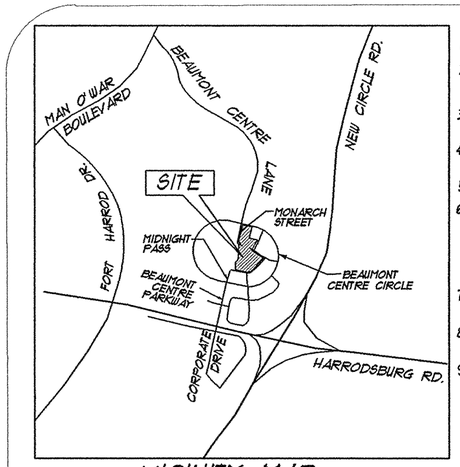


VICINITY MAP
N.T.S.

NOTES:

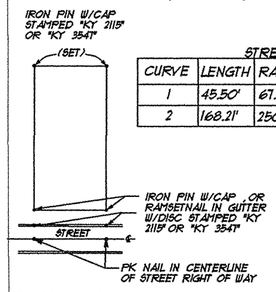
1. ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
2. LANDSCAPING SHALL BE AS REQUIRED IN ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS, ARTICLE 18 OF THE ZONING ORDINANCE.
3. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION ACTIVITY.
4. BUILDINGS MAY ENCROACH THE REQUIRED FRONT, BACK AND SIDE YARDS PER ARTICLE 15 OF THE ZONING ORDINANCE.
5. DETENTION IS PROVIDED OFFSITE.
6. ALL STRUCTURES SHALL HAVE A FLOOR, THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST ONE FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE LIFTED BY AN EJECTOR PUMP AND DISCHARGED INTO THE STRUCTURE'S SEWER LINE.
7. NO UNDERGROUND UTILITY SHALL BE CONSTRUCTED WITHIN SIX FEET (6') OF SANITARY SEWER LINES. THE ONLY EXCEPTION IS FOR SERVICE LINE CROSSINGS.
8. THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.
9. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING DRAINAGE AND OTHER EASEMENT AREAS.

NOTE:
IN ACCORDANCE WITH PLANS APPROVED BY THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, 2.2 ACRES OF TREE CANOPY IS REQUIRED TO BE PLANTED ON THIS PROPERTY PER THE APPROVED TREE PROTECTION PLAN SPECIFICATIONS.

CONDITIONAL ZONING RESTRICTIONS

1. The following uses shall be prohibited in the B-3 portion of the subject property:
(a) Kennels, animal hospitals or clinics, including offices of veterinarians;
(b) Supermarkets, discount stores, department stores, and grocery stores (this restriction shall not prohibit book stores, furniture galleries or hardware stores);
(c) Self-service laundry facilities;
(d) Circuses and carnivals, even on a temporary basis;
(e) Outdoor and indoor theaters, except for temporary theater performances or productions conducted within a common area on the subject property which is owned by the developer, a home owner or neighborhood association, or a government entity;
(f) Movie theaters;
(g) Establishments and lots for the display, rental, or sale of farm equipment, contractor equipment, automobiles, motorcycles, trucks, boats, travel trailers, mobile homes or supplies for such items;
(h) Service and minor repair of farm equipment, contractor equipment, motorcycles, boats, travel trailers, or mobile homes;
(i) Automobile and truck repair;
(j) The rental of trucks, trailers, and related items;
(k) Automobile service stations or any other facility that sells or dispenses gasoline or fuel;
(l) Taxidermy establishments;
(m) Adult arcades, massage parlors, adult book stores, adult video stores, adult cabarets, adult dancing establishments, adult entertainment establishments and sexual entertainment centers;
(n) Motel or hotel;
(o) Pawnshops;
(p) Indoor amusements such as arcades, and billiard or pool halls;
(q) Liquor stores;
(r) Any business or person licensed or required to be licensed under KRS Chapter 368, or similar laws, to provide check cashing, deferred deposit or similar services;
(s) Above-ground parking structures;
(t) Drug stores;
(u) Cellular antenna towers;
(v) Night clubs (this restriction shall not prohibit restaurants featuring live entertainment);
(w) Car washing establishments.

2. The B-3 portion of the subject property shall be limited to a cumulative total of 80,000 square feet of retail space excluding restaurants and food service facilities such as coffee shops, ice cream stores, bagel shops and similar uses, with no single user larger than 30,000 square feet in size, and only two uses will be larger than 10,000 square feet in size; provided, however, that the size and number of restaurants or food service facilities permitted in the B-3 portion of the subject property shall not be restricted by this density condition.



