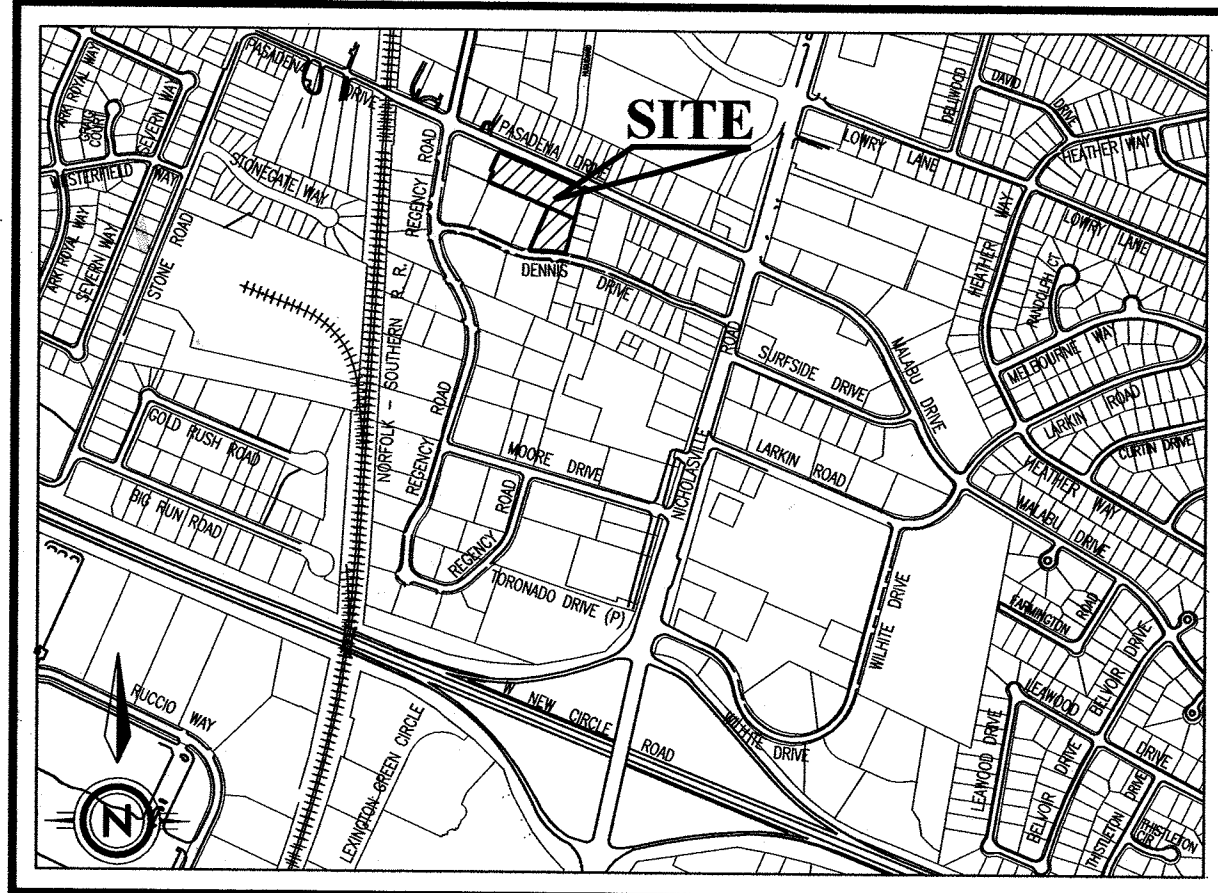




VICINITY MAP (1" = 1,000')

ORIGIN OF BEARINGS/COORDINATES

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83). PARTICULARLY, THE BEARINGS AND COORDINATES ARE BASED ON A GNSS SURVEY UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

CERTIFICATE OF ACCURACY

THE SURVEY SHOWN HEREON WAS MADE BY ACCURATE FIELD MEASUREMENTS WITH A HORIZONTAL CLOSURE RATIO OF 1:44,241. THIS IS AN URBAN CLASS SURVEY. THE SURVEY UPON WHICH THIS PLAT IS BASED WAS CONCLUDED ON MARCH 23, 2024.

