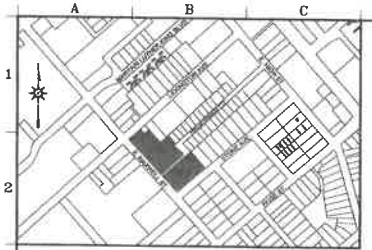
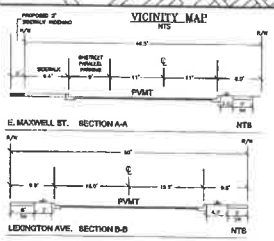
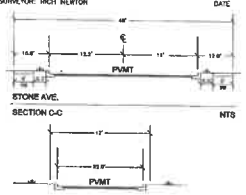


VICINITY MAP
NTS





OWNER'S CERTIFICATION

(I OR WE) DO HEREBY CERTIFY THAT (I AM OR WE ARE) THE ONLY (OWNER OR OWNERS) OF RECORD OF THE PROPERTY PLATTED HEREON, WHICH IS RECORDED IN DEED BOOK 3786, PAGE 262 IN THE FAYETTE COUNTY CLERK'S OFFICE; DO HEREBY ADOPT THIS AS MY (OUR) PLAN OF LOTS FOR THIS PROPERTY; DO HEREBY DEDICATE THE STREETS AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; AND DO ESTABLISH THAT THE EASEMENTS SHOWN HEREON ARE RESERVED FOR THE USE SO INDICATED, AND NO STRUCTURE, TREE, OR OTHER OBSTRUCTION OF ANY KIND SHALL BE ERECTED OR PERMITTED TO REMAIN UPON OR OVER ANY PORTION OF SAID EASEMENTS. ALSO I (WE) DO HEREBY AGREE THAT BEFORE ANY LOT HEREIN IS SOLD OR TRANSFERRED, THE PURCHASER SHALL BE NOTIFIED IN THE CONTRACT OR DEED OF ANY PRIVATE UTILITIES (WATER, GAS, ELECTRICITY, TELEPHONE, AND WHERE APPLICABLE, SANITARY SEWERS) NOT INSTALLED, AND THE DEED OR CONTRACT SHALL CONTAIN A STATEMENT THAT NO BUILDING OCCUPANCY CERTIFICATE MAY BE SECURED UNTIL ANY SUCH UTILITY IS INSTALLED

OWNER — DATE 12-15-25

SURVEYORS AND ENGINEERS CERTIFICATION

I HEREBY DO CERTIFY THAT THIS RECORD PLAN WAS PREPARED BY ME OF UNDER MY DIRECTION; THAT ALL WORK PERFORMED BY ME OR OR UNDER MY DIRECTION, INCLUDING ENGINEERING DESIGN AND CONSTRUCTION OBSERVATION OF THE INFRASTRUCTURE, WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS, THE ZONING ORDINANCE, THE DIVISION OF ENGINEERING TECHNICAL MANUALS AND THE REQUIREMENTS OF THE PLANNING COMMISSION; THAT ALL MONUMENTS INDICATED HEREON DO EXIST AND THEIR LOCATIONS, SIZE AND MATERIALS ARE CORRECTLY SHOWN; THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON IS ACCURATE.

ENGINEER: MATT CARTER — DATE 12-15-25

SURVEYOR: RICH NEWTON — DATE 12-15-25

URBAN COUNTY ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT RECORD DRAWINGS FOR THE INFRASTRUCTURE SHOWN HEREON HAVE BEEN RECEIVED AND THAT A COMBINATION PERFORMANCE AND WARRANTY SURETY, IN THE AMOUNT REQUIRED BY THE SUBDIVISION REGULATIONS, HAS BEEN POSTED IN MY OFFICE BY THE DEVELOPER.

URBAN COUNTY ENGINEER — DATE 12/22/25

PLANNING COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A MAJOR PLAN, AND IS NOW NOW ELIGIBLE FOR RECORDING.

