

Consent to Quitclaim

We, Larry W. and Mary A. Lewis,
are the owners of certain real property situated at 139 Wabash Drive, which abuts right-of-way described in the attachments that is proposed for quitclaim.

We understand the requestors to be Lindsay Muzic, Member, Refab, LLC,
and we have received notice of the quitclaim request from the requestors informing us of the request and depicting the proposed areas to be quitclaimed. Legal descriptions of the areas proposed for quitclaim are attached **with our initials on each page.**

After being duly informed of this proposed quitclaim request, we, as the abutting owners located at 139 Wabash Drive, hereby consent to the proposed quitclaim as described by the requestors in the attached legal descriptions.

Larry W. Lewis

Name (Print)

Larry W. Lewis

Signature

9/5/2024

Date 5:50 pm.

Mary A. Lewis

Name (Print)

Mary A. Lewis

Signature

9/5/2024

Date 17:50 pm

PROPOSED CLOSURE
Of
ELIZABETH STREET
in
Lexington, Fayette County, Kentucky

Being a portion of the public right-of-way of Elizabeth Street in Lexington, Fayette County Kentucky and being Northwest of Lot 17, Block "D" and Southeast of Lot 18 Block "D" of Pensacola Park being more fully described and bounded as follows, to wit:

BEGINNING at a 1/2" rebar at the Northern right-of-way of Wabash Drive and the southeastern corner of Lot 18, Block "D" of Pensacola Park (Plat Cabinet "E", Slide 433), said point having Kentucky State Plane Coordinates of N = 188,260.3578 ft, E = 1,562,764.7295 ft, thence leaving the right-of-way of Wabash with the line of Lot 18, Block "D" of Pensacola Park N24°03'45"E 112.11' to a point; thence leaving Lot 18, Block "D" of Pensacola Park S66°07'37"E 23.25' to an iron pin in the right-of-way of Elizabeth Street; thence S24°47'06"W 125.79' to an iron pin at the Northern right-of-way of Wabash Drive; thence with the aforesaid right-of-way of Wabash Drive N33°57'20"W 25.65' to the point of beginning, and containing an area of 2687.80 Sq. Ft. (0.0617 acres).

End of Legal Description

L. W. L.
M. A. L.

PROPOSED CLOSURE
Of
ELIZABETH STREET
in
Lexington, Fayette County, Kentucky

Being a portion of the public right-of-way of Elizabeth Street in Lexington, Fayette County Kentucky and being Northwest of Lot 17, Block "D" and Southeast of Lot 18 Block "D" of Pensacola Park being more fully described and bounded as follows, to wit:

BEGINNING at a 1/2" rebar at the Northern right-of-way of Wabash Drive and the southwestern corner of Lot 17, Block "D" of Pensacola Park (Plat Cabinet "E", Slide 433), thence with the right-of-way of Wabash Drive N33°57'20"W 19.27' to an iron pin; thence leaving the right-of-way of Wabash Drive and through Elizabeth Street N24°47'06"E 125.79' to an iron pin; thence S66°07'37"E 14.76' to the corner of Lot 17; thence with the line of Lot 17 and the right-of-way of Elizabeth S24°03'45"W 136.03' to the point of beginning, and containing an area of 2039.95 Sq. Ft. (0.0468 acres).

End of Legal Description

S. W. S.
M. A. W.



VICINITY MAP
NOT TO ANY SCALE

L. W. Hill
M. A. Hill

NOTE:
PARCEL 1 SHALL BE SOLD OR TRANSFERRED ONLY TO PARCEL 2 & PARCEL 3 SHALL BE SOLD OR TRANSFERRED ONLY TO PARCEL 4 FOR CONSOLIDATION PURPOSES.

OWNER'S CERTIFICATION:

WE DO HEREBY CERTIFY THAT WE, ARE THE ONLY OWNERS OF RECORD OF THE PROPERTIES PLATTED HEREON, SAID PROPERTIES BEING RECORDED IN DEED BOOK 1270, PAGE 580, DEED BOOK 4033, PAG 222, PLAT CABINET "E", 432 & PLAT CABINET "E", SLIDE 433 IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS OUR RECORD PLAT FOR THESE PROPERTIES.

LARRY LEWIS (OWNER)
139 WABASH DRIVE, LEXINGTON, KY 40503

DATE: _____

REFAB LLC (MEMBER)
455 BRANNON ROAD, NICHOLASVILLE, KY 40356

DATE: _____

LAND SURVEYOR'S CERTIFICATION:

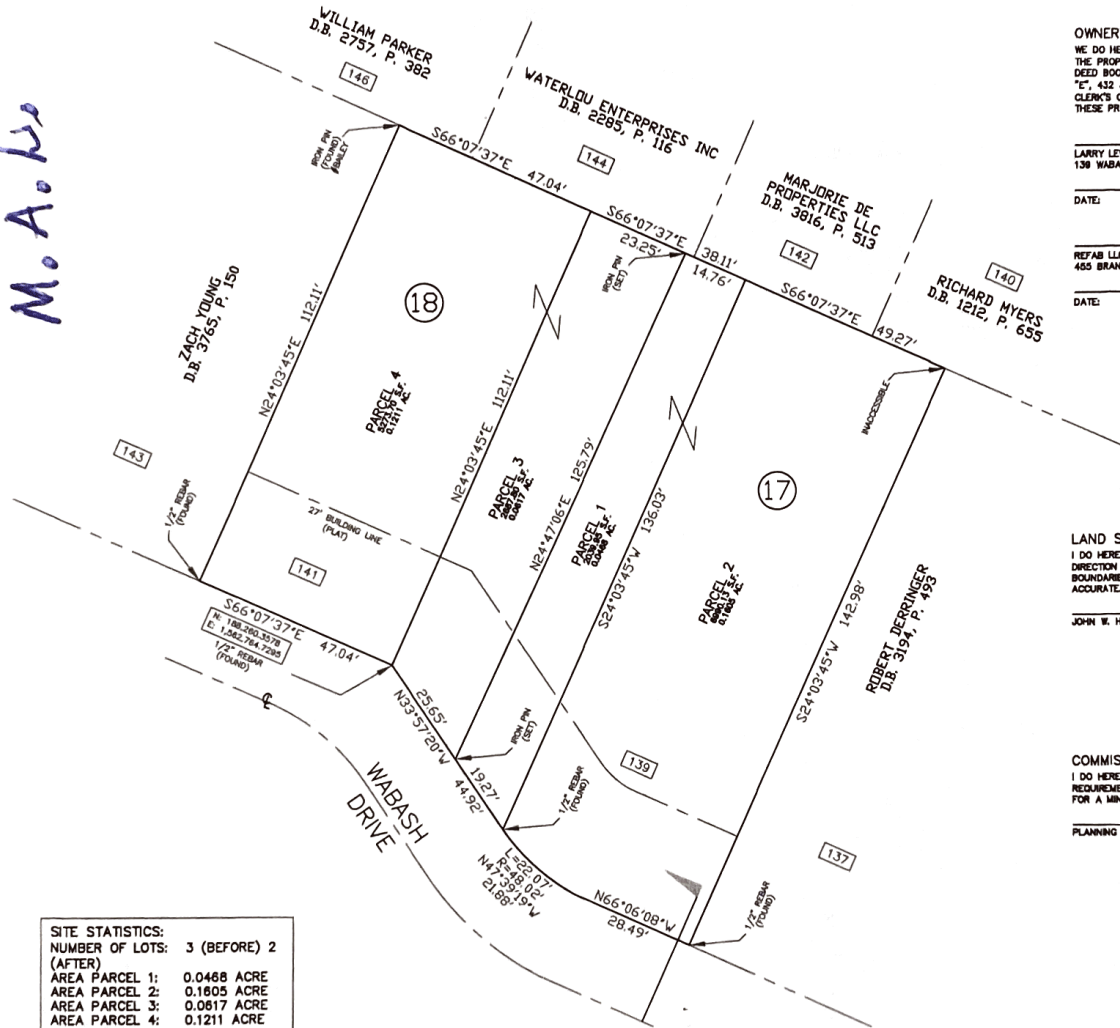
I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE.

JOHN W. HILL: _____ DATE: _____

COMMISSION'S CERTIFICATION:

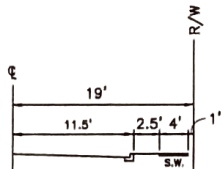
I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A MINOR PLAN, AND IS NOW ELIGIBLE FOR RECORDING.

PLANNING COMMISSION SECRETARY: _____ DATE: _____



SURVEY NOTES

1. ALL SET IRON PINS ARE #6 X 10" IRON PINS WITH PLASTIC I.D. CAP (#8928)
2. THIS SURVEY WAS PERFORMED USING SOLEA OCEX GPS RECEIVER AND CARLSON 8020 SOFTWARE WITH AN ERROR TOLERANCE OF LESS THAN 0.06" AND BEARINGS ARE REFERRED TO KY STATE PLANE NORTH ZONE NAD 83.
3. THIS PLAT IS BASED UPON AN URBAN CLASS SURVEY WHICH WAS PERFORMED IN FEBRUARY OF 2024.



1/2 SECTION - WABASH DRIVE

SITE STATISTICS:
NUMBER OF LOTS: 3 (BEFORE) 2 (AFTER)
AREA PARCEL 1: 0.0468 ACRE
AREA PARCEL 2: 0.1805 ACRE
AREA PARCEL 3: 0.0817 ACRE
AREA PARCEL 4: 0.1211 ACRE

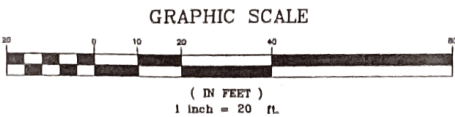
ZONE: R-1C/H1 OVERLAY
LENGTH OF STREET: 142.52' (EXISTING)

OWNER/DEVELOPER INFO:
LARRY LEWIS
139 WABASH DRIVE
LEXINGTON, KY, 40503
REFAB LLC
455 BRANNON ROAD
NICHOLASVILLE, KY 40356

CONSOLIDATION MINOR SUBDIVISION PLAT
OF
LOTS 17 & 18, BLOCK "D", PENSACOLA PARK

139 & 141 WABASH DRIVE
D.B. 1270, P. 580, D.B. 433, P. 222, P.C. "E", SLIDE 432 & P.C. "E", SLIDE 433
Lexington, Fayette County, Kentucky
FEBRUARY 22, 2024
SCALE: 1"=20'

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.



JOHN W. HILL, R.L.S.
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RICHMOND, KY 40475
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