PLAT CABINET _____ SLIDE _____

SITE STATISTICS

ZONE: I-1

AREA OF SURVEY: 7.01 ACRES

FROM: LOT 1= 2.46 ACRES
LOT 2= 4.55 ACRES

AFTER: LOT A= 1.59 ACRES
LOT B= 3.61 ACRES
LOT C= 1.61 ACRES

MINIMUM LOT SIZE: 1.5M ACRES (LOT A)

MINIMUM SETBACKS
FRONT YARD: 30'
REAR YARD: 40'
SIDE YARD: N/A

TYPICAL SECTION
MEANS DRIVE

NOTES

1. THE NICHOLASVILLE CITY ORDINANCE PREVENTS THE NICHOLASVILLE BOARD OF ADJUSTMENT FROM GRANTING ANY VARIANCE FROM A SUBDIVISION AND/OR LOT REQUIREMENT IMPOSED BY EITHER THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES OF THE CITY OF NICHOLASVILLE IF THE VARIANCE WAS MADE NECESSARY BY THE ENFORCEMENT OF A DEED OF RESTRICTIONS EFFECTING THESE LOTS

2. THERE IS BUT NOT SHOWN, A 6X FOOT (6') DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ALL LOT LINES, UNLESS OTHERWISE NOTED.

3. ADDITIONAL FIRE HYDRANTS SHALL BE INSTALLED AT THE OWNER'S EXPENSE AND TO CITY SPECIFICATIONS IF ANY BUILDINGS ARE LOCATED MORE THAN 250 FEET FROM AN EXISTING FIRE HYDRANT. IF A BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A FIRE HYDRANT MEETING CITY OF NICHOLASVILLE SPECIFICATIONS SHALL BE INSTALLED OR LOCATED WITHIN 50 FEET OF THE FIRE DEPARTMENT CONNECTION AND SHALL BE LOCATED WITHIN 10 FEET OF A PAVED SURFACE ROADWAY CAPABLE OF ACCESS BY AND OF SUPPORTING A FIRE APPARATUS.

4. STREET NUMBERS WILL BE ASSIGNED BY THE ADMINISTRATIVE OFFICER WHEN BUILDING PERMITS ARE ISSUED

5. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO CONSTRUCT AT THEIR OWN EXPENSE, A DRAINAGE SWALE OR STORM SEWER WITHIN THE DRAINAGE AND UTILITY EASEMENTS IN ACCORDANCE WITH APPLICABLE CITY REGULATIONS. WHEN THE PROPERTY IS BUILT ON, THE DESIGN FOR THESE STORM DRAINAGE FACILITIES SHALL BE ADMITTED TO AND APPROVED BY THE NICHOLASVILLE PLANNING COMMISSION PRIOR TO CONSTRUCTION. NO FLOODING SHALL BE REDUCED BY THE STRUCTURE AT THE 100 YEAR RETURN FREQUENCY.

6. NO GRADING, EXCAVATING, STRIPPING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION AND SEDIMENT CONTROL PLAN.

7. NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION, CONSTRUCTION ON THESE LOTS SHALL CONFORM TO THAT PLAN.

8. ACCESS EASEMENTS SHOWN HEREON ARE NOT ALLEYWAYS NOR ARE THEY TO BE PUBLICLY MAINTAINED. MAINTENANCE OF SAME SHALL BE BY AGREEMENT BETWEEN AFFECTED PROPERTY OWNERS AND/OR OTHER PRIVATE PARTIES.

9. THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL BE NOT LESS THAN 2 FEET ABOVE THE MANHOLE TOP OF THE FIRST DOWN GRADE SANITARY SEWER MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE FOR BASEMENT SERVICE. THE BASEMENT FLOOR ELEVATION SHALL BE NOT LESS THAN 2 FEET ABOVE THE MANHOLE TOP OF THE FIRST DOWN GRADE MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE, AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A STRUCTURE WHOSE FLOOR ELEVATION IS LESS THAN 5 FEET ABOVE THE TOP OF THE PUMP STATION WET WELL SERVING THE AREA, UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN INDIVIDUAL SEWAGE PUMPING FACILITY AT THE STRUCTURE WITH THE ELEVATION OF THE DISCHARGE POINT MEETING THE REQUIRED DISTANCES ABOVE THE TOPS OF THE MANHOLES AND PUMP STATION WET WELLS, AND HAS EXECUTED A WAIVER AND RELEASE AND HOLDING HARMLESS AGREEMENT WITH THE CITY OF NICHOLASVILLE.

