

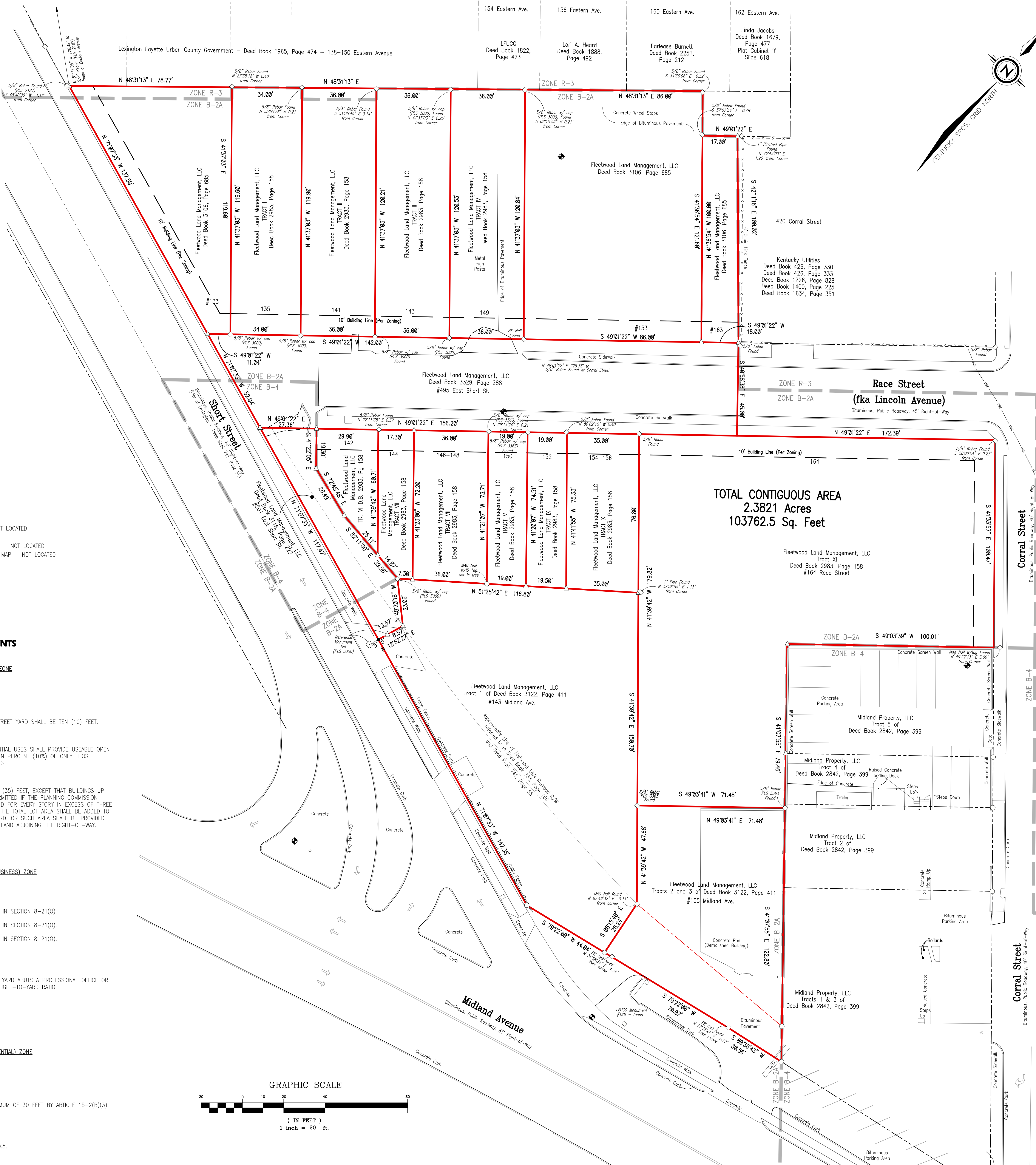
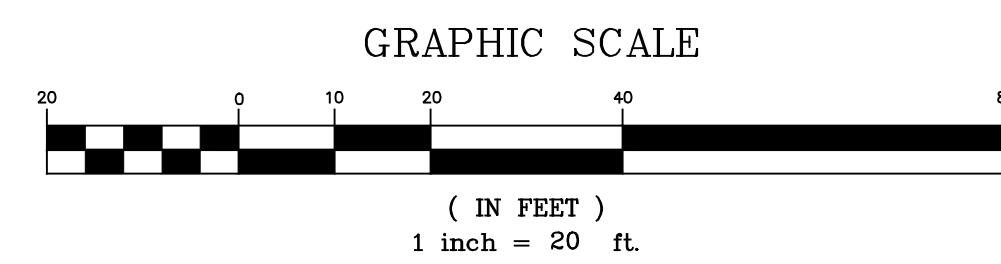
VICINITY MAP Scale: 1"=1,500'

