECTIVE DATES OF 12/21/2017, A PORTION OF THE PROPERTY PLATTED HEREON IS WITHIN A FLOOD HAZARD AREA. ZONE "AE" AREAS SUBJECT TO A ONE PERCENT OR GREATER ANNUAL CHANCE OF FLOODING.



LOT 2 (Proposed)  
Gross Area  
65.0000 Acres  
2,831,400.0 Sq. Feet  
Net Area  
63.8266 Acres  
2,780,286.6 Sq. Feet

3093 Ashgrove Road  
Parcel ID: 078-00-00-013.00  
TA White Farm, LLC  
Deed Book 634, Page 262

Overall Gross Area  
127.4527 Acres  
5,551,840.8 Sq. Feet  
Overall Net Area  
125.6030 Acres  
5,471,268.2 Sq. Feet

LOT 1 (Proposed)  
Gross Area  
62.4527 Acres  
2,720,440.8 Sq. Feet  
Net Area  
61.7764 Acres  
2,690,981.7 Sq. Feet

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 63°04'21" E	66.18'
L2	S 58°50'15" E	105.90'
L3	S 53°15'10" E	84.97'
L4	S 51°03'21" E	285.61'
L5	S 51°50'43" E	125.43'
L6	S 50°07'35" E	296.74'
L7	S 51°56'45" E	69.29'
L8	S 57°29'39" E	98.52'
L9	S 59°55'18" E	287.31'
L10	S 61°01'56" E	194.91'
L11	S 57°08'35" E	127.94'
L12	N 72°40'42" E	11.07'
L13	N 69°34'23" E	204.84'
L14	S 57°10'16" E	65.02'
L15	S 29°05'27" E	63.51'
L16	N 43°17'59" W	37.77'
L17	N 62°34'43" W	237.55'
L18	N 33°57'10" W	10.00'
L19	N 53°33'44" W	196.36'
L20	N 53°21'16" W	172.66'
L21	N 08°46'44" E	141.07'
L22	N 41°02'34" W	128.29'

- LEGEND
- △ SET 5/8" DIAMETER REBAR WITH CAP (PLS 3350)
  - ◇ FOUND MONUMENT AS NOTED
  - SET 5/8" DIAMETER REBAR WITH "WITNESS" CAP (PLS 3350)
  - SET SURVEY NAIL WITH SURVEYOR'S ID TAG (PLS 3350)
  - ⊙ SET GIN SPINDLE SURVEY SPIKE
  - NO MONUMENT SET IN CREEK
  - ⊠ RIGHT OF WAY MONUMENT

METHOD OF SURVEY

THE SURVEY SHOWN HEREON IS AN URBAN SURVEY IN THE STATE OF KENTUCKY, AND THE ACCURACY AND PRECISION OF THIS SURVEY MEETS THE SPECIFICATIONS OF 201 KAR 18:150, THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS IN THE STATE OF KENTUCKY.

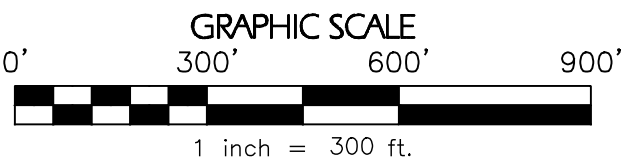
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION CONCLUDING ON APRIL 20, 2021 BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS TO THE CORNERS. THE UNADJUSTED ERROR OF CLOSURE WAS 1:58,420. THE ANGLES AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE.

DATUM NOTE

THE BEARINGS ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, NORTH AMERICAN DATUM (NAD) OF 1983; THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) OBSERVATION UTILIZING A TRIMBLE R8 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

SITE STATISTICS

TOTAL AREA:	Gross Area	127.4527 Acres	5,551,840.8 Sq. Feet
	Net Area	125.6030 Acres	5,471,268.2 Sq. Feet
ZONING: A-1 (AGRICULTURAL)			



CERTIFICATE OF ACCURACY

I HEREBY DO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION; AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS AND ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THIS IS A "RURAL" SURVEY IN THE STATE OF KENTUCKY.



KEVIN M. PHILLIPS, PLS 3350

4-20-2021 DATE

BOUNDARY AND IMPROVEMENTS SURVEY OF  
**TA WHITE FARM, LLC PROPERTY**  
**3093 Ashgrove Pike**  
Jessamine County, KY

**ENDRIS**  
Engineering

771 ENTERPRISE DRIVE  
LEXINGTON, KY 40510  
PH: 859 253-1425  
FAX: 859 233-1436

DRAWING NO.  
4518  
DRAWING DATE  
Apr. 21, 2021  
DWG. FILE  
4518 White Farm - 21-069  
SCALE:  
1" = 300'