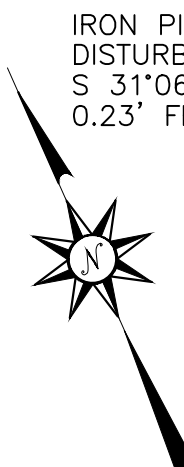
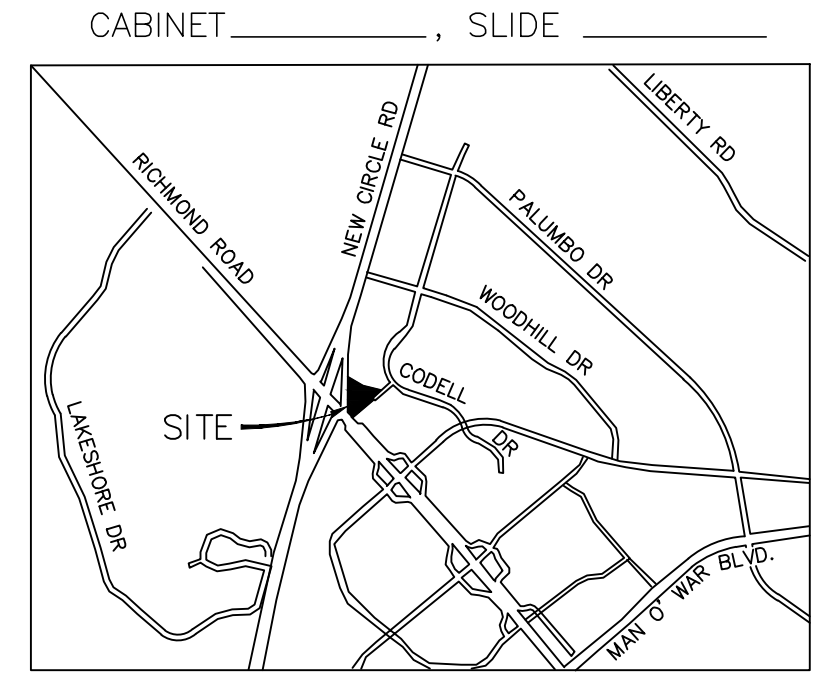
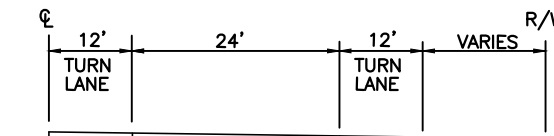
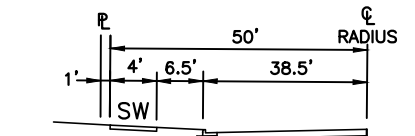
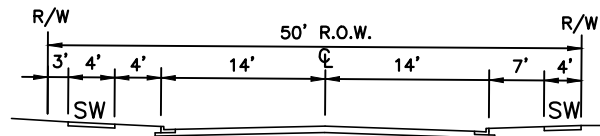


MIMG XCII 300 at the Circle, LLC &
GBV Lexington, LLC
D.B. 3400, Pg. 238



SITE STATISTICS

LOT 1	ZONE R-3	TOTAL AREA - 3.520 AC
LOT 1A	ZONE R-3	AREA - 1.320 AC
LOT 1 - REMAINDER		2.200 AC

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE BOUNDARY OF LOT 1A.

ANY RECORDS, EASEMENTS, CONDITIONS, OR RESTRICTIONS WHICH MAY APPEAR OF RECORD IN THE LEXINGTON-FAYETTE COUNTY CLERK'S OFFICE MAY ALSO APPLY TO THIS PROPERTY INCLUDING BUT NOT LIMITED TO FINAL RECORD PLAT AS RECORDED IN PC R, SL 23.

NOTE:

THE DIVISION CREATED BY THIS SUBDIVISION SHALL BE USED FOR NON-BUILDING PURPOSES. EXCEPT FOR ALTERATION TO EXISTING BUILDINGS, NO NEW CONSTRUCTION SHALL BE PERMITTED FOR ANY RESIDENTIAL OR NON-RESIDENTIAL ACTIVITY (EXCEPT FOR THAT ALLOWED FOR A PORTION OF THIS PROPERTY BY THE RECORDING OF A DISPLAY HOUSE MINOR SUBDIVISION PLAN) UNLESS AND UNTIL A MAJOR SUBDIVISION OR DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION AND RECORDED.