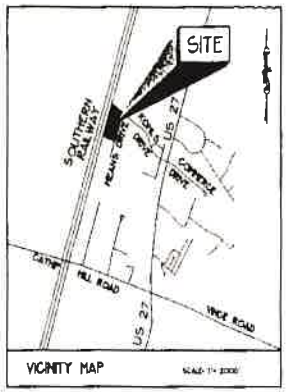
METHOD OF SURVEY

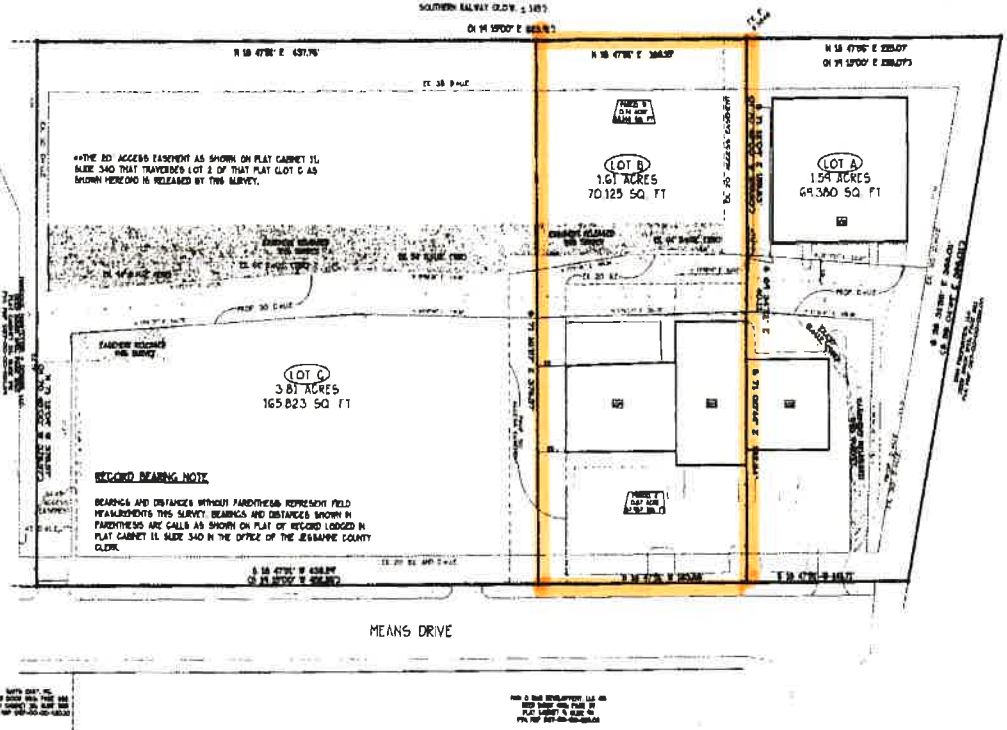
THIS SURVEY WAS CONDUCTED VIA RANDOM OFFSET TRAVERSE WITH RADIAL CORNER TIES AT AN UNADJUSTED TRAVERSE PRECISION OF 1:32,000 USING A TRIMBLE VX-1 ROBOTIC TOTAL STATION. THE BEARINGS ARE ROTATED TO KENTUCKY STATE PLANE SINGLE ZONE COORDINATES. THIS SURVEY CONSTITUTES AN URBAN SURVEY

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE NICHOLASVILLE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHAIRMAN OR SECRETARY, PLANNING COMMISSION — DATE





RECORD BEARING NOTE

BEARINGS AND DISTANCES WITHOUT PARENTHESES REPRESENT FIELD MEASUREMENTS THIS SURVEY. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE CALLS AS SHOWN ON PLAT OF RECORD LODGED IN PLAT CABINET 11, SLIDE 340 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE NICHOLASVILLE KENTUCKY PLANNING COMMISION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE FINAL PLAT, TO THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER.

