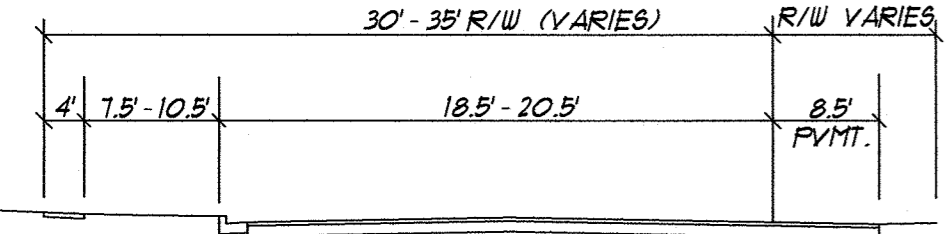


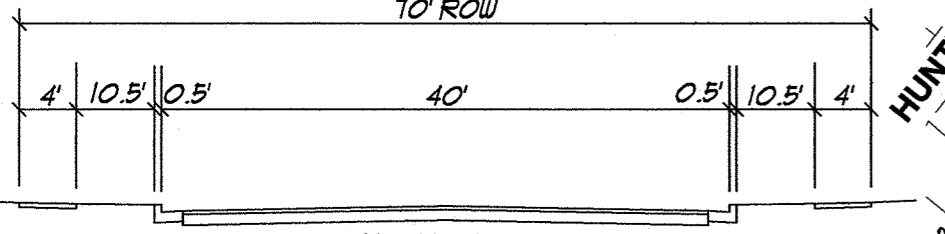
VICINITY MAP
(NOT TO SCALE)

SURVEY DATE = 9-02-16, 3-30-17, 5-24-17 & 09-2017
 HORIZONTAL CONTROL WAS DETERMINED FROM GLOBAL POSITIONING SYSTEM METHODS USING TRIMBLE R6 ROVER W/GLONASS, ACCESSING TRIMBLE NET R5 BASE STATION WITH A RELATIVE PRECISION OF 0.024.

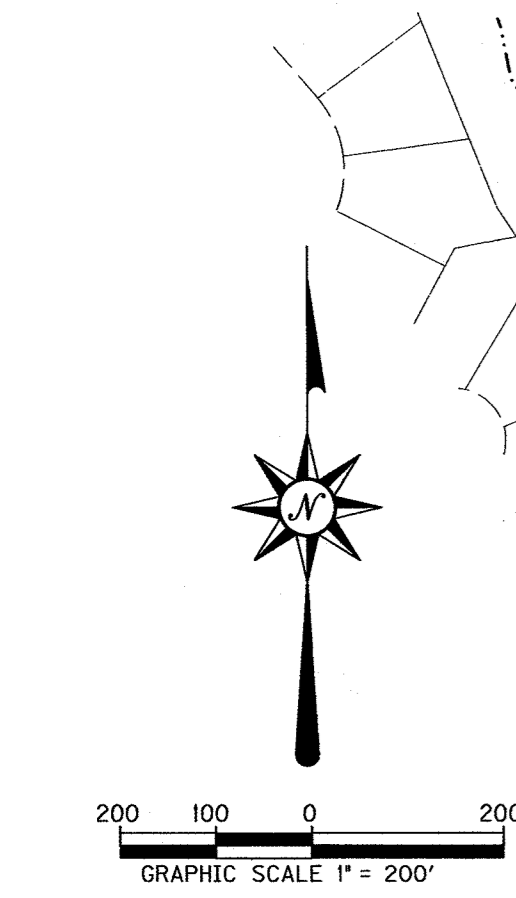
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.



