

VICINITY MAP
1 inch = 640 ft.

OWNER'S CERTIFICATION

I DO HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTIES BEING RECORDED IN DEED BOOK 3683, PAGE 490 IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS MY RECORD PLAT FOR THIS PROPERTY.

Community Ventures Properties, LLC
OWNER

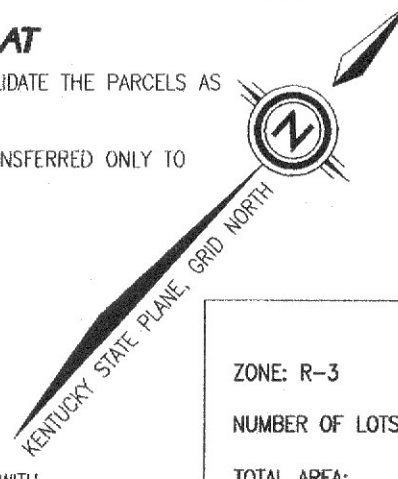
[Signature] Date: 9/30/20
By: M. Embler

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE PARCELS AS SHOWN HEREON.
PARCELS 1 AND 2 SHALL BE SOLD OR TRANSFERRED ONLY TO PARCEL 3 FOR CONSOLIDATION PURPOSES

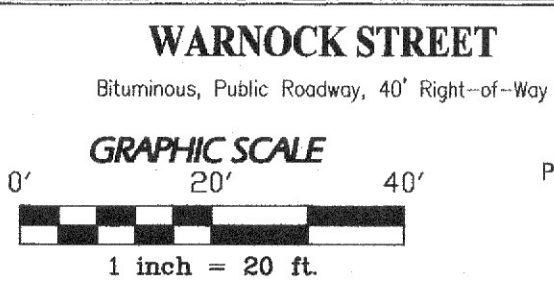
LEGEND

- MAG NAIL WITH STAINLESS STEEL ID TAG (FOUND, PLS 3350)
- FOUND MONUMENT AS NOTED
- 24"-LONG, 5/8" DIAMETER REBAR WITH PLASTIC SURVEYOR'S CAP (SET, PLS 3350)



SITE STATISTICS

ZONE: R-3
NUMBER OF LOTS BEFORE: 3 AFTER: 1
TOTAL AREA: 14,741.1 Sq. Feet (0.3384 Acre)
STREET FRONTAGE: 312.7' (Goodloe and Powell Streets)



