



VICINITY MAP
NOT TO SCALE

SITE STATISTICS
AREA: 284,357.48 SQ. FT.
ACREAGE: 6.5279 ACRES
ZONE: R-3 & B-3

STATE OF KENTUCKY
CLAYTON R. GALEY
REGISTERED PROFESSIONAL
LAND SURVEYOR
LICENSED
NO. 9086
EXPIRATION DATE 12-31-2017
CITY OF LOUISVILLE

SECTION - NICHOLASVILLE PIKE
M.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

APPROVED
LPOOG
DIVISION OF TRAINING

NOTARY PUBLIC: _____
I HEREBY CERTIFY THAT THE ABOVE CERTIFICATIONS WERE
SIGNED BEFORE ME ON 1-21-2008
Alan P. P. T. _____
NOTARY PUBLIC, _____ DATE _____
STATE OF KENTUCKY, _____
MY COMMISSION EXPIRES June-27-2008

SURVEYOR'S CERTIFICATION: THE SURVEY FOR THIS PLAN WAS MADE
HEREBY CERTIFY THAT: THAT THE LINEAR AND ANGULAR
MEASUREMENTS HEREON WERE ESTABLISHED IN THE FIELD AND FROM
UNDERSTANDS PERSON WERE ESTABLISHED IN THE FIELD AND FROM
RECORDED DOCUMENTS AND ARE TRUE AND ACCURATE TO THE BEST
OF MY KNOWLEDGE. THESE PLANS ACCURATELY DEPICT THE LAYOUT
LOCATION, UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT.

11-21-06 DATE

2 CARL E. ROLAND

OWNER'S CERTIFICATION:
I DO HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE
PROPERTY PLATED HEREON WHICH IS RECORDED IN PLAT CABINET
"B", SLIDE 226, IN THE FALETTE COUNTY CLERK'S OFFICE; DO
HEREBY ADOPT THIS AS MY PLAN OF LOTS FOR THIS PROPERTY.

11-6-69
DATE
SIGNATURE
REPRESENTATIVE FOR REGENCY POINT DEVELOPMENT

[illegible]

240'

NICHOLASVILLE ROAD

35.0'

21.0'

TRP. #1 UNIT
3 STOREY
N.T.S.

TRP. #2 UNIT
2 STOREY
N.T.S.

34.0'

16.0'

34.2'

16.0'

1. GENERAL NOTES CONCERNING THE CONSTRUCTION OF THE SPACE ZONED BY THE CITY OF LEXINGTON, VIRGINIA, ARE SET FORTH IN THE SUPPLEMENT TO THE CITY OF LEXINGTON, VIRGINIA, ZONING ORDINANCE, WHICH MAY BE VIEWED AT THE CITY CLERK'S OFFICE, 100 EAST MAIN STREET, LEXINGTON, VIRGINIA 26043.
2. BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE LEXINGTON EXECUTIVE URBAN COUNTY GOVERNMENT, THE IMPROVEMENTS SHOWN HEREON DO NOT LIE WITHIN THE PLUA FLOOD HAZARD AREA.
3. PAVES, EXTERIOR UTILITY METERS, AND EXTERIOR HEAT PUMPS WHICH SERVE EACH UNIT ARE A PART OF THAT UNIT EVEN THOUGH THEY MAY BE WITHIN A GENERAL COMMON ELEMENTS AREA ON THIS PLAT.
4. THE PORTION OF THIS PROPERTY ZONED B-3 IS HEREBY EXCLUDED FROM THIS CONDOMINIUM PLAT AND IS NOT PART OF NOR SHALL IT BE GOVERNED BY THE CONDOMINIUM HOUSING ASSOCIATION.

CONDOMINIUM PLAN
REGENCY POINT
(TOWNHOMES OF
LEXINGTON)

CONDOMINIUMS PLAN HORIZONTAL
PROPERTY REGIME
2551 & 2553 NICHOLASVILLE ROAD
LEXINGTON, PAYETTE COUNTY, KENTUCKY
SCALE: 1"=100' MAY 2006
LAST REVISION NOVEMBER 21, 2006

PLAN PREPARED FOR
REGENCY POINT, LLC
P.O. BOX 22285
LEXINGTON, KY 40522



FOSTER-ROLAND, INC.

