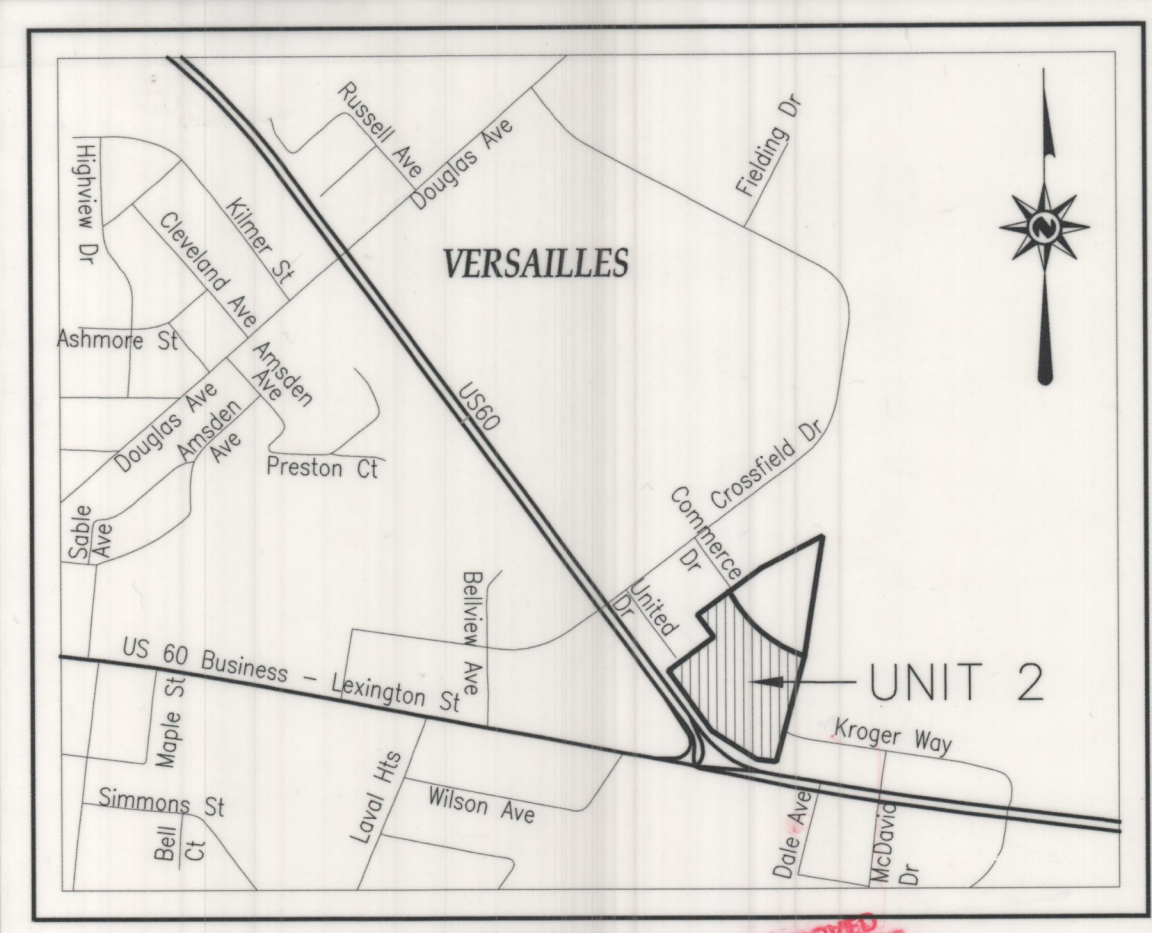


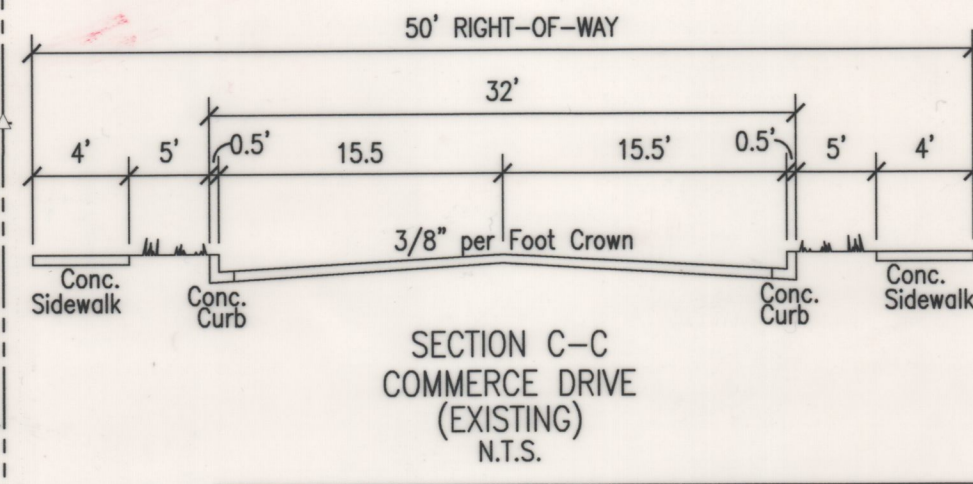
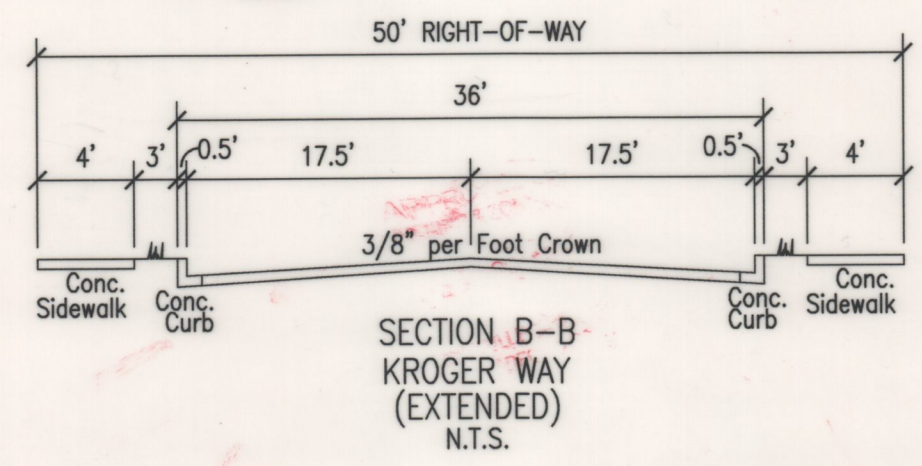
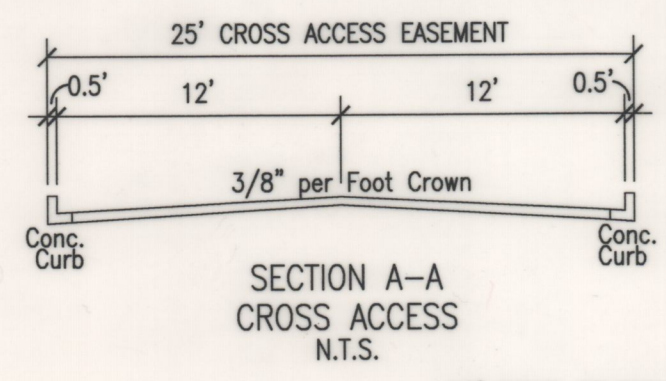
Architecture
Interior Design
Engineering
Landscape Architecture
at 400 East Vine Street
Suite 400
Lexington, Kentucky 40507
o: (859) 254-6623
f: (859) 259-1877
w: http://www.cmwec.com



THE PURPOSE OF THIS SUBDIVISION PLAT IS TO DIVIDE ONE LOT INTO 7 LOTS (NEW LOTS #1-6 & #9); DEDICATE THE NEW RIGHT-OF-WAY OF KROGER WAY; RELEASE A PORTION OF THE SANITARY SEWER, STORM DRAINAGE AND DOMESTIC WATER EASEMENT AS HATCHED HEREON; TO CORRECT THE NAME OF THE EASEMENT ALONG THE EAST SIDE OF LOT 5; AND CREATE UTILITY EASEMENTS DENOTED WITH A **.

SITE STATISTICS

360, 386, & 416 COMMERCE DRIVE AND 399, 402, & 467 KROGER WAY									
VERSAILLES CENTER - UNIT 2			EXISTING LAND USE: VACANT			PROPOSED LAND USE: COMMERCIAL			
EXISTING ZONE: B-4			GROSS AREA: 7.9 AC. (343,008.4 SF)						
NUMBER OF PROPOSED LOTS: 7			LENGTH OF KROGER WAY EXTENSION: 660.02 LF						
LOT:	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 9	R.O.W. 'A'	TOTAL
ZONE:	B-4	B-4	B-4	B-4	B-4	B-4	B-4	B-4	-
AREA:	1.3470 AC.	0.9866 AC.	1.3798 AC.	0.7357 AC.	0.7492 AC.	0.4210 AC.	1.4974 AC.	0.7576 AC.	7.8744 AC.