PLANNING COMMISSION SECRETARY — DATE 1-22-26

UTILITY CONTACTS

KENTUCKY-AMERICAN WATER
2300 RICHMOND ROAD
LEXINGTON, KY 40502
CONTACT: ERIC STIGALL
GIS MANAGER
(859) 288-6309
ERIC.STIGALL@AMWATER.COM

KENTUCKY UTILITIES
LEXINGTON DISTRIBUTION ENG.
RICHARD COMPTON
TECHNICAL ENGINEER, MGR.
500 STONE ROAD
LEXINGTON, KY 40503-2913
OFC (859)367-4309

COLUMBIA GAS OF KENTUCKY INC
2001 MERCER ROAD
LEXINGTON, KY 40511
CONTACT: DAVID LEMMONS
(606) 288-0248
DRLEMMONS@NISOURCE.COM
WWW.COLUMBIAGASKY.COM

WINDSTREAM COMMUNICATIONS, INC.
JOSH SMITH
TACTICAL PLANNING-OSP
130 WEST NEW CIRCLE RD.
SUITE 170
LEXINGTON, KY 40505
T: (859)357-6205

CONDITIONAL ZONING RESTRICTIONS

UNDER THE PROVISIONS OF ARTICLE 8-7 OF THE ZONING ORDINANCE, THE FOLLOWING CONDITIONAL ZONING RESTRICTIONS SHALL APPLY TO THE SUBJECT PROPERTY:

1. THE FOLLOWING USES SHALL BE PROHIBITED
   i. ESTABLISHMENTS FOR THE DISPLAY, RENTAL OR SALE OF AUTOMOBILES, MOTORCYCLES, TRUCKS AND BOATS.
   ii. HOTELS AND MOTELS.
   iii. WHOLESALE ESTABLISHMENTS.
   iv. MINOR AUTOMOBILE AND TRUCK REPAIR.
   v. ESTABLISHMENTS PRIMARILY ENGAGED IN THE SALE OF SUPPLIES AND PARTS FOR VEHICLES AND FARM EQUIPMENT.
   vi. DRIVE-THROUGH FACILITIES FOR SALE OF GOODS OR PRODUCTS OR PROVISIONS OF SERVICES OTHERWISE PERMITTED HEREIN.
   vii. AUTOMOBILE AND VEHICLE REFUELING STATIONS, AND SERVICE STATIONS.
   viii. ADULT ENTERTAINMENT ESTABLISHMENTS
   ix. STADIUM AND EXHIBITION HALLS
2. THE PROPERTY SHALL BE DEVELOPED WITH A MINIMUM OF 83 DWELLING UNITS PER ACRE, OR 200 DWELLING UNITS AT THIS LOCATION

MAINTENANCE NOTE

FUTURE PURCHASERS OF THE LOTS PLATTED HEREON ARE RESPONSIBLE FOR MAINTAINING DRAINAGE, STREET TREES AND EASEMENT AREAS

FLOOD INSURANCE NOTE

THIS PROPERTY IS NOT IN THE FEMA 100-YEAR FLOOD ZONE BOUNDARY PER FEMA FIRM PANEL: 21008C0301E EFFECTIVE MARCH 3, 2014.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEDICATE PUBLIC RIGHT-OF-WAY FOR HAGERMAN COURT, TO REMOVE TEMPORARY ACCESS EASEMENT FROM HAGERMAN COURT TO LEXINGTON AVE; AND TO DEDICATE UTILITY EASEMENTS.