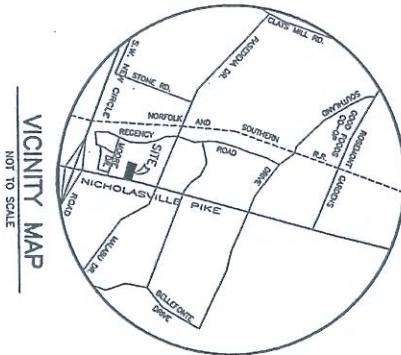
SURVEYORS / LANDSCAPE ARCHITECTS / LAND USE PLANNERS
449 South Ashland Avenue / Lexington, Kentucky 40502
Phone: (859) 269-3358 / FAX: (859) 269-3451
E-mail: foster-thompson@att.net

ORDERED TO RECEIVED
PAID \$30.00 INC. TAX
AT 3:23 PM
22nd DAY OF Nov 2006
DONALD W. BEVINS
FAYETTE COUNTY CLERK
BY *Donna Strickland*
200611220258

NOTARY PUBLIC:
I HEREBY CERTIFY THAT THE ABOVE CERTIFICATIONS WERE SIGNED
BEFORE ME ON 6/10/08
David M. Moberg DATE
NOTARY PUBLIC
STATE OF KENTUCKY
MY COMMISSION EXPIRES 6/10/08

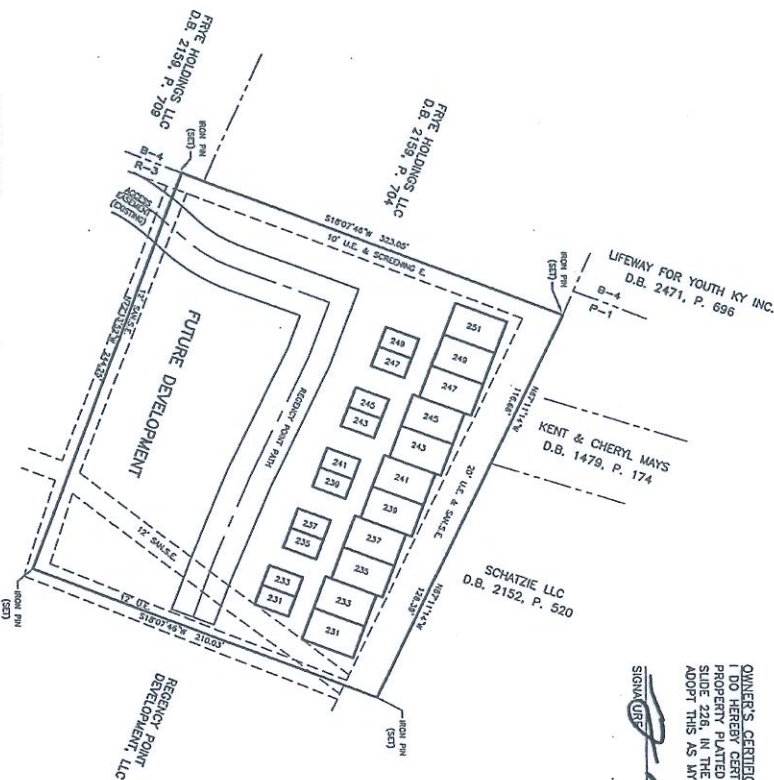
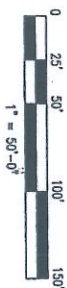
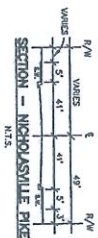
SURVEYOR'S CERTIFICATION:
I, GAR D. ROLAND, SURVEYOR FOR THIS PLAN WAS MADE UNDER
MY SUPERVISION AND THAT THE LINEAR AND ANGULAR MEASUREMENTS
HEREON WERE ESTABLISHED IN THE FIELD AND FROM RECORDED
DOCUMENTS AND ARE TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE, THESE PLANS ACCURATELY DEPICT THE LOT/LAND LOCATION,
UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT.
GAR D. ROLAND DATE 6-10-08