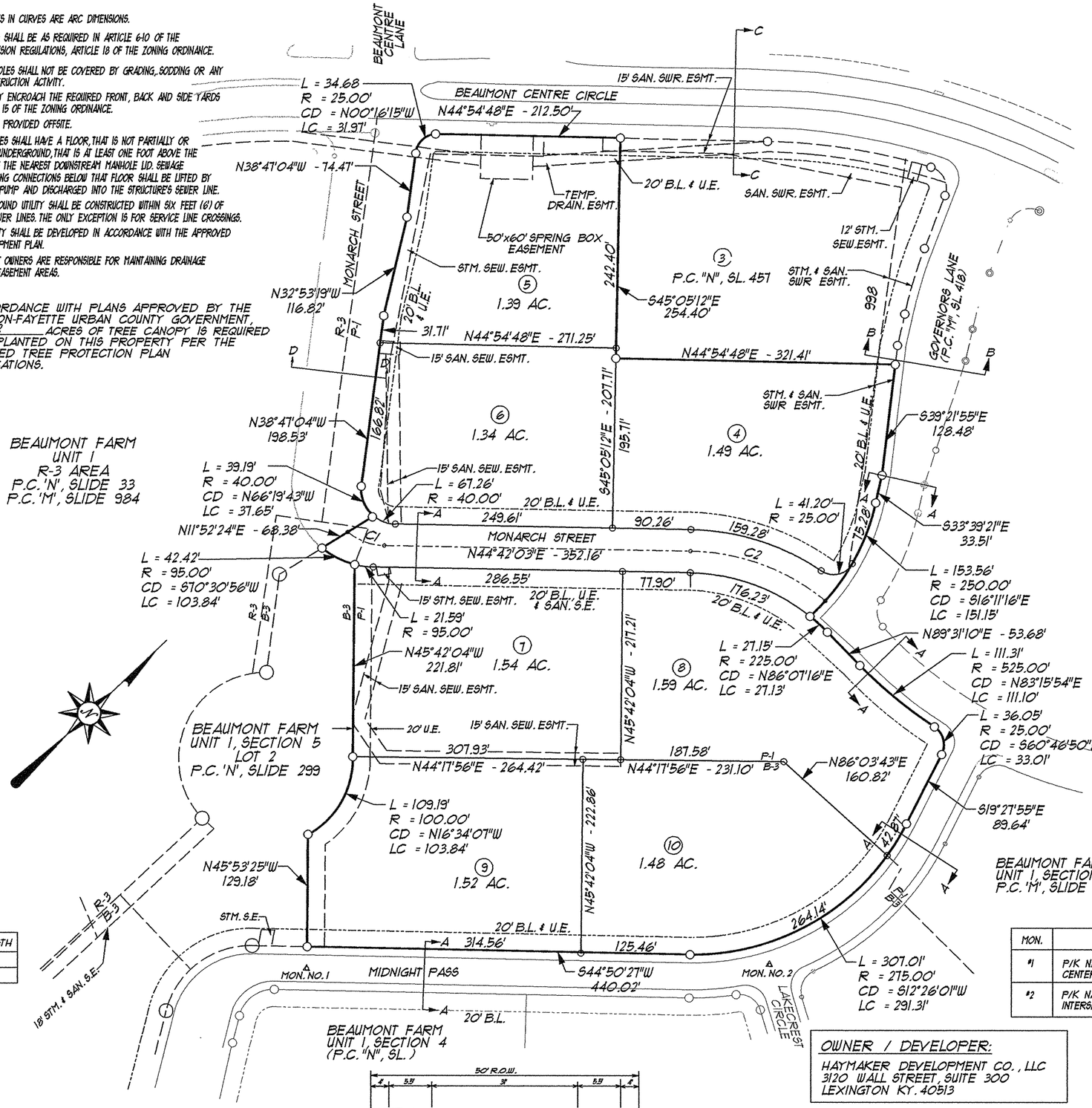
TYPICAL LOT MONUMENTATION

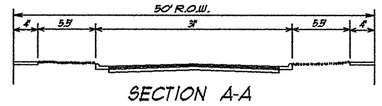
STREET CENTERLINE CURVE DATA

CURVE	LENGTH	RADIUS	CHORD DIR.	CHORD LENGTH
1	45.50'	61.50'	N64°00'34"E	44.64'
2	168.21'	250.00'	N63°58'31"E	165.05'

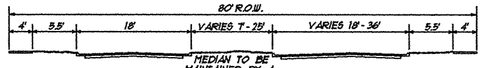
SURVEY DATE= 1990 & FEB., 2009
REFERENCE MERIDIAN= P.C. N, SL 299
THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1: 25,200 . THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF A CLASS A SURVEY.

