

**OWNER'S CERTIFICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON WHICH IS RECORDED IN DEED BOOK 1418, PAGE 833, 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 REMAIN UPON OR OVER ANY PORTION OF SAID EASEMENTS, AND DO HEREBY DEDICATE THE SANITARY SEWER SYSTEM TO PUBLIC USE. 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.

*Ted R. Osborn* 8-8-95  
 OWNER  
 TED R. OSBORN  
 2055 OLD FRANKFORT PIKE  
 LEXINGTON, KENTUCKY 40510

*Tim Thompson* AUG 8, 1995  
 WITNESS  
 TIM THOMPSON

**STATISTICS**

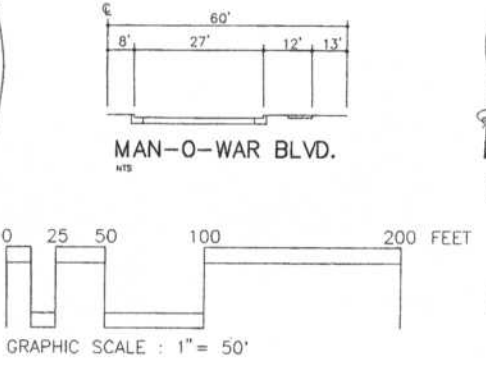
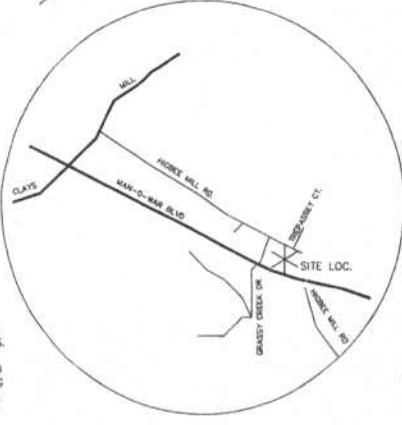
3.672 AC.	TOTAL AREA
3.159 AC.	AREA IN LOTS
.410 AC.	AREA TO BE DEDICATED
0.103 AC.	AREA TO BE COSOL. TO LOT 11
11	NO. OF LOTS
R-1C	ZONING

ORDERED TO RECORD  
 PAID \$ 24.50 INC. TAX  
 AT 12.4%  
 11 DAYS JAN. 1996  
 DOWN J W BUEVING  
 FAYETTE COUNTY CLERK  
 BY *[Signature]* D.C.

**RETENTION MAINTENANCE**

THE RETENTION EASEMENT AREA SHALL BE MAINTAINED FREE AND CLEAR OF ALL DEBRIS AND SILT BY THE OWNER THE LOT OWNER SHALL MAINTAIN SAID AREA AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL SAFETY HAZARD. NO FENCE OR OTHER OBSTRUCTION MAY BE CONSTRUCTED OR ANY OTHER ALTERATION OF THE APPROVED CONDITIONS MADE WITHOUT THE WRITTEN APPROVAL OF THE URBAN COUNTY DIVISION OF ENGINEERING.

- NOTES**
- THERE SHALL BE NO VEHICULAR ACCESS TO MAN-O-WAR BLVD. FROM THESE LOTS.
  - THERE SHALL BE TWO PARKING SPACES PROVIDED, EACH INDEPENDENTLY ACCESSIBLE TO THE STREET FOR LOTS 10 AND 11.
  - THERE SHALL BE A 6' DRAINAGE EASEMENT CENTERED ALONG EACH SIDE LOT LINES (3' EACH SIDE)
  - LANDSCAPING SHALL COMPLY WITH ARTICLE 18 OF THE ZONING ORDINANCE AND ARTICLE 6-9 OF THE SUBDIVISION REGULATIONS.
  - DENOTES THE NUMBER OF STREET TREES REQUIRED ON LOT. STREET TREES SHALL BE PLANTED IN THE TREE PLANTING EASEMENT ADJACENT TO THE STREET RIGHT OF WAY AND SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 18 OF THE ZONING ORDINANCE. TREES SHALL CONSIST OF ARISTOCRAT PEARS (23 TOTAL REQUIRED).
  - NO BUILDING PERMIT SHALL BE ISSUED FOR LOT 11 UNTIL CLOSURE OF HIGBEE MILL RIGHT-OF-WAY. AT THAT TIME PARCEL 1 SHALL BE TRANSFERRED TO PARCEL 2 FOR CONSOLIDATION PURPOSES.