OWNER'S CERTIFICATION:
I, ROLAND CONSTRUCTION, LLC, AM THE OWNER OF RECORD OF THE
PROPERTY PLATTED HEREON WHICH IS RECORDED IN PLAT CABBINET "B",
SLIDE 228, IN THE FAYETTE COUNTY CLERK'S OFFICE. DO HEREBY
ADOPT THIS AS MY PLAN OF LOTS FOR THIS PROPERTY.
ROLAND CONSTRUCTION, LLC DATE 6-10-08

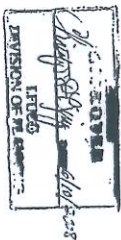


VICINITY MAP
NOT TO SCALE

SITE STATISTICS
AREA: 284,357.48 SQ. FT.
ACREAGE: 6.5279 ACRES
ZONE: R-3



- GENERAL NOTES
1. EACH CONDOMINIUM CONSISTS OF THE SPACE BOUNDED BY THE INSIDE SURFACE OF THE EXTERIOR WALLS, THE SURFACE OF THE CENTER FLOOR, THE SOLE CEILING OF THE UNIT, AND THE AFOREMENTIONED CONDOMINIUM SPACE SUPERSEDES THE DIMENSIONS SHOWN IN THE CASE OF DISCREPANCIES.
 2. BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE CONDOMINIUM PATENT RIGHTS DO NOT LIE WITHIN THE FLOOD HAZARD AREA.
 3. PATIOS, EXTERIOR UTILITY METERS, AND EXTERIOR HEAT PUMPS WHICH SERVE EACH UNIT ARE A PART OF THAT UNIT EVEN THOUGH THEY MAY LIE WITHIN A GENERAL COMMON ELEMENT SHOWN ON THIS PLAN.
 4. THE PORTION OF THIS PROPERTY ZONED B-3 IS HEREBY EXCLUDED FROM THIS CONDOMINIUM PLAN AND IS NOT PART OF NOR SHALL IT BE GOVERNED BY THE CONDOMINIUM HOUSING ASSOCIATION.



CONDOMINIUM PLAN
REGENCY POINT
(TOWNHOMES OF
LEXINGTON)
PROPERTY REGIME
CONDOMINIUMS PLAN HORIZONTAL
2561 & 2563 NICHOLASVILLE ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SCALE: 1"=100' MAY 2006
LAST REVISION NOVEMBER 21, 2006

DESIGNED BY
DRAWN BY
CHECKED BY
DATE
200806100599

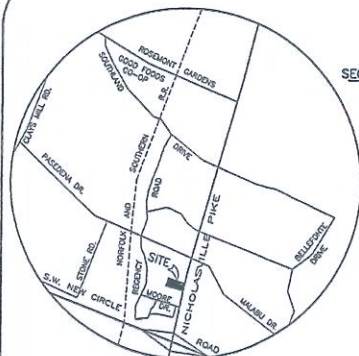
PLAN PREPARED FOR
ROLAND CONSTRUCTION, LLC
P.O. BOX 22285
LEXINGTON, KY 40522



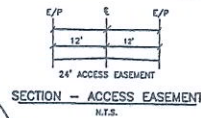
FOSTER-ROLAND, INC.

SURVEYORS / LANDSCAPE ARCHITECTS / LAND USE PLANNERS
449 South Ashland Avenue / Lexington, Kentucky 40502
Phone: (859) 269-3356 / FAX: (859) 269-3451
E-mail: foster-thompson@att.net

ROLAND/TOWNHOUSES OF LEXINGTON/EASE.MXD



VICINITY MAP
NOT TO SCALE



MINIMUM FLOOR ELEVATION NOTE

ALL DWELLING STRUCTURES SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST (1) FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE PUMPED AND DISCHARGED INTO THE DWELLING STRUCTURE'S LINE.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO DEPICT THE RELEASE OF THE 12" UTILITY EASEMENT IN THE HATCHED AREA AND TO ADD A 20' UTILITY EASEMENT ALONG THE SOUTHERN BOUNDARY.