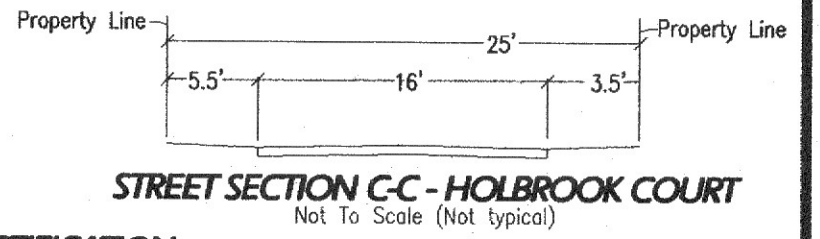
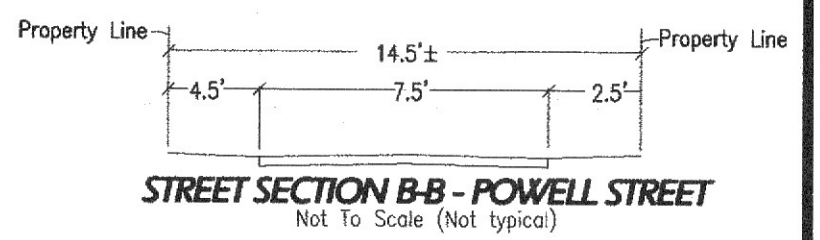
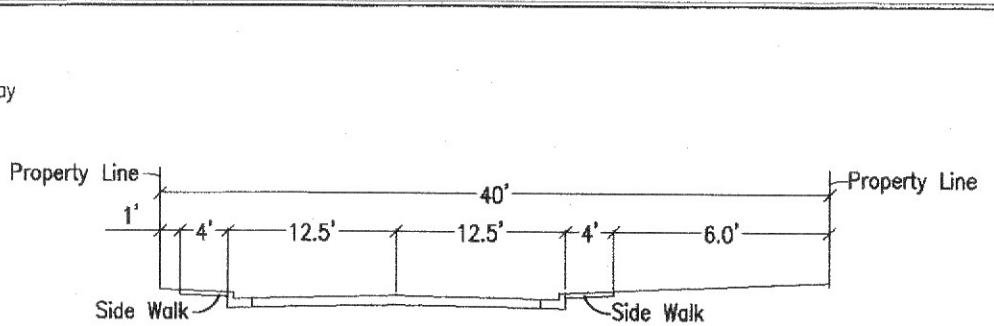
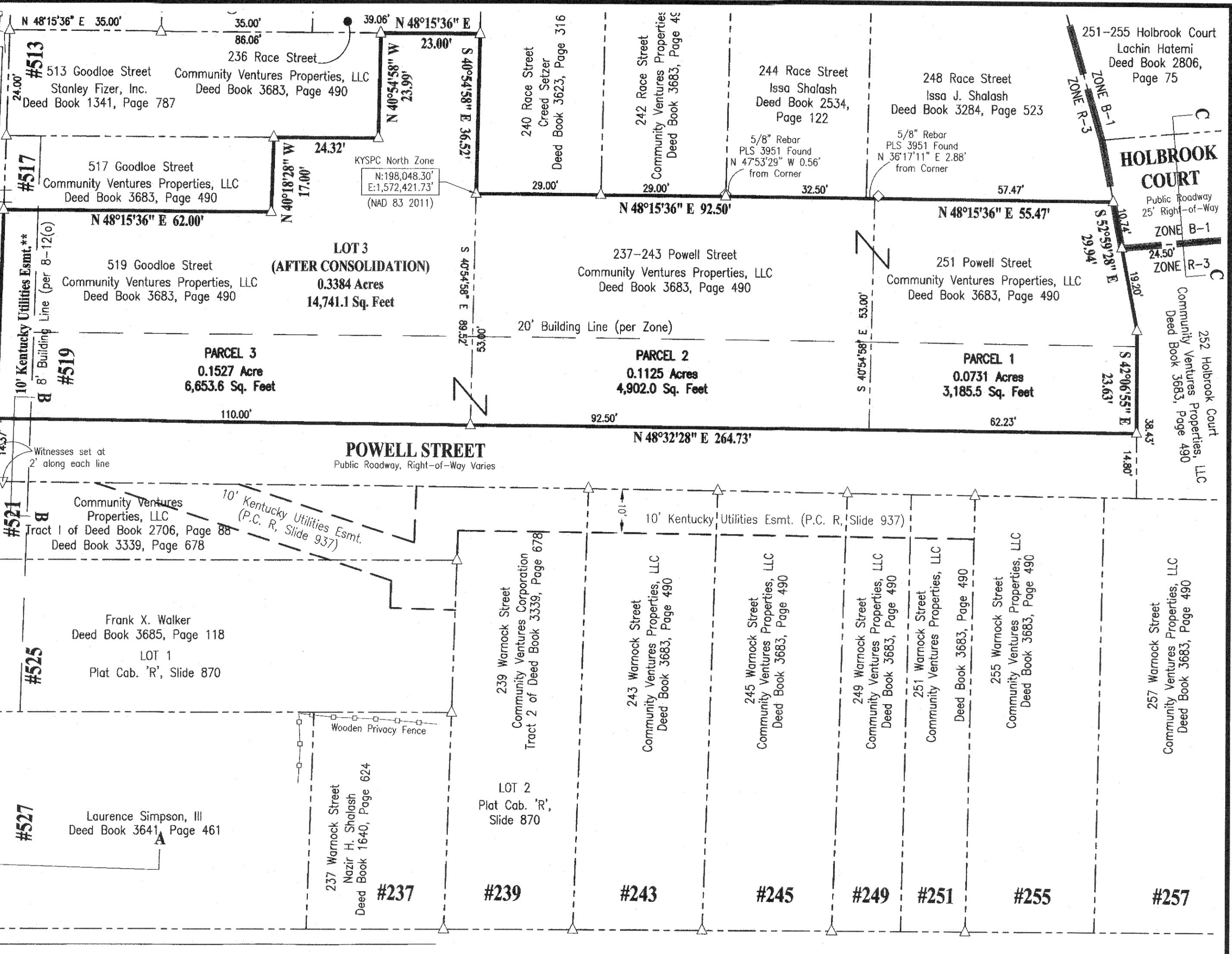
PLANNING COMMISSION'S CERTIFICATION