SURVEYOR: L. CHRISTOPHER HORNE - PLS #3848 — DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, AND WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE AND TO DEDICATE ALL PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED

CORNERSTONE PROPERTIES OF KY LLC — DATE

BLUE MOON RESTROOMS INC — DATE

* PLAT NAME NOTE

PREVIOUSLY RECORDED PLATS INCLUDE:
PLAT CABINET 10, SLIDE 376
PLAT CABINET 10, SLIDE 377
PLAT CABINET 11, SLIDE 60
PLAT CABINET 11, SLIDE 339
PLAT CABINET 11, SLIDE 340

JESSAMINE COUNTY
CAB11 PG 655

FLOOD PLAIN NOTE

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 21113C0205C, DATED JUNE 2, 2011, THE SUBJECT PROPERTY IS NOT SITUATED WITHIN A FLOODED PLAIN.

LEGEND

- EASEMENT LINE
- ACCESS EASEMENT LINE
- SETBACK LINE
- OHP — OVERHEAD ELECTRIC
- G — GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER
- PROPERTY LINE
- SET MONUMENT (P.L.S. - BOH PLS W/CAP (UNLESS - LS 3848) UNLESS OTHERWISE NOTED
- EXISTING MONUMENT (AS NOTED)
- REFERENCE POINT (NO MONUMENT SET)

PURPOSE OF PLAT

THE PURPOSE OF THIS MINOR SUBDIVISION PLAT IS TO AMEND THE PLATS OF RECORD LODGED IN PLAT CABINET 11, SLIDES 339-340 AND PLAT CABINET 10, SLIDE 377 IN THE JESSAMINE COUNTY CLERK'S OFFICE. SAID AMENDMENT BEING TO DIVIDE PARCEL W (2.73 AC) FROM WHAT WAS FORMERLY LOT 2 AND DIVIDE PARCEL E (0.87 AC) FROM WHAT WAS FORMERLY LOT 1 AND THEN CONSOLIDATE PARCEL W AND E RESULTING IN LOT B (3.61 AC), AND LEAVING 1.59 AC REMAINING IN LOT A AND 5.81 AC IN LOT C AS WELL AS TO RE-ESTABLISH UTILITY AND ACCESS EASEMENTS BASED ON EXISTING UTILITIES.

UTILITY NOTES

1. THE UNDERGROUND UTILITIES SHOWN ARE FOR EASEMENT PURPOSES ONLY AND HAVE BEEN LOCATED FROM FIELD SURVEY OF OBSERVED EVIDENCE AND UTILITY PROVIDED MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

2. THE EXACT LOCATIONS OF INTERIOR UTILITY EASEMENTS WERE NOT DIMENSIONED ON PLAT OF RECORD LODGED IN PLAT CABINET 11, SLIDE 340 IN THE JESSAMINE COUNTY CLERK'S OFFICE. THE AMENDED EASEMENT RE-ESTABLISHED BY THIS PLAT IS DEFINED BY BEARING AND DISTANCE

EASEMENT RELEASE NOTE
CERTIFICATE OF UTILITIES CONSENT

WE, THE UNDERSIGNED UTILITIES, CONSENT AND ADOPT THE CONTAINED EASEMENTS HEREON AND RELEASE ALL CLAIMS TO EASEMENTS INCONSISTENT WITH THOSE SHOWN HEREON.