SURVEY NOTES:

1. ANY MONUMENT IDENTIFIED AS AN "IRON PIN (SET)" IS A NUMBER 5 X 18 INCH LONG, STEEL REINFORCING BAR HAVING A PLASTIC ID. CAP ATTACHED TO THE UPPER END.
2. THE UNADJUSTED ERROR OF CLOSURE OF THE SURVEY, UPON WHICH THIS PLAT IS BASED, EXCEEDS 1:20,000, AND THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE BY THE COMPASS RULE.
3. THIS PLAT IS BASED UPON A CLASS "A" URBAN SURVEY WHICH WAS PERFORMED IN AUGUST OF THE YEAR 2006 AND JUNE OF THE YEAR 2007.
4. BEARINGS ARE REFERRED TO A COMPASS READING TAKEN ONE DAY THE SURVEY WAS PERFORMED.
5. THE REAL PROPERTY REPRESENTED BY THIS PLAT IS SUBJECT TO ALL OF THE PERTINENT RESTRICTIONS PREVIOUSLY OF RECORD.

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 2752, PAGE 330 AND DEED BOOK 2894, PAGE 618 IN THE FAYETTE COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS OUR RECORD PLAT FOR THIS PROPERTY.

11-11-07
Date

Regency Point Development, LLC

2007-2235, LEX 40522

11-11-07
Date

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.

11-11-07
Date

DANIEL D. ROLAND

DATE

COMMISSIONER'S CERTIFICATION:

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

11/13/2007
Date

SITE STATISTICS

NUMBER OF LOTS: 1
AREA LOT 1: 1.2381 ACRES
SQUARE FOOTAGE LOT 1: 33,931.52 SQ. FT.
ZONE: R-3

NOTE:

THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.



FOSTER-ROLAND, INC.

SURVEYORS / LANDSCAPE ARCHITECTS / LAND USE PLANNERS

449 South Ashland Avenue / Lexington, Kentucky 40502

Phone: (859) 269-3358 / FAX: (859) 269-3451

E-mail: foster-roland@att.net

*THE 12" UTILITY EASEMENT HAS BEEN RELEASED BY URBAN COUNTY COUNCIL RESOLUTION # 587-2007



ORDERED TO RECORD

PAID \$30.50 INC. TAX

AT 2:15 P.M.

13th DAY OF NOV 2007

DONALD W. BLEVINS

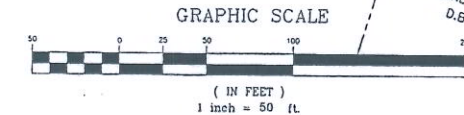
FAYETTE COUNTY CLERK

By Doug Bandler, pc

200711130128

2007-234 E

ACCESS EASEMENT RESPONSIBILITIES OF OWNERS
THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, REMOVAL, CLEANING OR OTHER NEEDS RELATED TO THE ACCESS EASEMENTS TO BE SHOWN ON THIS PLAT, AND DO HEREBY FULLY WAIVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH LIABILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THE PROPERTY OVER THE ACCESS EASEMENTS, AND OTHER UTILITY AND OTHER EASEMENTS FOR CONVEYANCE AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS UNDERSTAND THAT THE ACCESS EASEMENTS WILL NOT RESULT IN ANY REDUCTION IN TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE ACCESS EASEMENTS BE CHANGED TO PUBLIC STREETS, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH REQUESTS BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE STREETS FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS. PRIOR TO DEDICATION AND ACCEPTANCE, FINALLY, IF, AT SOME FUTURE DATE THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO AGREE THAT THESE STREETS SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS, AND WITHOUT THE OWNERS EXPENSE IN MAKING SUCH STREETS CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.



