

* = D.B. 3009 PG. 464
D.B. 1240 PG. 204

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 *Page* 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

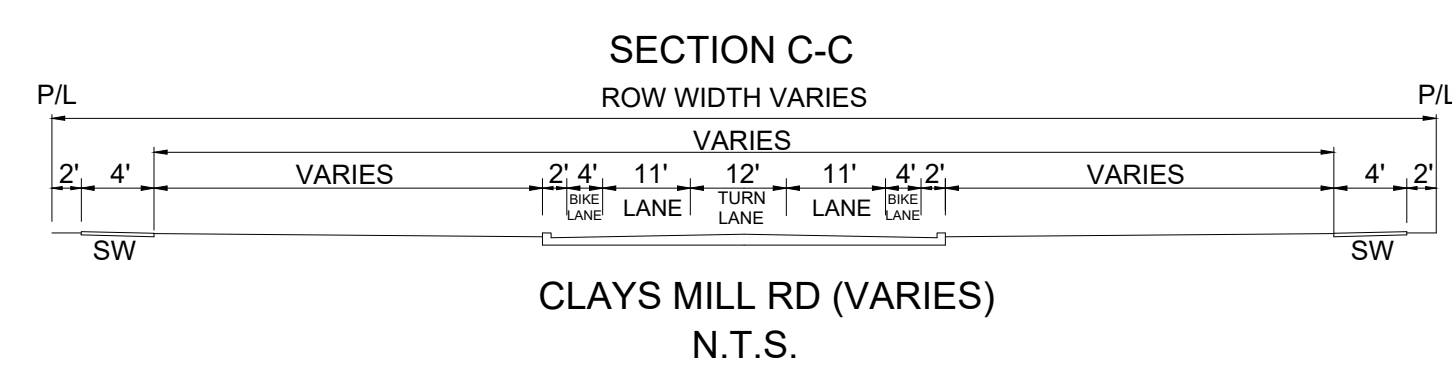
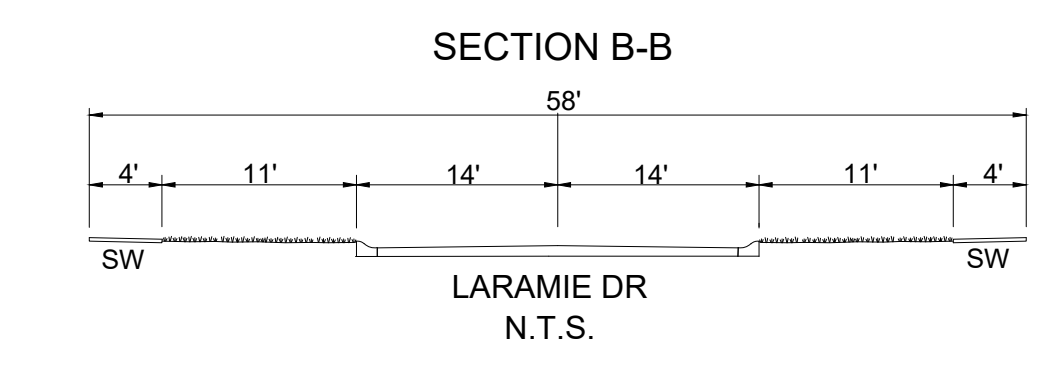