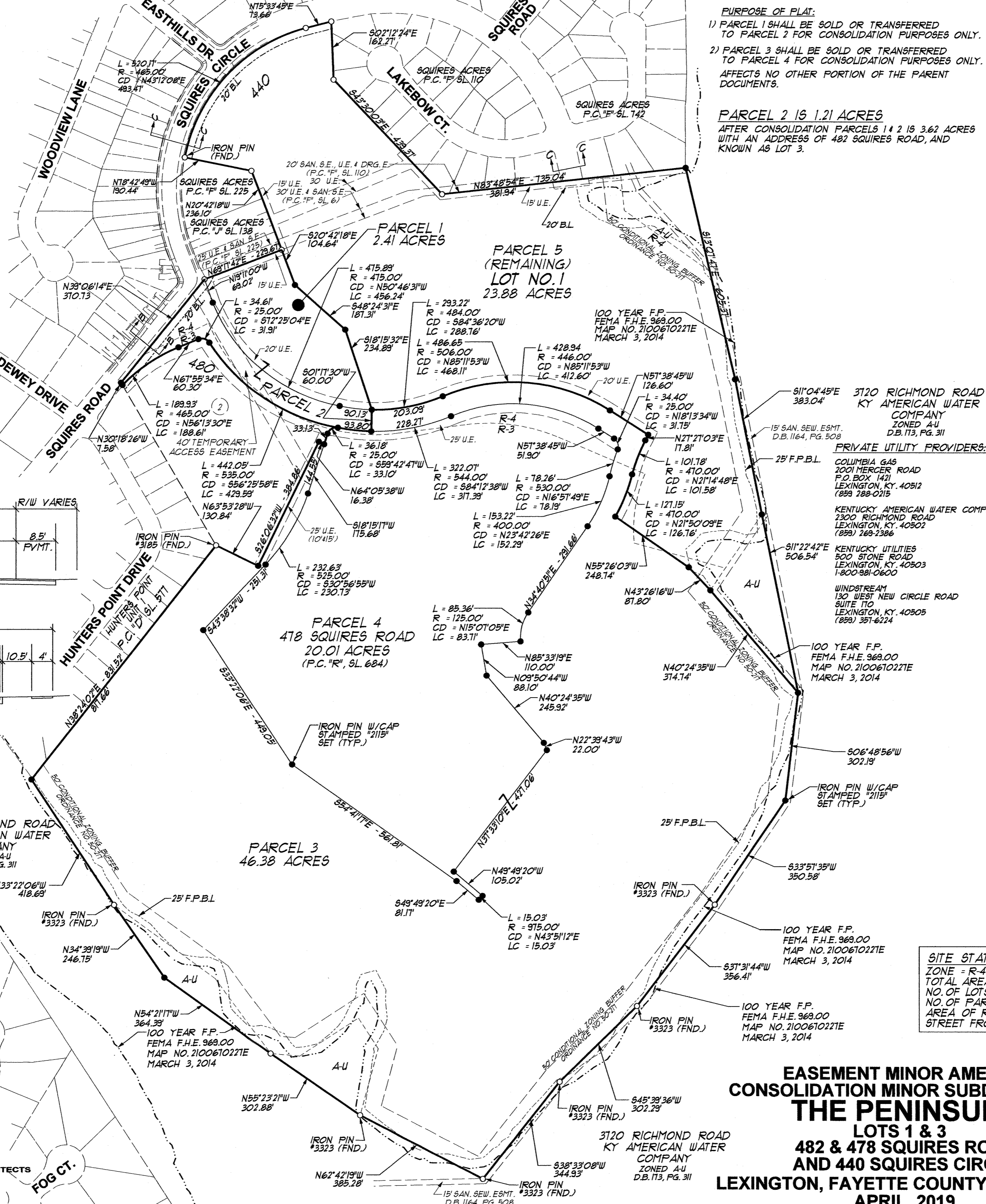
SECTION B-B
PER P.C. "R", SL. 412



SECTION C-C
PER P.C. "R", SL. 412



EA Partners, PLLC
 CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 3111 WALL STREET
 LEXINGTON, KENTUCKY 40513
 PHONE (859) 296-9889
 FACSIMILE (859) 296-9887



PURPOSE OF PLAT:
 1) PARCEL 1 SHALL BE SOLD OR TRANSFERRED TO PARCEL 2 FOR CONSOLIDATION PURPOSES ONLY.
 2) PARCEL 3 SHALL BE SOLD OR TRANSFERRED TO PARCEL 4 FOR CONSOLIDATION PURPOSES ONLY.
 AFFECTS NO OTHER PORTION OF THE PARENT DOCUMENTS.

PARCEL 2 IS 1.21 ACRES
 AFTER CONSOLIDATION PARCELS 1 & 2 IS 3.62 ACRES WITH AN ADDRESS OF 482 SQUIRES ROAD, AND KNOWN AS LOT 3.