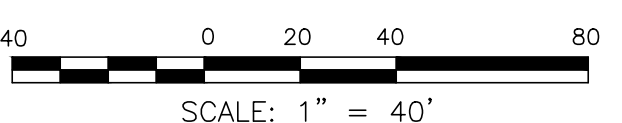
SURVEY NOTES

- BEARINGS ARE BASED ON KY SPC NORTH ZONE GRID.
- THIS SURVEY MEETS REQUIREMENTS FOR AN URBAN CLASS SURVEY, COMPLETED OCTOBER 2, 2019 BY RANDOM TRAVERSE WITH SIDE SHOTS HAVING A CLOSURE OF 1/67,631 AND NO ADJUSTMENT MADE.
- ZONING: R-3 PLANNED NBHD RESIDENTIAL.
FRONT SETBACK - 20'
SIDE SETBACK - 5'
REAR YARD SETBACK - 10'
MAXIMUM BUILDING HEIGHT - 35'
- BASED UPON FEMA FIRM MAP, PANEL 139 OF 325, MAP NUMBER 2100670139E, REVISED MARCH 3, 2014, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA.
- SOURCE OF TITLE:
DEED BOOK 3470, PAGE 351
PLAT CABINET R, SLIDE 23
- EXISTING EASEMENTS, PROPOSED EASEMENTS (IF ANY), THE LOCATION OF STREETS AND ANY VEHICULAR PASS WAYS ARE BELIEVED TO BE TRULY AND ACCURATELY SHOWN HEREON.
- LOT FRONTAGE AS MEASURED ALONG THE 20' FRONT BUILDING LINE SETBACK HAS AN ARC LENGTH OF 57.54'.

LAND SURVEYOR'S CERTIFICATION

I HEREBY DO CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

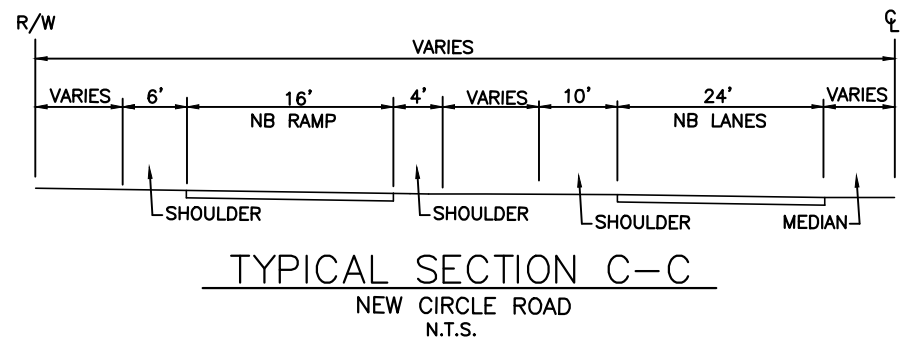
SURVEYOR _____ DATE _____



TYPICAL SECTION A-A
QUINTON COURT
NTS

TYPICAL SECTION B-B
CUL-DE-SAC
NTS

TYPICAL SECTION D-D
RICHMOND ROAD
NTS



TYPICAL SECTION C-C
NEW CIRCLE ROAD
N.T.S.

LOT 1-TOTAL
3.520 ACRES
153,320 S.F.
D.B. 3470, Pg. 351

LOT 1-REMAINDER
2.200 ACRES
95,843 S.F.

LOT 1A
1.320 ACRES
57,477 S.F.

- LEGEND**
- 18"#5 REBAR ID LS 3257 SET
 - PROPERTY CORNER FOUND

RESOLUTION NO. _____-2019

LOT 1A AS SHOWN HEREON HAS BEEN APPROVED FOR CONVEYANCE BY THE URBAN COUNTY COUNCIL ON ___/___/2019.

MAYOR _____

COUNCIL CLERK _____

PLANNING COMMISSION'S CERTIFICATION

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

PLANNING COMMISSION SECRETARY _____

JTA Holdings, LLC
D.B. 2851, Pg. 680

OWNER'S CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON SAID PROPERTY BEING RECORDED IN DEED BOOK VOLUME 3470, PAGE 351 AND PLAT CAB "R", SLIDE 23 IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS MY (OUR) RECORD PLAT FOR THIS PROPERTY.

OWNER _____ DATE _____

WITNESS _____ DATE _____



2517 Sir Barton Way
Lexington, KY.
859-629-4800

**ADMINISTRATIVE ACTION AMENDMENT
NON-BUILDING MINOR
SUBDIVISION PLAT
LOT 1 of TODD'S TRACE UNIT 1
FOR THE PROPERTY OF
LEXINGTON - FAYETTE URBAN
COUNTY GOVERNMENT**

PROPERTY ADDRESS: 105 Quinton Court
ZONING: R-3
OWNER: Lexington-Fayette Urban County Government
SCALE 1" = 40' OCTOBER, 2019