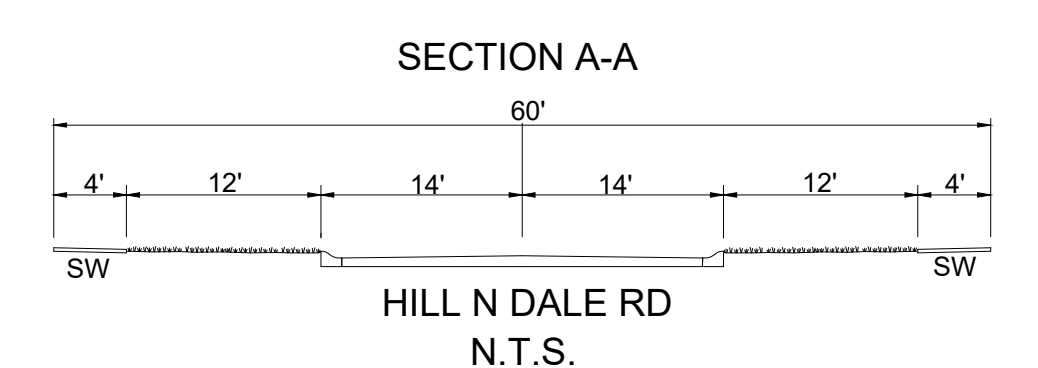
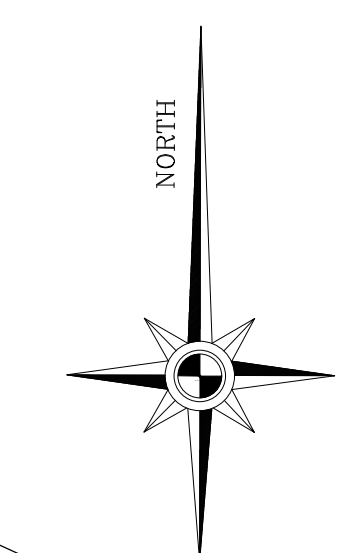
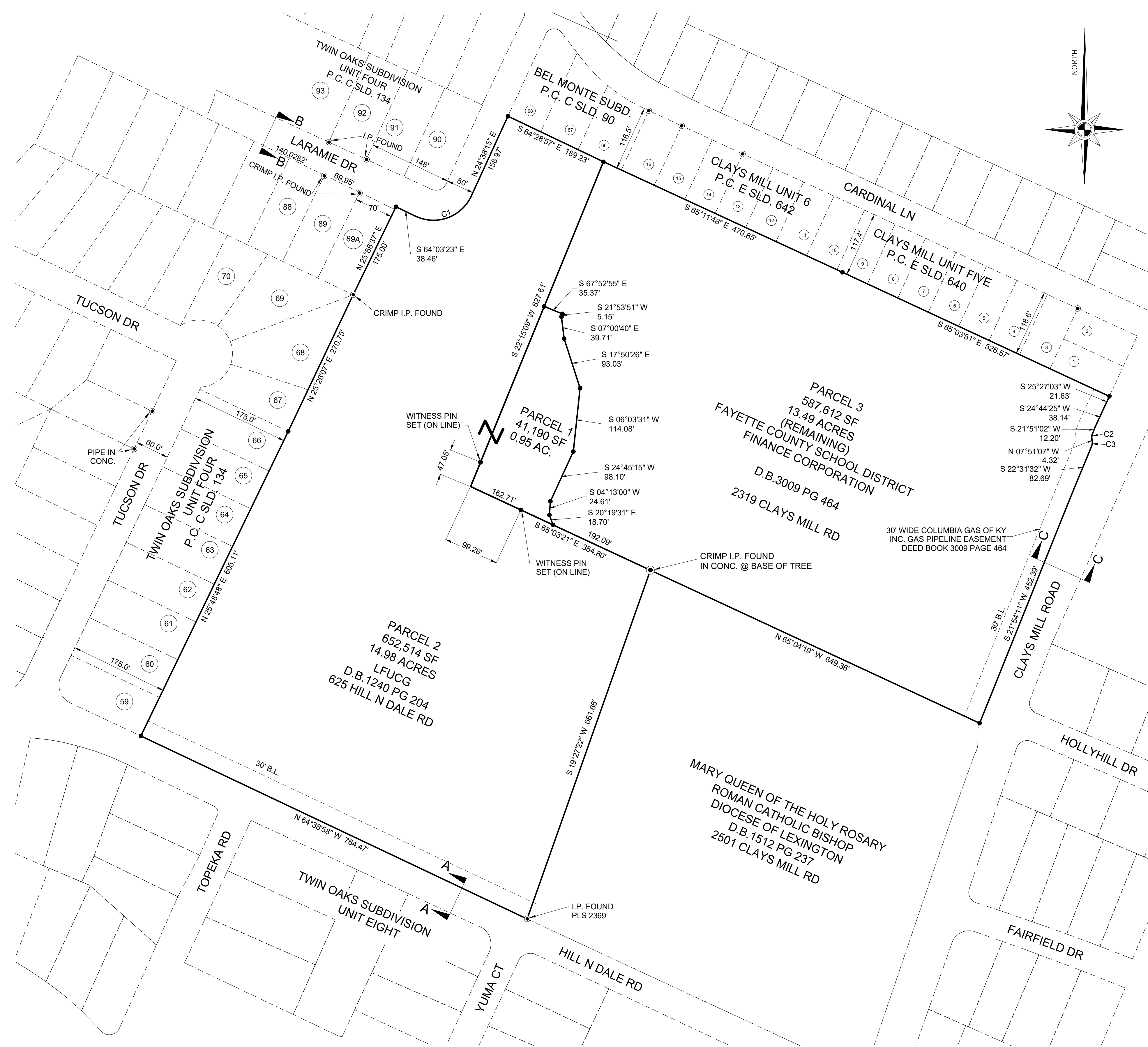
THE PURPOSE OF THIS PLAT IS TO ACQUIRE PARCEL 1 FROM PARCEL 3, AND TO CONSOLIDATE SAID PARCEL 1, WITH PARCEL 2, AS SHOWN.