METHOD OF SURVEY

THIS GROUND SURVEY WAS PREPARED USING A TRIMBLE S-6 ROBOTIC TOTAL STATION. THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) OBSERVATION UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

FEMA FLOOD HAZARD AREA

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAPS NUMBERED 2100670126E AND 2100670119E WITH A DATE OF IDENTIFICATION OF MARCH 3, 2014 FOR LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, KENTUCKY WHICH ARE THE CURRENT FLOOD INSURANCE RATE MAPS (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, THE SUBJECT PROPERTY LIES IN ZONE "X" UNSHADED, DESIGNATED AS AREAS OF MINIMAL FLOOD HAZARD AND IS DETERMINED TO BE OUTSIDE OF THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.

UTILITY PROVIDERS

ELECTRIC
KENTUCKY UTILITIES
859-255-2100
WATER
KENTUCKY AMERICAN WATER COMPANY
859-269-2686
NATURAL GAS
COLUMBIA GAS
800-432-9345
TELEPHONE
WINDSTREAM
800-347-1991
CABLE TELEVISION
SPECTRUM CABLE
859-514-1400
FIBER INTERNET
METRONET
(859) 785-1100
THE INSTALLATION OF UTILITIES SHALL BE SUPERVISED OR APPROVED BY THE UTILITY PROVIDER.

NOTES:

- THIS PLAT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS AND RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.
- THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.
- NOTE FROM PLAT CAB. J, SL. 445: THE OWNER OF LOT 5, BLOCK "B" SHALL ALSO BE AT ALL TIMES THE OWNER OF LOT 6, BLOCK "B". NO DEED OR OTHER INSTRUMENT OF CONVEYANCE, WHICH WOULD ALLOW THE OWNER OF LOT 5 TO BE A DIFFERENT PERSON OR ENTITY OTHER THAN THE OWNER OF LOT 6, BLOCK "B" SHALL BE VALID. THE OWNER OF LOT 5, BLOCK "B" SHALL BE RESPONSIBLE FOR ALL OF THE COSTS OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THE STORM RETENTION AND DRAINAGE EASEMENT FACILITIES AND LAND IN LOT 6, BLOCK "B".

LEGEND

- MAG NAIL WITH STAINLESS STEEL
- ID TAG (SET, PLS 3350)
- FOUND MONUMENT
- AS NOTED
- 24"-LONG, 5/8" DIAMETER REBAR WITH 2.5" ALUMINUM SURVEYOR'S CAP (FOUND, PLS 3350)

OWNER'S CERTIFICATION

I DO HEREBY CERTIFY THAT I AM THE ONLY OWNER OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTIES BEING RECORDED IN DEED BOOK 2176, PAGE 351 (PLAT CABINET J, SLIDE 445) AND DEED BOOK 2176, PAGE 358 (PLAT CABINET J, SLIDE 641) IN THE FAYETTE COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS MY RECORD PLAT FOR THIS PROPERTY.

BBPH Properties, LLC

OWNER

BY: *Walter C. Wright* DATE: 4-4-2024
ITS: *Member*

OWNER/DEVELOPER

BBPH PROPERTIES, LLC
280 PASADENA DRIVE
LEXINGTON, KY 40503

PLANNING COMMISSION'S CERTIFICATION

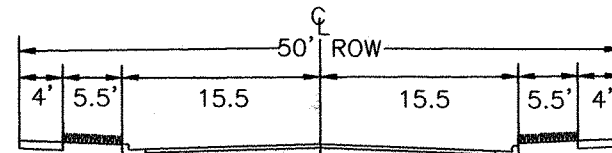
I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS ESTABLISHED BY THE SUBDIVISION REGULATIONS FOR A MINOR PLAN, AND IS NOW ELIGIBLE FOR RECORDING.