Curve Table

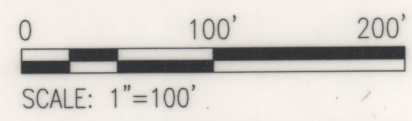
Curve	Arc Length	Radius	Chord Length	Chord Bearing
C1	41.61	575.00	41.60	S38° 18' 47"E
C2	73.05	575.00	73.00	S77° 46' 57"E

Line Table

Line	Bearing	Distance
L1	N53° 45' 35"E	53.34
L2	S36° 14' 25"E	10.43
L3	N53° 45' 35"E	50.00
L4	S36° 14' 25"E	10.43
L5	N53° 45' 35"E	41.00
L6	N53° 45' 35"E	15.21
L7	S15° 20' 27"W	171.09

- CORNER LEGEND**
- MAG NAIL WITH ID WASHER (SET, PLS 3350)
 - 24"-LONG, 5/8" DIAMETER REBAR WITH SURVEYOR'S CAP (SET, PLS 3350)
 - FOUND MONUMENT AS NOTED

- LEGEND**
- PROPERTY LINE
 - EX. EASEMENT LINE
 - NEW EASEMENT LINE
 - RELEASED EASEMENT
 - WATER LINE
 - GAS LINE
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE/CABLE
 - UNDERGROUND ELECTRIC
 - UNDERGROUND TELEPHONE/CABLE
 - STREET LIGHT (LP)
 - POWER POLE (PP)
 - TELEPHONE POLE (TP)
 - FIRE HYDRANT (FH)
 - WATER VALVE (WV)
 - WATER METER (WM)
 - CLEAN OUT (c/o)
 - GAS METER (GM)
 - GAS VALVE (GV)
 - STORM MANHOLE
 - SANITARY MANHOLE
 - SIGNS



SURVEY SUB-CONTRACTOR
THE SURVEY DEPICTED HEREON WAS PREPARED BY KEVIN M. PHILLIPS, PLS 3350 OF ENDRIS ENGINEERING, PSC 771 ENTERPRISE DRIVE LEXINGTON, KY 40510



PREPARER'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 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN."

LAND SURVEYOR: [Signature] ADDRESS: 771 Enterprise Drive Lexington, KY 40510 DATE: 11-21-2017

OWNER'S CERTIFICATION

"(I OR WE) DO HEREBY CERTIFY THAT (I AM OR WE ARE) THE ONLY (OWNER OR OWNERS) OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING RECORDED IN (DEED BOOK OR PLAT CABINET) _____, (PAGE OR SLIDE) _____, IN THE WOODFORD COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS (MY OR OUR) RECORD PLAT FOR THIS PROPERTY."

OWNER: VERSAILLES LAND GROUP LLC 1055 DOVE RUN ROAD LEXINGTON, KY 40502
SOURCE: DEED BOOK 289, PAGE 23 PLAT CAB. 'C', SLIDE 242
OWNER: [Signature] ADDRESS: 5536 Ash 40507 DATE: 4-22-17
WITNESS: [Signature] ADDRESS: 400 East Vine Lexington, KY 40507 DATE: 11-22-2017

PLANNING COMMISSION'S CERTIFICATION

"I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING COMMISSION, AND IS NOW ELIGIBLE FOR RECORDING IN THE WOODFORD COUNTY CLERK'S OFFICE."

PLANNING COMMISSION CHAIRMAN: [Signature] DATE: 2/8/2018

CITY AND COUNTY ENGINEER'S CERTIFICATION

"I DO HEREBY CERTIFY THAT ALL PUBLIC IMPROVEMENTS REQUIRED HAVE BEEN INSPECTED AND FOUND TO BE INSTALLED, AND AS-BUILT CONSTRUCTION DRAWINGS RECEIVED, AND ALL ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION AND ITS SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT A CERTIFICATE OF DEPOSIT WILL BE POSTED FOR THE DESIGNATED FINAL IMPROVEMENTS."