STREET TREE SCHEDULE

STREET TREE PLANTING SHALL CONSIST OF THE FOLLOWING SPECIES:

MEDIUM TREES
TILIA CORDATA – LITTLELEAF LINDEN
ACER BURGERIANUM – TRIDENT MAPLE
CLADRASTIS KENTUKEA – YELLOWWOOD
SYRINGA RETICULATA – JAPANESE LILAC TREE

[1] INDICATES NUMBER OF STREET TREES PER LOT

SIZE: ALL STREET TREES TO BE 1 3/4" CAL. MIN.
SPACING: MEDIUM TREES TO BE 35' O.C.
TOTAL MEDIUM TREES FOR THIS PLAT = 22

1. 22 STREET TREES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 8-10 OF THE SUBDIVISION REGULATIONS.

2. THE MAXIMUM NUMBER OF ANY ONE SPECIES OF TREES TO BE USED IS 25 OR 20% OF THE TOTAL NUMBER OF TREES, WHICHEVER IS GREATER.

3. THE STREET TREES REQUIRED HEREIN, WITHIN EITHER THE RIGHT-OF-WAY OR DESIGNATED EASEMENT, SHALL BE MAINTAINED BY THE PROPERTY OWNER. NO TREE MAY BE REMOVED WITHOUT THE APPROVAL OF THE URBAN FORESTER

4. IN ACCORDANCE WITH PLANS APPROVED BY THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, 22 NUMBER OF TREES OR TREE CANOPY (WHICHEVER IS MORE APPLICABLE) IS/ARE REQUIRED TO BE PLANTED ON THIS PROPERTY PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS.

TREE CANOPY STATISTICS

TOTAL SITE AREA: 79,322 S.F. (1.821 AC.)
REQ. TREE CANOPY: 0.00 S.F.
PROV. TREE CANOPY: 7,000 S.F. (10%)

NOTES

1. THIS PLAT IS BASED ON A FIELD SURVEY CONDUCTED ON FEBRUARY 8, 2023 & JUNE 3, 2025. THE BASIS OF BEARINGS IS KY NTDPC NORTH ZONE (NAD 1983) AS OBTAINED BY FIELD OBSERVATION UTILIZING SOKKIA GRX3 DUAL CHANNEL GPS STATIC AND RTK METHODS, AND A TOPCON PS-103 ROBOTIC TOTAL STATION. THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS .02' + 100 PPM. THIS PLAT AND SURVEY MEET THE MINIMUM STANDARDS FOR AN URBAN CLASS BOUNDARY SURVEY AS DEFINED IN 201 KAR 18.150.

2. THE PARCEL DEPICTED IS SUBJECT TO ALL LEGAL EASEMENTS OF RECORD OR OTHERWISE.

3. THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.

4. COORDINATE VALUES DEPICTED HEREON FOR REFERENCE ONLY.

5. ALL STRUCTURES SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE (1) FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM I.D. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE PUMPED AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE

6. ALL POTENTIAL LOT PURCHASERS SHALL BE RESPONSIBLE FOR MAINTAINING DRAINAGE AND OTHER EASEMENT AREAS.

7. KENTUCKY AMERICAN WATER SHALL HAVE ACCESS TO ALL OPEN SPACE AREAS FOR PROVISION AND MAINTENANCE OF SERVICE

8. KENTUCKY UTILITIES SHALL HAVE ACCESS TO ALL OPEN SPACE AREAS FOR PROVISION AND MAINTENANCE OF SERVICE.

9. THE 15' LANDSCAPE BUFFER CAN BE REDUCED TO 8' IN CONJUNCTION WITH THE INSTALLATION OF A 6' HIGH PRIVACY FENCE.

SITE STATISTICS

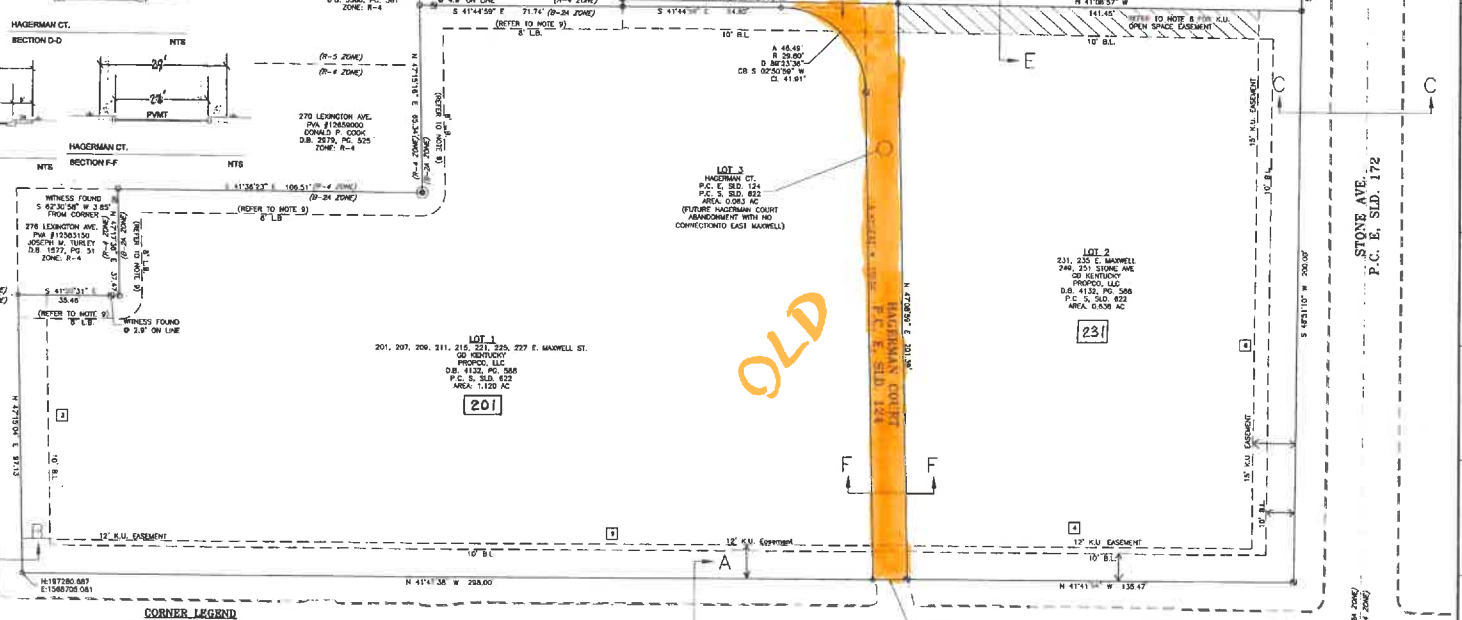
ZONE: B-2A DOWNTOWN FRAME BUSINESS
TOTAL NUMBER LOTS: 4
TOTAL AREA: 1.821 ACRES (NOTE 1, 2 AND 3)
LOT 1: 1.120 ACRES
LOT 2: 0.638 ACRES
LOT 3: 0.063 ACRES
LOT 4: 0.111 ACRES (HAGERMAN COURT RIGHT OF WAY DEDICATION)

STREET FRONTAGE:

LOT 1:
E. MAXWELL ST.: 298.02 LF
LEXINGTON AVE.: 97.21 LF
HAGERMAN CT.: 372.53 LF

LOT 2:
E. MAXWELL ST.: 55.50 LF
STONE AVE.: 200.00 LF
HAGERMAN CT.: 257.00 LF

LOT 3:
E. MAXWELL ST.: 12.00 LF
HAGERMAN CT.: 96.48 LF



200 HAGERMAN CT
PVA #11017800
WINDSONG RENTALS, LLC
D.B. 3545, PG. 450
ZONE: R-4

280 LEXINGTON AVE.
PVA #18228200
280 LEXINGTON AVE, LLC
D.B. 3588, PG. 541
ZONE: R-4

270 LEXINGTON AVE.
PVA #12656000
DONALD P. COOK
D.B. 2979, PG. 525
ZONE: R-4

278 LEXINGTON AVE.
PVA #12363150
JOSEPH M. TURLEY
D.B. 1577, PG. 31
ZONE: R-4

124 HAGERMAN CT
PVA #15307900
WINDSONG RENTALS, LLC
D.B. 3545, PG. 450
ZONE: R-4

126 HAGERMAN CT
PVA #14247200
WINDSONG RENTALS, LLC
D.B. 3545, PG. 450
ZONE: R-4

245 STONE AVE.
PVA # 12272300
THETA OF KAPPA ALPHA HOUSING CORPORATION
D.B. 4131, PG. 264

235 STONE AVE.
PVA #11815500
FRANCES BUSONG JENKINS
D.B. 2510, PG. 538
ZONE: R-4

LOT 1
201, 207, 209, 211, 215, 221, 225, 227 E. MAXWELL ST.
GD KENTUCKY PROPCO, LLC
D.B. 4132, PG. 588
P.C. S, SLD. 622
AREA: 1.120 AC
201

LOT 2
231, 235 E. MAXWELL
249, 251 STONE AVE
GD KENTUCKY PROPCO, LLC
D.B. 4132, PG. 588
P.C. S, SLD. 622
AREA: 0.638 AC
231

LOT 3
HAGERMAN CT.
P.C. E, SLD. 124
P.C. S, SLD. 622
AREA: 0.063 AC
(FUTURE HAGERMAN COURT ABANDONMENT WITH NO CONNECTIONTO EAST MAXWELL)

CORNER LEGEND

- FOUND REBAR WITH CAP STAMPED "CRAVES PLS 4010"
- FOUND REBAR WITH CAP STAMPED "CDP 3000"
- FOUND REBAR (NO CAP)
- 5/8" DIA. X 18" REBAR WITH CAP STAMPED "VISION PLS 3674" (SEE THIS SURVEY)

LINE TYPE LEGEND

- BOUNDARY LINE (THIS SURVEY)
- EASEMENT OR SET BACK LINE AS NOTED
- APPROXIMATE ADJOINING BOUNDARY LINE

HAGERMAN CT. TEMPORARY ACCESS EASE. NOTE:

WITH THE RECORDING OF THIS PLAT, THE TEMPORARY ACCESS EASE. DEPICTED ON P.C. "S" SLD. 622 AND RUNNING FROM HAGERMAN CT TO LEXINGTON AVE. SHALL BE EXTINGUISHED.

VISION
Water Resources, Civil Engineering, Construction, Land Surveying
Vision Engineering, Land Surveying, Construction
135 E. Reynolds Road Suite 130, Lexington, KY 40517
PLS@VEL3.NET
(859) 233-3160

STATE of KENTUCKY
R.B. NEWTON
3674
LICENSED PROFESSIONAL LAND SURVEYOR

STATE OF KENTUCKY
MATTHEW B. CARTER
17396
LICENSED PROFESSIONAL ENGINEER

CLIENT/OWNER:
GD KENTUCKY PROPCO, LLC
1 HAMPSHIRE RALLWAY
PROVIDENCE, RI 02903

THE MAXWELL (LYNDHURST SUBDIVISION)
(GD KENTUCKY PROPCO, LLC PARCELS)
201-235 E. MAXWELL ST. (ODD NUMBERS ONLY)
247-251 STONE AVE. (ODD NUMBERS ONLY)
LEXINGTON, FAYETTE CO., KY
FINAL RECORD PLAT

DATE: SEPT. 2, 2025
REV: OCT. 6, 2025

RECORDATION DATA
FAYETTE CO., KY FEE $50.00
PRESENTED AND RECORDED ON 10-15-25
BY DEPUTY CLERK
2025101220043
PAGE: 1 OF 1
REC: EFFIATO

PLN-FRP-25-00024
SUBMITTAL DATE: 9/2/2025