Jim L. Warr
PLANNING COMMISSION SECRETARY

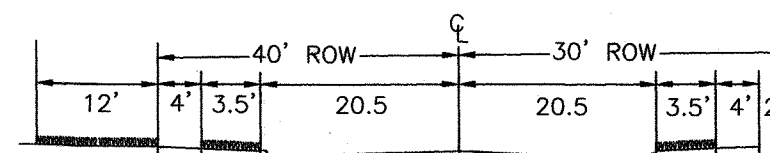
4-19-24
DATE

SITE STATISTICS

ZONE: P-1 (PROFESSIONAL OFFICE) and
B-1 (NEIGHBORHOOD BUSINESS)
NUMBER OF LOTS BEFORE: 2 AFTER: 2
TOTAL AREA: 2.5353 Acres
(110,436.9 Sq. Feet)
STREET FRONTAGE: 671.85'

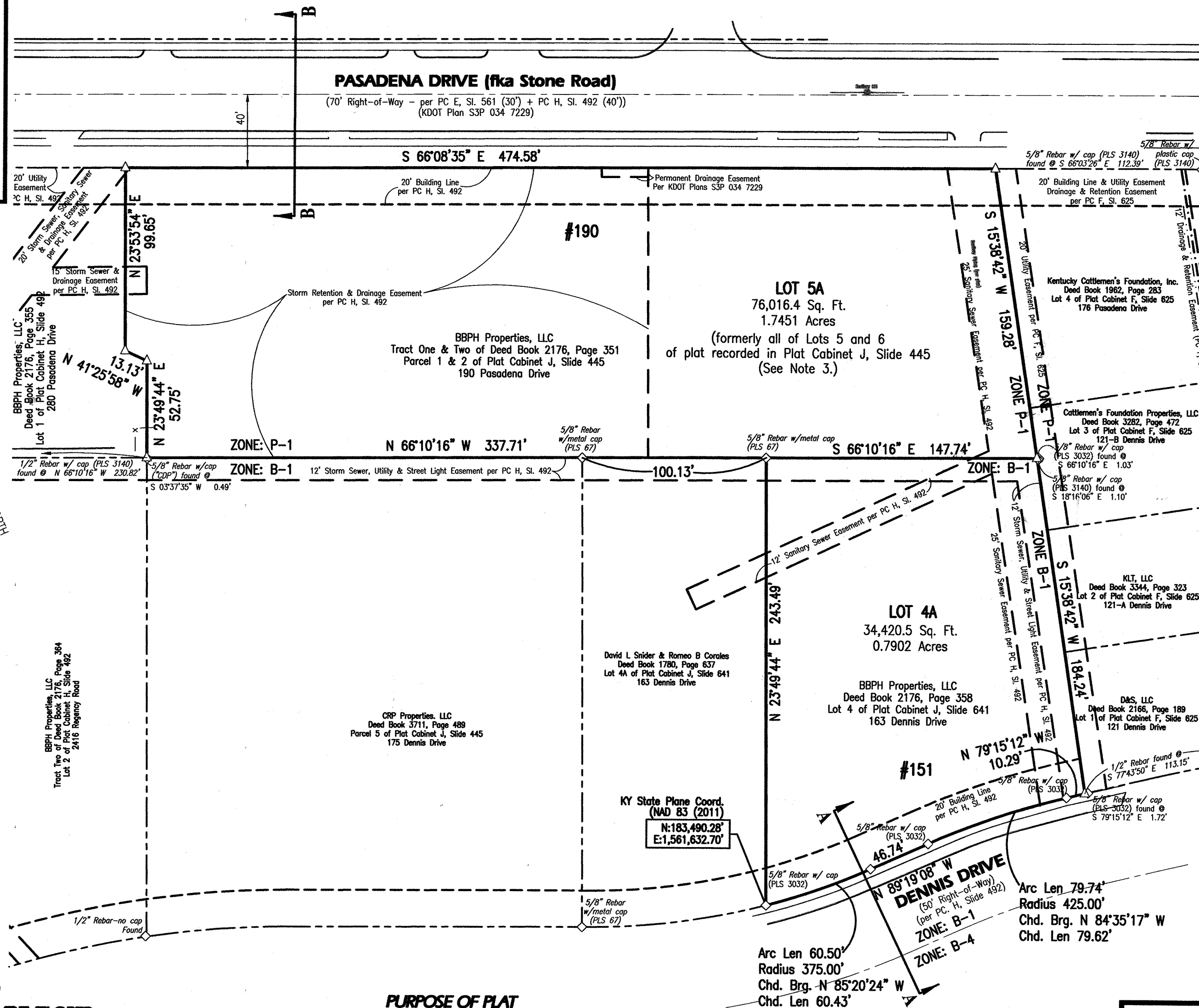


Street Section AA
Dennis Drive
Not To Scale



Street Section B-B
Pasadena Drive
Not To Scale

JOB NUMBER
5084
DRAWING DATE
03-26-2024
DWG. FILE
5084 151 Dennis Dr
SCALE:
1" = 50'



