SURVEY NOTES

-ALL IRON PIN (SET) ARE #5 X 18" REBAR W/ I.D. CAP.

-MERIDIAN OF SURVEY IS REFERRED GRID NORTH, BASED ON KY NORTH DATUM.

-COORDINATES DEPICTED HEREON ARE BASED ON KY CORS NETWORK STATE PLANE DATUM (KY NORTH).

THIS FIELD SURVEY COMPLIES WITH 201 KAR 18:150 AND WAS DONE USING A SPECTRA PRECISION SP85 RTK GPS HAVING A POSITIONAL ACCURACY OF 0.05' OR BETTER. THIS IS A CLASS A 'URBAN' SURVEY. ALL WORK WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

12/18/2025

GARY ROLAND, P.L.S. #3363

STATE OF KENTUCKY
GARY ROLAND
3363
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE
15.0' 30'
1" = 30'

VERSAILLES LAND GROUP
ELIMASHNI@YAHOO.COM

SURVEY FOR

VERSAILLES LAND GROUP
**2887-2891 RICHMOND ROAD**
LEXINGTON, KY

# MICHLER, JENNINGS, & SHELTON PROPERTY

TRACTS 2-A & 2-B
PLAT CAB. 'S', SLIDE 243

DATE OF FIELD SURVEY:
NOVEMBER 26, 2025

DRAFTED BY
CCM

HEAVY BLACK - PROPERTY /BOUNDARY LINE
BLUE - BUILDING OR OTHER IMPROVEMENT
RED - BUILDING LINE OR OTHER ESMT.

LOWES HOME CENTERS INC
D.B. 1986, PG. 158
P.C. 'K', SLIDE 486

ACCESS ESMT.
D.B. 1883, PG 52 & PG. 59

N 49°04'48" E 173.26'

S 39°35'08" E 131.87'

12' STORM SEWER ESMT.

N 47°42'42" E
12.32'

S 39°16'14" E
41.95'

S 86°49'32" E
68.84'
R=55'

TREE PROTECTION AREA

N:185182.98
E:1582614.47

TRACT 2-B
HOGAN HOLDINGS 88 LLC
D.B. 3874, PG. 74
ACRES = 1.280

2891

S 40°53'51" E 154.94'

LOWES HOME CENTERS INC
D.B. 1986, PG. 158
P.C. 'K', SLIDE 486

N 49°04'48" E 505.99'

N 49°04'48" E 282.71'

25.2'

DUMPSTER PAD

ASPHALT

TRACT 2-A
HOGAN HOLDINGS 88 LLC
D.B. 3874, PG. 74
ACRES = 1.00

46.6'
105.3'
14.4'
30.7'
14.8'
20.6'
6.0'
21.4'
36.8'
35.3'
24.4'

EXISTING COMMERCIAL BUILDING

CONCRETE

ASPHALT

TREE PROTECTION AREA

12' STORM SEWER ESMT.

102.3'

50.03'

#6 REBAR (FD.)

20' BLDG LINE & UTILITY ESMT.

2887

N 42°39'55" W 154.90'

N 42°39'55" W 206.85'

N 42°39'55" W 205.41'

N 42°39'55" W 51.95'

SERVICE ROAD
TRACT 2-C

RICHMOND ROAD

BACK OF CURB

15' SANITARY SEWER ESMT.

SAN. SEWER ESMT.

30' UTILITY ESMT.

20' STORM & SAN. SEWER ESMT.

S 50°43'47" W 507.35'

S 49°06'09" W 277.93'

25' SCREENING ESMT.
30' UTILITY ESMT.

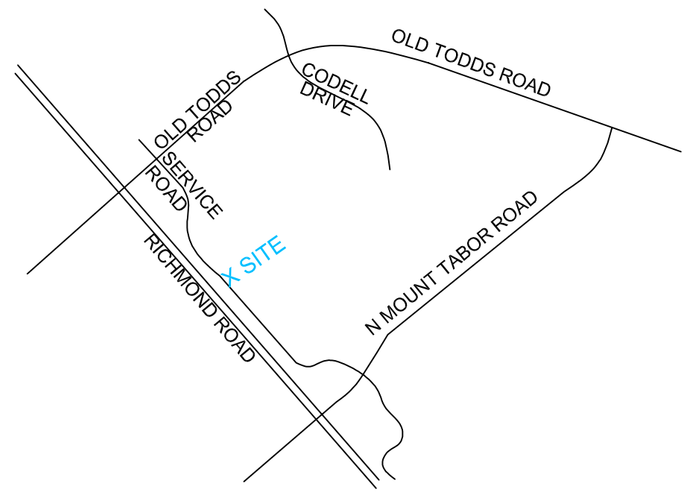
ROLEX PROPERTIES LLC
D.B. 2227, PG. 358
P.C. 'D', SLIDE 542

DILIGENT HANDS REAL ESTATE LLC
D.B. 3724, PG. 422
P.C. 'D', SLIDE 542

## MONUMENT LEGEND

- ▲ MAG. NAIL / WITH WASHER (SET)
- ● IRON PIN / WITH CAP #3363 (SET)
- ○ UNMONUMENTED CORNER

## VICINITY MAP

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