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.

[Signature] 10-9-20
PLANNING COMMISSION SECRETARY

NOTES:

- THIS PLAT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS AND RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.
- THE GROUND SURVEY UPON WHICH THIS PLAT IS BASED WAS CONCLUDED ON DECEMBER 2, 2015. IT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE, SAID TRAVERSE HAS AN UNADJUSTED ERROR OF CLOSURE OF 1:64,583. THE ANGLES AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE GROUND SURVEY IS CLASSIFIED AS AN "URBAN" SURVEY AND MEETS THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS STATED IN 201 KAR 18:50.



ORIGIN OF BEARINGS/COORDINATES

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS ARE BASED ON A GPS SURVEY UTILIZING CONTINUOUSLY OPERATING REFERENCE STATION (CORS) "KYTG", HAVING A POINT DESIGNATION OF "KY HWY DIST 7 CORS ARP" AND HAVING GEOGRAPHIC COORDINATES OF N 38° 04' 31.96484", W 084° 29' 31.91127" AND KENTUCKY STATE PLANE COORDINATES (NORTH ZONE, NAD 83) OF N=209,682.94', E=1,570,696.89'.

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 2100670136E WITH AN EFFECTIVE DATE OF MARCH 3, 2014 FOR COMMUNITY NUMBER 210067 (LEXINGTON-FAYETTE COUNTY GOVERNMENT, KENTUCKY (ALL JURISDICTIONS)) WHICH IS THE CURRENT MAP INDEX OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES. MAP NUMBER 2100670136E WHICH CONTAINS THE SUBJECT PROPERTY WAS NOT PRINTED AS THE PANEL CONTAINS "NO SPECIAL FLOOD HAZARD AREAS".

UTILITY PROVIDERS

- ELECTRIC: KENTUCKY UTILITIES (859-255-2100)
- CABLE TELEVISION: SPECTRUM CABLE (859-514-1400)
- FIBER INTERNET: METRONET (859) 785-1100
- WATER: KENTUCKY AMERICAN WATER COMPANY (859-269-2686)
- NATURAL GAS: COLUMBIA GAS (800-432-9345)
- TELEPHONE: WINDSTREAM (800-347-1991)

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.



KEVIN M. PHILLIPS, PLS 3350
DATE: 09-28-2020
LICENSED PROFESSIONAL LAND SURVEYOR

JOB NUMBER
4062C

DRAWING DATE
09-23-2020

DWG. FILE
4062 Utility Plat

SCALE:
1" = 20'

Ph: 859-253-1425
Fax: 859-233-1436

ENDRIS
Engineering

771 Enterprise Drive, Lexington, KY 40510

CONSOLIDATION MINOR PLAT

COMMUNITY VENTURES MICRO HOUSING - ARTIST VILLAGE
237-243 and 251 Powell Street and
519 Goodloe Street
Lexington, Fayette County, Kentucky

This Plat represents a boundary survey and complies with 201 KAR 18:150

ORDERED TO RECORD
PAID \$ 80.00 INC. TAX
9th DAY OF Oct 2020
DONALD W. BLEVINS, JR.
FAYETTE COUNTY CLERK
BY: Shea Brown, p.c.
202010090168