LEGEND

- FOUND MONUMENT AS NOTED ON SURVEY
24" LONG, 5/8" DIAMETER REBAR WITH SURVEYOR'S CAP (SET, PLS 3350)
MAG NAIL WITH ID TAG (SET, PLS 3350)
CONTROL POINT / BENCHMARK
STREET LIGHT (LP)
POWER POLE (PP)
TELEPHONE POLE (TP)
FIRE HYDRANT (FH)
WATER VALVE (WV)
WATER METER (WM)
GAS METER (GM)
GAS VALVE (GV)
ELECTRIC METER (EM)
LIGHT POLE (LP)
POST INDICATOR VALVE (PIV)
CLEAN OUT (c/o)
STORM MANHOLE
SANITARY MANHOLE
SIGNS
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
ADPS PLASTIC PIPE
CPP CORRUGATED PLASTIC PIPE
VCP VITRIFIED CLAY PIPE
MH MANHOLE
INV. INVERT ELEVATION
F.L. FLOW LINE ELEVATION
T.G. SURFACE ELEVATION (TOP-OF-GRATE)
T.R. SURFACE ELEVATION (TOP-OF-RIM)
CHAIN LINK FENCE
BOARD FENCE
WATER LINE
WATER LINE PER KAWC SERVICE MAP - NOT LOCATED
GAS LINE
GAS LINE PER COLUMBIA GAS SERVICE MAP - NOT LOCATED
SANITARY SEWER LINE PER LFUGC SERVICE MAP - NOT LOCATED
OVERHEAD ELECTRIC
OVERHEAD TELEPHONE/CABLE
UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE/CABLE
INDICATES ORIGIN OR OUTLET OF UTILITY OR PIPE IS UNKNOWN

ZONING REQUIREMENTS

- B-2A (DOWNTOWN FRAME BUSINESS) ZONE
MINIMUM LOT SIZE: NO LIMITATION.
MINIMUM LOT FRONTAGE: NO LIMITATION.
MINIMUM FRONT YARD: 10'.
MINIMUM EACH SIDE YARD: NO LIMITATION, EXCEPT THAT SIDE STREET YARD SHALL BE TEN (10) FEET.
MINIMUM REAR YARD: NO LIMITATION.
MINIMUM USABLE OPEN SPACE: NO LIMITATION, EXCEPT THAT RESIDENTIAL USES SHALL PROVIDE USABLE OPEN SPACE EQUAL TO NOT LESS THAN TEN PERCENT (10%) OF ONLY THOSE FLOORS OCCUPIED BY DWELLING UNITS.
MAXIMUM LOT COVERAGE: NO LIMITATION.
MAXIMUM HEIGHT OF BUILDING: THREE (3) STORIES, OR THIRTY-FIVE (35) FEET, EXCEPT THAT BUILDINGS UP TO TEN (10) STORIES SHALL BE PERMITTED IF THE PLANNING COMMISSION APPROVES A DEVELOPMENT PLAN AND FOR EVERY STORY IN EXCESS OF THREE (3) STORIES, OR PERCENT (1%) OF THE TOTAL LOT AREA SHALL BE ADDED TO THE OTHERWISE REQUIRED FRONT YARD, OR SUCH AREA SHALL BE PROVIDED AS GROUND LEVEL OPEN SPACE ON LAND ADJOINING THE RIGHT-OF-WAY.
B-4 (WHOLESALE AND WAREHOUSE BUSINESS) ZONE
MINIMUM LOT SIZE: NO LIMITATION.
MINIMUM LOT FRONTAGE: NO LIMITATION.
MINIMUM FRONT YARD: NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(0).
MINIMUM EACH SIDE YARD: NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(0).
MINIMUM REAR YARD: NO LIMITATION, EXCEPT AS PROVIDED IN SECTION 8-21(0).
MINIMUM USABLE OPEN SPACE: NO LIMITATION.
MAXIMUM LOT COVERAGE: NO LIMITATION.
MAXIMUM HEIGHT OF BUILDING: 75', EXCEPT WHEN A SIDE OR REAR YARD ADJUTS A PROFESSIONAL OFFICE OR A RESIDENTIAL ZONE, THEN A 3:1 HEIGHT-TO-YARD RATIO.
R-3 (PLANNED NEIGHBORHOOD RESIDENTIAL) ZONE
MINIMUM LOT SIZE: 6,000 SQUARE FEET.
MINIMUM LOT FRONTAGE: 50'.
MINIMUM FRONT YARD: 20'.
MINIMUM EACH SIDE YARD: 5', UNLESS REQUIRED TO BE A MINIMUM OF 30 FEET BY ARTICLE 15-2(B)(3).
MINIMUM REAR YARD: 10 FEET.
MINIMUM USABLE OPEN SPACE: 20%.
MAXIMUM LOT COVERAGE: 25% AND A FLOOR AREA RATIO OF 0.5.
MAXIMUM HEIGHT OF BUILDING: 35'.



