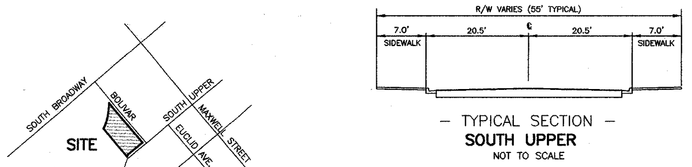
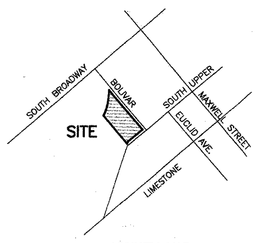


– TYPICAL SECTION –
SOUTH UPPER
NOT TO SCALE



VICINITY MAP
N.T.S.

CABINET: SLIDE:

OWNERS CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY PLATTED HEREON WHICH IS RECORDED IN DEEDBOOK 1681 PAGE 041 IN THE FAYETTE COUNTY CLERK'S OFFICE; DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS FOR THIS PROPERTY; DO HEREBY DEDICATE THE STREETS AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; AND DO ESTABLISH THAT THE EASEMENTS SHOWN HEREON ARE RESERVED FOR THE USE SO INDICATED AND NO STRUCTURE, TREE, OR OTHER OBSTRUCTION OF ANY KIND SHALL BE ERECTED OR PERMITTED TO REMAIN UPON OR OVER ANY PORTION OF SAID EASEMENTS. WE ALSO DO HEREBY AGREE THAT BEFORE ANY LOT HEREIN IS SOLD OR TRANSFERRED, THE PURCHASER SHALL BE NOTIFIED IN THE CONTRACT OR DEED OF ANY PRIVATE UTILITIES (WATER, GAS, ELECTRICITY, TELEPHONE, AND WHERE APPLICABLE SANITARY SEWERS) NOT INSTALLED, AND THE DEED OR CONTRACT SHALL CONTAIN A STATEMENT THAT NO OCCUPANCY CERTIFICATE MAY BE SECURED UNTIL ANY SUCH UTILITY IS INSTALLED.

_____ _____
OWNER DATE

_____ _____
WITNESS DATE

URBAN COUNTY ENGINEERS CERTIFICATION

I DO HEREBY CERTIFY THAT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE PLANNING COMMISSION DO NOT REQUIRE PUBLIC IMPROVEMENTS FOR THIS SUBDIVISION, AND THEREFORE NO IMPROVEMENT PLANS OR PERFORMANCE BONDS WERE REQUIRED BY MY OFFICE.

_____ _____
URBAN COUNTY ENGINEER DATE

COMMISSION'S CERTIFICATION

I HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON _____ , 20____; AND IS NOW ELIGIBLE FOR RECORDING.

_____ _____
PLANNING COMMISSION SECRETARY DATE

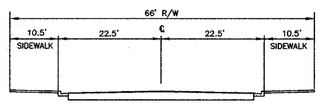
ENGINEERS/SURVEYORS CERTIFICATION

I HERERY CERTIFY THAT THIS RECORD PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT ALL WORK PERFORMED BY ME WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS, THE ZONING ORDINANCE, AND THE REQUIREMENTS OF THE PLANNING COMMISSION; AND THAT ALL MONUMENTS INDICATED HEREON DO EXIST AND THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY SHOWN; AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON IS ACCURATE

_____ _____
ENGINEER/SURVEYOR DATE

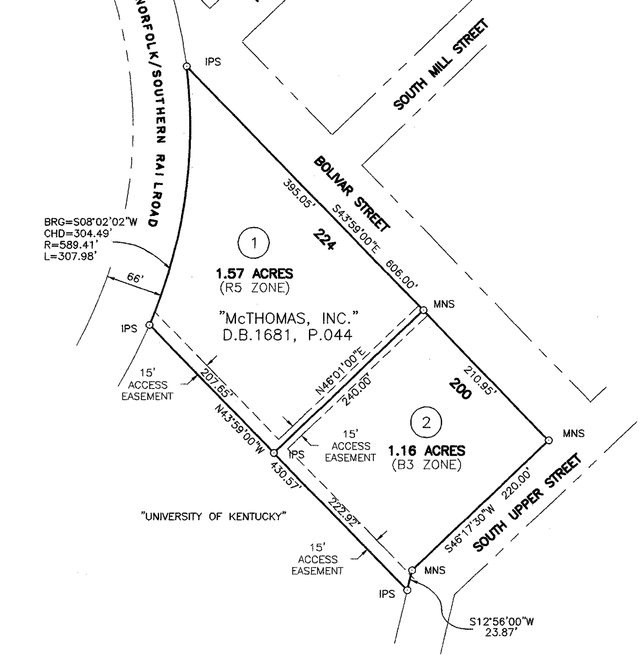
_____ _____
ENGINEER/SURVEYOR DATE

HUD Project No.



– TYPICAL SECTION –
BOLIVAR STREET
NOT TO SCALE

RECORDING STAMP



NOTE

"IPS" INDICATED IRON PIN WITH IDENTIFICATION CAP SET

"MNS" INDICATES MAG NAIL WITH IDENTIFICATION WASHER SET

BASIS OF BEARINGS IS THE SOUTH LINE OF BOLIVAR STREET AS DESCRIBED IN D.B.1681, P.044

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED ERROR OF CLOSURE EXCEEDED 1:10000 AND WAS ADJUSTED BY THE COMPASS RULE. THE SURVEY AS SHOWN HEREON MEETS ALL SPECIFICATIONS OF PRECISION REQUIREMENTS OF A CLASS "A" SURVEY.

_____ _____

NOTES:

1. THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.
2. BUILDING LINES NOT SHOWN DUE TO EXISTING NON-CONFORMING STRUCTURES.
3. IN ACCORDANCE WITH PLANS APPROVED BY THE LFUCG, 8% TREE CANOPY IS REQUIRED TO BE PLANTED ON THESE PROPERTIES PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE TRACT INTO TWO LOTS

SITE STATISTIC

EXISTING ZONE – B3 & R5
NUMBER OF LOTS – 2
TOTAL AREA – 2.73 ACRES
DEDICATED R/W – NONE

0' 100' 200' 300'

FINAL RECORD SUBDIVISION PLAT

OF THE:

McTHOMAS, INC. PROPERTY

LOCATED AT:

220–224 BOLIVAR STREET
LEXINGTON, FAYETTE COUNTY, KENTUCKY

PREPARED BY:

WESLEY B. WITT, INC.
725 MILLPOND ROAD
LEXINGTON, KENTUCKY 40514
859–296–5558

AND

JOHN L. CARMAN & ASSOCIATES, INC.
310 OLD VINE STREET
LEXINGTON, KENTUCKY 40507
859–254–9803

NOVEMBER 2002 1"=100'