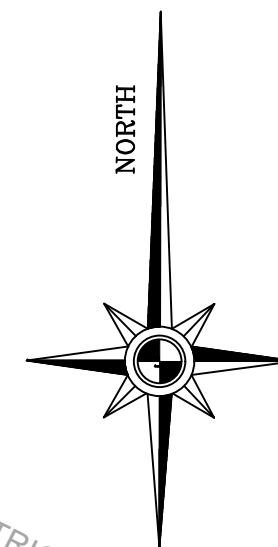


VICINITY MAP
SCALE: 1:1200



OWNER'S CERTIFICATION

"I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON, WHICH IS RECORDED IN DEED BOOK 3110 PAGE 45, IN THE FAYETTE COUNTY CLERK'S OFFICE; DO HEREBY ADOPT THIS AS MY (OUR) PLAT FOR THIS PROPERTY.

Owner Signature _____ Date _____

Witness _____ Date _____

SURVEYOR'S CERTIFICATION

I HEREBY DO CERTIFY THAT THIS RECORD PLAT WAS PREPARED BY ME OR 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 _____

PUBLIC ACQUISITION PLAT NOTE

THE URBAN COUNTY COUNCIL APPROVED ACQUISITION OF PARCEL "A" ON _____, 2021 AS EVIDENCE BY COUNCIL RESOLUTION NO. _____.

PLANNING COMMISSION'S CERTIFICATION

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

PLANNING COMMISSION SECRETARY _____ Date _____

MAYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE ACQUISITION OF THE PROPERTY SHOWN HEREON WAS APPROVED BY THE URBAN COUNTY COUNCIL ON _____, 2021.

MAYOR LINDA GORTON _____ Date _____

COUNCIL CLERK _____ Date _____

Preliminary

04/20/2021 8:52 AM

PUBLIC ACQUISITION MINOR PLAT FOR RIVER PARK PUMP STATION PROJECT

LEXINGTON - FAYETTE URBAN COUNTY GOVERNMENT

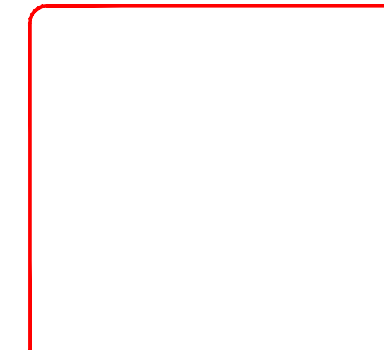
PLAT CABINET A SLIDE 703
3579 NIAGARA DRIVE
LEXINGTON FAYETTE COUNTY, KENTUCKY



SCALE	DATE
1" = 20'	04/06/2021
ADJUSTMENTS	DWG. NAME
ADJ	3579NIAGRA
REVISION #	CRD FILE
DRAWN BY	CHECKED BY
J.T.K.	J.D.

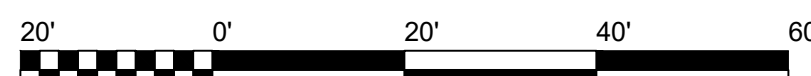
AIM3D
LAND SURVEYING | GEOSPATIAL | REALITY CAPTURE
266 EAST SHORT STREET
LEXINGTON KY, 40507
OFFICE: 859-268-1044
WEB: www.aim3d.us
EMAIL: justin@aim3d.us

RECORDER'S CERTIFICATION



FLOOD ZONE NOTE

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON FEMA FLOOD PANEL 2100670228F, EFFECTIVE DATE 12/21/2017.



SCALE - 1" = 20'

LEGEND

- ADJOINING PROPERTY LINE
- EASEMENT LINE
- PROPERTY LINE
- U.G. NATURAL GAS
- U.G. WATER
- U.G. SANITARY SEWER
- U.G. STORM SEWER
- OVER HEAD UTILITY
- BOARD FENCE
- SETBACK LINE
- IPF ● IRON PIN FOUND
- MGF ▲ MAG NAIL FOUND
- IPS ○ IRON PIN SET
- MGS ▼ MAG NAIL W/ TAG SET
- IPF ■ IRON PIPE FOUND
- GAS VALVE
- ⊗ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- SURFACE INLET
- ⊕ STORM SEWER MANHOLE
- ⊕ SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE

PURPOSE OF PLAT

- TO CREATE PARCEL "A" AS A SEPARATE TRACT AS SHOWN, FOR FEE SIMPLE CONVEYANCE TO THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT.
- ANY NOTES, EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT APPEAR ON ANY PREVIOUSLY RECORDED PLAT OR INSTRUMENT OF RECORD SHALL ALSO APPLY TO THIS PLAN.