**COMMISSION'S CERTIFICATION**

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON 9-15-94 & 10-19-95 AND IS NOW ELIGIBLE FOR RECORDING.

*Franklin S. Harper* 1/17/96  
 PLANNING COMMISSION SIGNATURE  
 DATE

**ENGINEERS AND SURVEYORS CERTIFICATION**

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

*Tim Thompson* AUG 8, 1995  
 SURVEYOR  
 DATE

**URBAN COUNTY ENGINEERS CERTIFICATION**

I HEREBY CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY MY OFFICE, ARE IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS, AND THE ESTIMATED COSTS FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY MY OFFICE. I FURTHER CERTIFY THAT A PERFORMANCE BOND, IN THE AMOUNT DETERMINED BY MY OFFICE TO COVER THE FULL COST OF REQUIRED IMPROVEMENTS HAS BEEN POSTED IN MY OFFICE BY THE DEVELOPER.

*David McBotter* 1/3/96  
 URBAN COUNTY ENGINEER'S SIGNATURE  
 DATE

**TIM THOMPSON**  
 Civil Engineer  
 Land Surveyor  
 160 S. Main St., Suite 3  
 Versailles, KY 40383  
 (606) 873-5252

STATE OF KENTUCKY  
 TIM THOMPSON  
 1304  
 REGISTERED  
 LAND SURVEYOR

STATE OF KENTUCKY  
 CHARLES THOMPSON  
 THOMPSON  
 6470  
 REGISTERED  
 PROFESSIONAL ENGINEER

FINAL RECORD PLAT OF  
**HIGBEE MILL COURT**  
 HIGBEE MILL ROAD  
 LEXINGTON, FAYETTE CO., KENTUCKY  
 OWNER: TED R. OSBORN  
 2055 OLD FRANKFORT PIKE  
 LEXINGTON, KY 40510

946 P.11111111  
 AUGUST 8, 1995

PLAN 94-230F

15-1383

**DEED AND CONSIDERATION CERTIFICATE**

**THIS DEED**, dated January 6, 2016 between Ted R. Osborn, Jr., Administrator of THE ESTATE OF TED R. OSBORN, Deceased, hereinafter referred to as GRANTOR, of P.O. Box 21967, Lexington, Kentucky 40522-1967, and REALTY UNLIMITED BLUE GRASS, LLC, a Kentucky limited liability company, hereinafter referred to as GRANTEE, of P.O. Box 910470, Lexington, Kentucky 40591. Pursuant to KRS 382.135(c), the property tax bill should be mailed in care of the Grantee(s) at P.O. Box 910470, Lexington, Kentucky 40591.

**WITNESSETH:**

That for and in consideration of the total purchase price of Sixty Five Thousand And 00/100 Dollars (\$65,000.00), the receipt of which is hereby acknowledged, GRANTOR has Bargained and Sold and does hereby Grant and Convey unto GRANTEE, its successors and assigns forever, the following described real estate situated in Fayette County, Kentucky:

Parcel One

BEING all of Tract 2, containing 10.01 acres, as shown on the Corrected Amended Non-Building Minor Subdivision Plat of Highplain Subdivision-Unit 3, Lexington, Fayette County, Kentucky, as shown by plat thereof of record in Plat Cabinet I, Slide 791, in the Fayette County Clerk's Office, said property being known and designated as 3801 Boston Road.

Parcel Two

BEING all of Lot No. 11 (Parcel 2), of the Higbee Mill Court Subdivision to the City of Lexington, Fayette County, Kentucky, as shown by map or plat thereof of record in Plat Cabinet J, Slide 884, in the Fayette County Clerk's Office; and the improvements thereon being known and designated as 940 Higbee Mill Road.

Parcels One and Two being part of the same property conveyed to Ted R. Osborn, a single person, by deed dated the 30th day of September, 1986, of record in Deed Book 1418, page 633 in the Office of the Fayette County Clerk; Ted R. Osborn died intestate on November 4, 2012; Case No. 12-P-1589, Fayette District Court; pursuant to Order to Sell Real Estate of Decedent, a certified copy attached hereto and made a part hereof, Ted R. Osborne, Jr., as Administrator of the Estate has power to sell said property.