PURPOSE OF PLAT

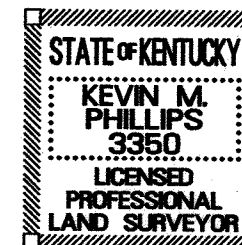
THE PURPOSE OF THIS PLAT TO CORRECT THE TYPICAL SECTION OF PASADENA DRIVE BASED ON ACTUAL CONSTRUCTION (TOTAL R/W WIDTH IS 70', NOT 80' AS SHOWN ON PRIOR PLATS OF THIS SUBDIVISION); TO CORRECT THE DIMENSION OF THE NORTH LINE OF LOT 4 AS SHOWN ON PLAT RECORDED IN PLAT CABINET J, SLIDE 900 (DIMENSION LABELED AS 115.00' SHOULD HAVE BEEN 175.00') AND TO TIE THE PROPERTY TO KENTUCKY STATE PLANE COORDINATES.

THIS PLAT SHOWS THE DEEDED BOUNDARIES OF LOT 5A (FORMERLY PARCELS 1 AND 2 OF PIPER PROPERTY UNIT 1 AND UNIT 2 BLOCK B AS RECORDED IN PLAT CABINET J, SLIDE 445) AND LOT 4A (FORMERLY LOT 4 OF PIPER PROPERTY UNIT 2 BLOCK B AS RECORDED IN PLAT CABINET J, SLIDE 641) AS THEY HAVE BEEN DETERMINED BY THE SURVEY UPON WHICH THIS PLAT IS BASED.

THE SURVEYOR MAKES NOTICE THAT THE PLAT RECORDED IN PLAT CABINET J, SLIDE 900 DID NOT IN FACT AFFECT LOTS 1 THROUGH 6 OF BLOCK B (WHICH ENCOMPASS THE PROPERTY PLATTED HEREON), BUT RATHER ONLY LOTS 2 AND 3 OF BLOCK A (SOUTH OF DENNIS DRIVE) SHOWN ON THAT PLAT, DESPITE THOSE SIX LOTS IN BLOCK B BEING SHOWN IN THEIR ENTIRETY ON PLAT J-900. THE SIX LOTS IN BLOCK B HAD BEEN RECONFIGURED AND RE-SUBDIVIDED PRIOR TO THE RECORDING OF THE PLAT IN CABINET J, SLIDE 900, BUT THOSE REVISIONS WERE NOT CORRECTLY REFLECTED ON J-900. THIS PLAT INTENDS TO REMOVE ANY CLOUD ON THE TITLE THAT MAY HAVE BEEN CREATED BY THE RECORDING OF THE PLAT IN CABINET J, SLIDE 900 BY VIRTUE OF THOSE LOTS BEING GRAPHICALLY SHOWN ON, BUT NOT ACTUALLY AFFECTED BY, THAT PLAT.

LAND 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.



KEVIN M. PHILLIPS, PLS 3350
LICENSED PROFESSIONAL LAND SURVEYOR

FAYETTE CO, KY FEE \$50.00

PRESENTED/LODGED: 04/19/2024 10:42:50 AM

BOBBIE MARSTELLA, DEPUTY CLERK

04-01-2024

BK: PB S
PG: 500-500

202404190054

PLN-MNSUB-24-00017

Ph: 859-253-1425
Fax: 859-233-1436

ENDRIS
Engineering
771 Enterprise Drive, Lexington, KY 40510

CORRECTED AMENDED MINOR PLAT
Piper Property Units 1 & 2, Block "B", Lots 4, 5 & 6
151 Dennis Drive & 190 Pasadena Drive
Lexington, Fayette County - Kentucky

This Plat represents a boundary survey and complies with 201 KAR 18:150