SITE STATISTICS

SUBJECT PROPERTY ZONE = R-1D
 NUMBER OF LOTS BEFORE PLAT = 1 (LOT 31)
 NUMBER OF LOTS AFTER PLAT = 2 (LOT 31 & PARCEL "A")
 LOT 31 NEW AREA = 10,900.10 S.F.
 PARCEL "A" AREA = 2,560.41 S.F.
 TOTAL AREA = 13,460.51 S.F.
 STREET CONSTRUCTION = KNOWN
 STREET FRONTAGE = 214.10 FEET

UTILITY PROVIDERS

- ELECTRIC COMPANY
KENTUCKY UTILITIES
2889 E LEESTOWN RD, MIDWAY, KY 40347
- WATER DEPARTMENT
KENTUCKY AMERICAN WATER COMPANY
2300 RICHMOND ROAD, LEXINGTON, KY
- NATURAL GAS
COLUMBIA GAS COMPANY
2001 MERCER ROAD, LEXINGTON, KY
- TELEPHONE COMPANY
WINDSTREAM
130 WEST NEW CIRCLE ROAD, LEXINGTON, KY
- CABLE COMPANY
SPECTRUM
2450 NICHOLASVILLE RD, LEXINGTON, KY 40503

SURVEY NOTES

- THIS SURVEY WAS CONDUCTED VIA RTK GPS USING A TOPCON HIPER V DUAL FREQUENCY RECEIVER, UTILIZING KY DOT CORS SYSTEM IN A VIRTUAL REFERENCE STATION CONFIGURATION, ALONG WITH RADIAL TOTAL STATION SIDE SHOTS FROM GPS ESTABLISHED CONTROL. ALL REDUNDANT OBSERVATIONS AND CORRESPONDING NETWORK CONNECTIONS, PASSED A LEAST SQUARES ADJUSTMENT TOLERANCE OF +/- 0.02" + 100PPM, BEFORE FAILURE. CLASSIFICATION OF AN URBAN SURVEY IS +/- 0.05" + 100PPM. THE GEOID USED FOR THIS SURVEY WAS GEOID 18. HORIZONTAL DATUM USED WAS NAD83 2011 ITERATION. VERTICAL DATUM USED WAS NAVD88.
- THE BASIS OF BEARINGS FOR THIS SURVEY WAS KENTUCKY STATE PLAN SINGLE ZONE (KY1600).
- 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.
- THE SURVEY AS SHOWN HERON IS AN URBAN CLASS SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
- THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
- 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 ISSUES RELATED TO THIS PROPERTY.

NIAGARA DR.
(Plat Cab. "A", Slide 703)

TRENT BLVD.
(Plat Cab. "A", Slide 703)

ARBOR DR.
(Plat Cab. "F", Slide 595)

Single Story Brick & Frame Dwelling
 Conc. Drive
 70' San. Sew. Esmt.
 30' Front
 30' Front
 30' Front
 20' San. Util. & Drainage Esmt.
 20' San. Sew. Esmt.
 12' San. Sew. Esmt.

Riley Ann Johnson
DB 3639, PG 586
ZONED: R-1D
3583 Niagara Drive

Janice Brock
DB 3110, PG 45
ZONED: R-1D
3579 Niagara Drive

Tom Rudd
DB 3359, PG 429
3681 Arbor Drive

Landon Mills
DB 3760, PG 365
3683 Arbor Drive

Martha Stuart Victor
DB 1464, PG 293
3685 Arbor Drive

Stephanie R. Watts
DB 3424, PG 330
3687 Arbor Drive

Stephanie R. Williams
DB 3483, PG 221
3689 Arbor Drive

Tom Rudd
DB 3418, PG 529
3691 Arbor Drive

The Oldfield Family LLC
DB 2730, PG 497
3693 Arbor Drive

The Oldfield Family LLC
DB 1956, PG 26
3695 Arbor Drive

The Oldfield Family LLC
DB 2622, PG 681
3697 Arbor Drive

The Oldfield Family LLC
DB 2622, PG 681
3699 Arbor Drive

MAG NAIL SET
X = 5287862.7195
Y = 3878433.9941

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