CITY UTILITY MANAGER: [Signature] DATE: 1/24/18
COUNTY ENGINEER: [Signature] DATE: JAN 24, 2018

STORM DRAINAGE & DETENTION MAINTENANCE NOTE:

THE DETENTION EASEMENTS SHALL BE MAINTAINED BY THE OWNER IN SUCH A FASHION TO INSURE THAT VEGETATIVE GROWTH SHALL NOT EXCEED FIVE INCHES IN HEIGHT, THAT ALL FOREIGN OBJECTS, DEBRIS AND SILT WILL BE REMOVED FROM THE SITE; AND THAT NO POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARDS ARE CREATED. THE PROPERTY OWNERS SHALL PERFORM PERIODIC MAINTENANCE TO INSURE THE HYDRAULIC FUNCTION. STRUCTURAL AND LANDSCAPING INTRUSIONS ONTO THE DETENTION EASEMENTS SHALL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE CITY PUBLIC WORKS DIRECTOR. THE PROPERTY OWNER SHALL PERMIT NECESSARY ACCESS TO THE CITY PUBLIC WORKS DIRECTOR FOR PERIODIC INSPECTION OF THE DETENTION EASEMENTS. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS SHALL ALLOW THE CITY PUBLIC WORKS DIRECTOR TO TAKE NECESSARY STEPS TO CORRECT THE NON-COMPLIANCE AND THE COST THEREOF SHALL BE BORNE BY THE OWNER. THE VERSAILLES CITY COUNCIL SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO INSURE PAYMENT.

NOTES:

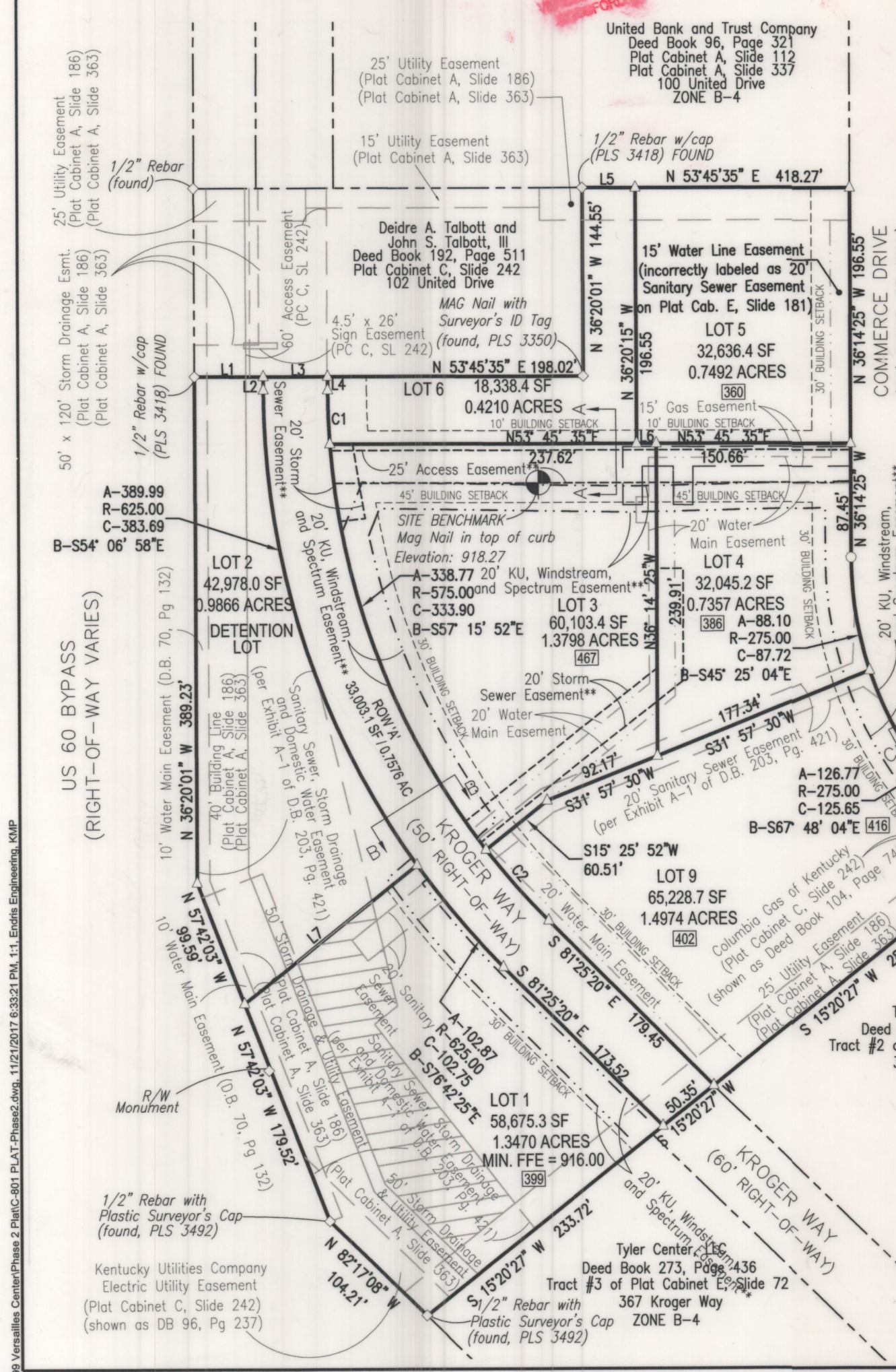
- THE TALBOTT PROPERTY (MCDONALD'S) IS NOT PART OF THIS FINAL PLAT.
- NO PART OF THIS PROPERTY IS WITHIN A FLOOD ZONE PER FEMA MAP NUMBER 21239C0090C, REVISION DATE 08-02-2011.
- THE EXISTING 200' COMMON AREA BUFFER IS RELEASED WITH THIS FINAL PLAT.
- LOT #2 IS A NON-BUILDABLE LOT FOR DETENTION PURPOSES.
- LOTS #1, #3, #4, AND #9 ARE TO FLOW TO THE SOUTHEAST IN CONJUNCTION WITH DETENTION LOT #2 KEEPING THE PEAK FLOW LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT FLOW FOR THE DESIGN STORMS.
- LOT #5 IS TO FLOW TO THE NORTHWEST IN CONJUNCTION WITH DETENTION LOT #8 (PART OF UNIT 1) KEEPING THE PEAK FLOW LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT FLOW FOR THE DESIGN STORMS.
- LOT #6 IS TO FLOW TO THE SOUTHWEST IN CONJUNCTION WITH THE EXISTING BASIN ON THE MCDONALD'S LOT KEEPING THE PEAK FLOW LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT FLOW FOR THE DESIGN STORMS
- RESTRICTIVE COVENANTS CONTAINED IN DEED BOOK 105, PAGE 696, DEED BOOK 110, PAGE 302, DEED BOOK 112, PAGE 98, AND IN DEED BOOK 177, PAGE 699, ALL IN THE WOODFORD COUNTY CLERK'S OFFICE.
- THERE SHALL BE NO INTRUSION WITHIN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
- ALL DRIVEWAYS ARE TO CUT THE CURB AND TO BE FLUSH WITH THE GUTTER LINE.
- LOTS #1, #3, #4, #5, #6, AND #9 INCLUDE WITH THEM A HEIGHT RESTRICTION ON ALL STRUCTURES OF NO MORE THAN 25'.
- THERE SHALL BE A RECIPROCAL CROSS ACCESS AND CROSS PARKING AGREEMENT BETWEEN LOTS #3, #4 AND #9. EACH LOT SHALL INDIVIDUALLY MEET THE REQUIRED PARKING.
- SURVEY WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE, THE TRAVERSE HAD AN UNADJUSTED ERROR OF CLOSURE OF 1 : 50,497. TRAVERSE NOT ADJUSTED.
- MINIMUM FINISHED FLOOR ELEVATION FOR ANY STRUCTURE ON LOT #1 SHALL BE 916.00'.
- THE OWNERS OF LOTS #3 & #4 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THAT PART OF THE ACCESS EASEMENT THAT FALLS WITHIN THEIR RESPECTIVE LOT.

FINAL RECORD PLAT
Versailles Center - Unit 2
Formerly Known As: Central Ky. Development Subdivision - Unit #8
360, 386, & 416 Commerce Drive and 399, 402, & 467 Kroger Way
Versailles, Woodford County, KY

Issue Date: Nov. 2017
Drawn By: ABS
Checked By: BH
Revisions:
Project Number: 15031.01
This plan represents a boundary survey and complies with 201 KAR 18:150
SURVEY COMPLETED FEBRUARY 26, 2016

RECORDER'S CERTIFICATION

Woodford County Clerk's Office
Branch: WOODFORD COUNTY
Sandra Jones
Date/Time: 2/13/2018 8:25:26 AM
User: cc12019



243599 Versailles Center Phase 2 Plat (C-801) PLAT-Phase2.dwg, 1/10/2017 6:38:21 PM, L11, Endris Engineering, KMP