EA Partners, PLC
CIVIL ENGINEERS •LAND SURVEYORS• LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 296-9809
FACSIMILE (859) 296-9867

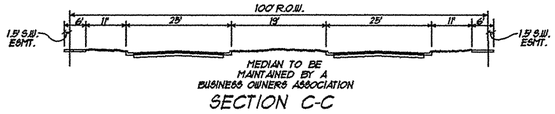




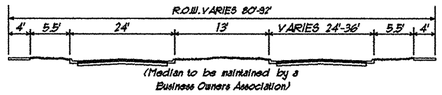
SECTION A-A



SECTION B-B



SECTION C-C
BEAUMONT CENTRE CIRCLE



SECTION D-D

100 50 0 100
GRAPHIC SCALE 1" = 100'

PRIVATE UTILITY PROVIDERS:

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) 268-2386

KENTUCKY UTILITIES
500 STONE ROAD
LEXINGTON, KY. 40503
1-800-981-0600

WINDSTREAM
130 WEST NEW CIRCLE ROAD
SUITE 170
LEXINGTON, KY. 40505
(859) 357-6250

P.C._____ SLIDE_____

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon which is recorded in Deed Book Volume 2135 , page 185 , in the Fayette County Clerk's Office; do hereby adopt this as my (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 and do hereby dedicate the sanitary sewer system to public use. Also I (we) 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 building occupancy certificate may be secured until any such utility is installed.

_____ Date _____
Signature

HAYMAKER DEVELOPMENT COMPANY

URBAN COUNTY ENGINEERS CERTIFICATION

I hereby certify that the requirements of the subdivision regulations and Planning Commission do not require public improvements for this subdivision, and therefore no improvement plans or performance bonds were required by my office.

_____ Date _____
Urban County Engineer

ENGINEERS AND SURVEYORS CERTIFICATION

I hereby do certify that this record plan was prepared by me or under my direction; that all work performed by me or under my direction, including engineering design, and construction observation of the infrastructure, was done in accordance with the provisions of the Land Subdivision Regulations, the Zoning Ordinance, the Division of Engineering Technical Manuals and the requirements of the Planning Commission; that all monuments indicated hereon do exist and their locations, size, and materials are correctly shown; that, to the best of my knowledge and belief, the information shown hereon is accurate.

_____ Date _____
Engineer Registration No.

_____ Date _____
Surveyor Registration No.

COMMISSIONS CERTIFICATION

I do hereby certify that this record plat was approved by the Urban County Planning Commission at its meeting on _____, 20 09_ and is now eligible for recording.

_____ Date _____
Planning Commission Signature

SITE STATISTICS

TOTAL AREA = 11.01 ACRES
EXISTING ZONE = P-1 & B-3
NO. OF LOTS = 7
AREA OF R.O.W. = 0.66 ACRES
LENGTH OF STREET = 565'

MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
#1	P/K NAIL W/DISK STAMPED "2115/3547" SET IN THE CENTERLINE AT THE LOT LINE EXTENDED	N= 88,377.28 E= 911,310.57
#2	P/K NAIL W/DISK STAMPED "2115/3547" SET AT THE INTERSECTION OF THE TWO CENTERLINES	N= 88,638.09 E= 911,897.50

OWNER / DEVELOPER:
HAYMAKER DEVELOPMENT CO., LLC
3120 WALL STREET, SUITE 300
LEXINGTON KY. 40513

PURPOSE OF AMENDMENT:

- DEDICATE MONARCH STREET
- DEDICATE EASEMENTS AS SHOWN
- CREATE 7 LOTS

AMENDED FINAL RECORD PLAT
BEAUMONT FARM
UNIT 1, SECTION 5, LOT 3, SECTION 2
3194 Beaumont Centre Circle
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SEPTEMBER, 2009

J:\9013\egg\unit1\amd-unit1_sec5_lot3_sect2.dgn