PLAT CABINET _____, SLIDE _____

Owner's Certification
 "I (we) do hereby certify that I am (we are) the only owner(s) of record of the property platted hereon, said property being recorded in Deed Book * Page *, Plat Cabinet * Slide *, in the Fayette County Clerk's Office; and do hereby adopt this as my (our) record plat for this property."
 Date _____

Signature
 *P.C. "R", SL. 802; P.C. "R", SL. 684; P.C. "F", SL. 110; P.C. "R", SL. 888; D.B. 3526, PG. 466; D.B. 2410, PG. 187; D.B. 3611, PG. 631

Surveyor'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."

Land Surveyor's Signature

Commissioner's Certification
 "I do hereby certify that this record plat has met the requirements established by the subdivision regulations for a minor plan and is now eligible for recording."

Planning Commission Signature

PRIVATE UTILITY PROVIDERS:
 3120 RICHMOND ROAD
 KY AMERICAN WATER COMPANY
 ZONED A-U
 D.B. 113, PG. 311

COLUMBIA GAS
 2001 MERCER ROAD
 P.O. BOX 1421
 LEXINGTON, KY. 40512
 (859) 288-0215

KENTUCKY AMERICAN WATER COMPANY
 2300 RICHMOND ROAD
 LEXINGTON, KY. 40502
 (859) 269-2386

KENTUCKY UTILITIES
 500 STONE ROAD
 LEXINGTON, KY. 40503
 1-800-381-0600

WINDSTREAM
 130 WEST NEW CIRCLE ROAD
 SUITE 110
 LEXINGTON, KY. 40505
 (859) 351-6224

CONDITIONAL ZONING RESTRICTIONS
 (ORDINANCE NO. 50-217) (MAR-16-00016)
 UNDER THE PROVISIONS OF ARTICLE 6-7 OF THE ZONING ORDINANCE, THE FOLLOWING RESTRICTIONS AFFECT THE SUBJECT PROPERTY VIA CONDITIONAL ZONING:

a. THE FIFTY (50) FOOT LANDSCAPE BUFFER SHOWN HEREON WAS ESTABLISHED ALONG A PORTION OF THE ZONE CHANGE BOUNDARY.

WITHIN THE LANDSCAPE BUFFER:
 (1) ALL STRUCTURES, INCLUDING ACCESSORY STRUCTURES, FENCES AND PLAY STRUCTURES SHALL BE PROHIBITED;
 (2) EXISTING TREES WITH A 1 AND 1/2" CALIFER, OR GREATER, SHALL BE PRESERVED, EXCEPT FOR DEAD, DISEASED, HAZARDOUS TREES OR INVASIVE SPECIES;
 (3) ALL OTHER TREES MAY BE REMOVED ONLY WITH THE WRITTEN CONSENT OF THE DIVISION OF ENVIRONMENTAL SERVICES, IF DEEMED TO BE NECESSARY FOR THE OVERALL HEALTH OF THIS ENVIRONMENTALLY SENSITIVE AREA.

b. THE TOTAL NUMBER OF DWELLING UNITS WITHIN THE ZONE CHANGE AREA SHALL BE LIMITED TO FOUR HUNDRED AND FIFTY (450).

THESE RESTRICTIONS ARE APPROPRIATE AND NECESSARY FOR THE SUBJECT PROPERTY IN ORDER TO MORE FULLY PROTECT THE ADJACENT RESERVOIR, TO ADDRESS TRAFFIC CONCERNS BASED ON THE TRAFFIC IMPACT STUDIES AND TO MORE FULLY IMPLEMENT THE PRINCIPLES OF THE 2013 COMPREHENSIVE PLAN.

SITE STATISTICS:
 ZONE = R-4, R-3 & A-U
 TOTAL AREA = 93.89 ACRES
 NO. OF LOTS = 3
 NO. OF PARCELS = 5
 AREA OF R.O.W. = N/A
 STREET FRONTAGE = 965'

DEVELOPER/OWNER:
 RML CONSTRUCTION, LLP &
 BALL HOMES, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY. 40517

EASEMENT MINOR AMENDED & CONSOLIDATION MINOR SUBDIVISION PLAT
THE PENINSULA
 LOTS 1 & 3
 482 & 478 SQUIRES ROAD
 AND 440 SQUIRES CIRCLE
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 APRIL, 2019

J:\N605\plats\consol-4.dgn