SIGNED KENTUCKY UTILITIES — DATE

SIGNED WINDSTREAM — DATE

SIGNED DELTA NATURAL GAS COMPANY, INC — DATE

SIGNED NICHOLASVILLE PUBLIC UTILITIES — DATE

SIGNED JESSAMINE WATER DISTRICT NO. 1 — DATE

GRAPHIC SCALE: 1" = 60'
0 60 120 180

LOTS AND PARCELS NOTES

1. THE PROPERTIES AS SHOWN HEREON AS LOT A AND PARCEL E MAKE UP WHAT IS DESCRIBED AS LOT 1 ON THE PLATS OF RECORD LODGED IN PLAT CABINET 11, SLIDE 339 AND PLAT CABINET 11, SLIDE 340 AND CONTAIN CONDOMINIUM UNITS 101, 103, 107, + 109 MEANS DRIVE IN THE PLAT OF RECORD LODGED IN PLAT CABINET 10, SLIDE 377 IN THE JESSAMINE COUNTY CLERK'S OFFICE.

2. THE PROPERTIES AS SHOWN HEREON AS LOT C AND PARCEL W MAKE UP WHAT IS DESCRIBED AS LOT 2 ON THE PLATS OF RECORD LODGED IN PLAT CABINET 11, SLIDE 339 AND PLAT CABINET 11, SLIDE 340 IN THE JESSAMINE COUNTY CLERK'S OFFICE

3. THE CURRENT OWNERS OF THIS PROPERTY EACH OWN TWO CONDOMINIUM UNITS LOCATED ON LOT 1 AND A PROPORTIONATE SHARE OF LOT 2 AS STATED IN THE RESPECTIVE DEED FOR EACH OWNER. (DEED BOOK 795, PAGE 274 AND DEED BOOK 795, PAGE 283). BOTH OWNERS HAVE INSTRUCTED THE SURVEYOR THAT IT IS THEIR COLLECTIVE INTENT TO DISSOLVE THE CONDOMINIUM ARRANGEMENT FOR THIS PROPERTY AND REVEST ALL OWNERSHIP TO FEE SIMPLE. CONDOMINIUM UNITS 101 + 103 ARE CURRENTLY OWNED BY CORNERSTONE PROPERTIES OF KY. LLC. (DEED BOOK 795, PAGE 283) CONDOMINIUM UNITS 107 + 109 ARE CURRENTLY OWNED BY BLUE MOON RESTROOMS INC. (DEED BOOK 795, PAGE 279)

4. DEED OF RESTRICTIONS ARE RECORDED IN DEED BOOK 538, PAGE 132 IN THE JESSAMINE COUNTY CLERK'S OFFICE.

MINOR SUBDIVISION PLAT
BEING AN
AMENDED RECORD PLAT*

COMMERCE CENTER UNIT 2

LOTS 1 + 2, BLOCK E

DEED BOOK 795, PAGE 283
DEED BOOK 795, PAGE 279
PLAT CABINET 10, SLIDE 377
PLAT CABINET 11, SLIDE 339
PLAT CABINET 11, SLIDE 340

OWNERS
CORNERSTONE PROPERTIES OF KY. LLC.
5400 HARRODSBURG ROAD
NICHOLASVILLE, KY. 40356

BLUE MOON RESTROOMS, INC.
109 MEANS DRIVE
NICHOLASVILLE, KY. 40356

HORNE ENGINEERING, INC.
ENGINEERS - PLANNERS - LAND SURVEYORS
216 SOUTH MAIN STREET - NICHOLASVILLE, KY. 40356
PHONE: (859) 885-9441 FAX: (859) 885-9160

SCALE: 1" = 60' DWG BY: CDG DWG NO: 17-05-0416
DATE: 05-11-2017 CAD BY: CJC
FILE: Q:\SCCESWORK\W04161\W04161.DWG
DATE OF SURVEY: 05-4-2017

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

DOCUMENT NO: 378733
RECORDED: November 02, 2018 18:24:08 AM
TOTAL FEES: $28.00
COUNTY CLERK: JOHNNY M. COLLIER, CJC
DEPUTY CLERK: MONICA C. SALLEE
COUNTY: JESSAMINE COUNTY
BOOK: CAB11 PAGES: 655 - 655

Q:\SCCESWORK\W04161\W04161.dwg 10/18/2018 1:44:58 PM