TOTAL CONTIGUOUS AREA 2.3821 Acres 103762.5 Sq. Feet

ORIGIN OF BEARINGS

THE BEARINGS 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) 'KYTC', 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'.

ORIGIN OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PARTICULARLY, THE ORIGIN OF ELEVATIONS IS THE CORS STATION 'KYTC' DESCRIBED ABOVE. THE PUBLISHED ELEVATION OF THIS MONUMENT IS 976.93 FEET (NAVD 88).

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING A TRIMBLE 5600 ROBOTIC TOTAL STATION. THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) WITH THE 'KYTC' CORS STATION LOCATED AT THE KDOT DISTRICT 7 OFFICE IN LEXINGTON, KY.

SETBACK NOTE

THE BUILDING SETBACK LINES ARE NOT GRAPHICALLY SHOWN HEREON BECAUSE THEY ARE SUBJECT TO THE INTERPRETATION OF AN APPROPRIATE GOVERNMENTAL AGENCY (I.E. BUILDING INSPECTION OR PLANNING/ZONING).

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 2106070136E WITH A MAP REVISED DATE OF MARCH 03, 2014 FOR LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, KENTUCKY WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FEMA SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEY NOTES

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS, RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.

UTILITY OWNERS

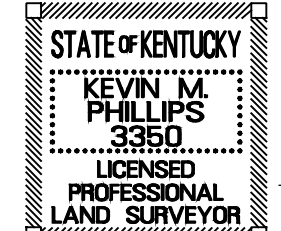
- ELECTRIC: KENTUCKY UTILITIES, COLUMBIA GAS COMPANY, 500 STONE ROAD, LEXINGTON, KY.
WATER: KENTUCKY AMERICAN, 2300 RICHMOND ROAD, LEXINGTON, KY.
WASTE WATER: LFUGC SANITARY DEPARTMENT, 1516 INDUSTRIAL ROAD, LEXINGTON, KY.
NATURAL GAS: COLUMBIA GAS COMPANY, 2001 MERGER ROAD, LEXINGTON, KY.
TELEPHONE: WINDSTREAM, 130 WEST NEW CIRCLE ROAD, LEXINGTON, KY.
CABLE TELEVISION: INSIGHT COMMUNICATIONS, 2544 PALUMBO DRIVE, LEXINGTON, KY.
STATE ROADS: TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS, DISTRICT OFFICE NO. 7, 763 NEW CIRCLE ROAD NW, LEXINGTON, KENTUCKY.

UNDERGROUND UTILITIES DISCLAIMER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE ONLY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LAND SURVEYOR'S CERTIFICATION

I HEREBY DO CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION, AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE LOCATIONS AND ELEVATIONS SHOWN ARE TRUE AND ACCURATE. THE GROUND SURVEY UPON WHICH THIS MAP IS BASED WAS CONCLUDED ON OCTOBER 8, 2014.



DATE 10-13-2014

EE ENDRIS engineering Civil Design • Construction Layout • GPS

BOUNDARY SURVEY OF Fleetwood Land Management, LLC Property 133-164 Race Street, 143 & 155 Midland Avenue, 501 Short Street Lexington, Fayette County, Kentucky

JOB NUMBER 3349 DRAWING DATE 10-13-2014 DRAWING FILE 1349 Fleetwood Land Management.dwg SCALE: 1" = 20'

SURVEY COMPLETED 10-08-2014 SHEET 1 of 1