SITE STATISTICS

SUBJECT PROPERTY ZONE = R-1C SINGLE FAMILY RESIDENTIAL
TOTAL AREA = 29.42AC.
PARCELS BEFORE PLAT = 2
PARCELS AFTER PLAT = 2
STREET CONSTRUCTION = N/A
STREET FRONTAGE = 1,709 FT

SURVEY NOTES

- 1.- THIS SURVEY WAS CONDUCTED BY "RTK" GPS SURVEY METHODS, USING TOPCON HIPER V, DUAL FREQUENCY RECEIVERS, IN A BASE AND ROVER CONFIGURATION. HORIZONTAL DATUM USED WAS NAD83(2011). VERTICAL DATUM USED WAS NAVD83. GEOID MODEL USED, WAS GEOID 12B. THE RELATIVE POSITIONAL ACCURACY OF REDUNDANT DATA POINTS COLLECTED OVER THE COURSE OF THE SURVEY, WAS 0.01' + 100PPM AT A 99% CONFIDENCE LEVEL. ALL MONUMENTS ESTABLISHED BY GPS UNLESS OTHERWISE NOTED.
- 2.- THE BASIS OF BEARINGS FOR THIS SURVEY IS KENTUCKY STATE PLANE NORTH (NAD83/2011), DETERMINED BY A GPS SURVEY USING C.O.R.S. STATION KYDOT VRS NETWORK. GEOID MODEL 12B.
- 3.- 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.
- 4.- THE SURVEY AS SHOWN HEREON IS AN URBAN CLASS SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
- 5.- THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18-150.
- 6.- 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 ISSUANCES RELATED TO THIS PROPERTY.

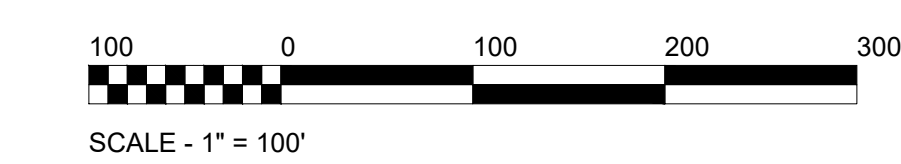


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	74.23'	116.60'	104.98'	N 70°56'37" E	90°00'00"
C2	22.00'	11.40'	11.28'	N 06°59'58" E	29°42'09"
C3	14.60'	7.74'	7.65'	N 07°20'12" E	30°22'39"

LEGEND

- ADJOINING PROPERTY LINE
- - - EASEMENT LINE
- PROPERTY LINE
- IRON PIN W/ CAP PLS 3843
- IRON PIPE (FOUND)
- MONUMENT (FOUND)
- ▲ FOUND MAG NAIL
- △ SET IRON PIN
- ⊙ SET MAG NAIL /W TAG



RECORDER'S CERTIFICATION

PUBLIC ACQUISITION AND CONSOLIDATION PLAT
SOUTHLAND PARK AND CLAYS MILL ELEMENTARY

2319 CLAYS MILL RD & 625 HILL N DALE RD
D.B. 3009 PG. 464 & D.B. 1240 PG. 204
LEXINGTON FAYETTE COUNTY, KENTUCKY

SCALE 1"= 100'	DATE FEB. 2020	<p>266 EAST SHORT STREET LEXINGTON KY, 40507 OFFICE: 859-268-1044 WEB: www.aim3d.us EMAIL: justin@aim3d.us</p>
DWG. NAME SOUTHLAND PARK CONSOL		
DRAWN BY C.K.	ADJUSTMENTS ADJ	
REVISION # 4	CHECKED BY J.D.	