EASEMENT MINOR RECORD PLAT
(REGENCY POINT)
TOWNHOUSES OF LEXINGTON

2553 NICHOLASVILLE ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SCALE: 1"=50' NOVEMBER 11, 2007

COLONIAL COAL CO. INC.
D.B. 2591, P. 723

S. LEE CUTTER CO.
D.B. 1517, P. 309

FRIE HOLDINGS LLC
D.B. 2159, P. 709

THE HOWSER GROUP
D.B. 1682, P. 433

LONE STAR STEAKHOUSE
D.B. 1650, P. 679

PARCEL 4
3.2701 ACRES
ZONE R-3

PARCEL 3
1.1656 ACRES
ZONE R-3

PARCEL 1
0.6362 ACRES
ZONE R-3

PARCEL 2
0.6362 ACRES
ZONE R-3

SCHULTZ LLC
D.B. 2152, P. 520

DOUG & DORIS SMITH
D.B. 2013, P. 558

CRIVENS, CRIVENS,
& CRIVENS LLC
D.B. 1904, P. 545

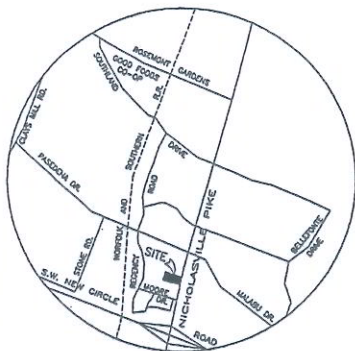
NICKEL ENTERPRISES LLC
D.B. 1309, P. 416

McDONALDS CORPORATION
D.B. 1492, P. 315

HARPE & MASHNI INC.
D.B. 2712, P. 380

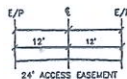
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



VICINITY MAP

NOT TO SCALE


SECTION - ACCESS EASEMENT
N.T.S.

ACCESS EASEMENT RESPONSIBILITIES OF OWNERS
THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION, MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER WORKS RELATED TO THE ACCESS EASEMENTS SO DESIGNATED ON THIS PLAN, AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE ACCESS EASEMENTS, AND OVER UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS UNDERSTAND THAT THE ACCESS EASEMENTS WILL NOT RESULT IN ANY REDUCTION OF TAXES REQUIRED BY AND PAYABLE TO THE URBAN COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD REQUEST THAT THE ACCESS EASEMENTS BE CHANGED TO PUBLIC STREETS, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF SUCH STREETS BY THE URBAN COUNTY GOVERNMENT, THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER ACTION NECESSARY TO MAKE THE STREETS FULLY CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, IN ANY FUTURE DATE THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO AGREE THAT THESE STREETS SHALL BE DEDICATED TO PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS AND WITHOUT THE OWNERS EXPENSE IN MAKING SUCH STREETS CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

SITE STATISTICS
NUMBER OF PARCELS: 3
AREA PARCEL 1: 0.6281 ACRES
SQUARE FOOTAGE PARCEL 1: 27360.04 SQ. FT.
AREA PARCEL 2: 3.8051 ACRES
SQUARE FOOTAGE PARCEL 2: 165750.2 SQ. FT.
AREA PARCEL 3: 0.6099 ACRES
SQUARE FOOTAGE PARCEL 3: 26567.24 SQ. FT.
COMBINED AREA PARCELS 1 & 2: 4.4332 ACRES
ZONE: R-3

PURPOSE NOTES:
1. PARCEL 1 SHALL BE SOLD OR TRANSFERRED TO PARCEL 2 FOR CONSOLIDATION PURPOSES.
2. TO EXTEND THE EXISTING ACCESS EASEMENT.

MINIMUM FLOOR ELEVATION NOTE

ALL DWELLING STRUCTURES SHALL HAVE A FLOOR THAT IS NOT PARTIALLY OR COMPLETELY UNDERGROUND, THAT IS AT LEAST (1) FOOT ABOVE THE ELEVATION OF THE NEAREST DOWNSTREAM MANHOLE LID. SEWAGE FROM PLUMBING CONNECTIONS BELOW THAT FLOOR SHALL BE PUMPED AND DISCHARGED INTO THE DWELLING STRUCTURE'S LINE.

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY PLATED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 1884, PAGE 618 IN THE FAYETTE COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS OUR RECORD PLAT FOR THIS PROPERTY.

Regency Point Development, LLC (Owner)
R.O. Box 22282, Lexington, KY 40512
Address:
Witness:

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.

DATE: 7/16/2008
Foster-Roland, Inc.

COMMISSIONER'S CERTIFICATION:

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

DATE: 7/16/2008
PLANNING COMMISSION SECRETARY: [Signature]

NOTE:
THIS PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.

SURVEY NOTES:

1. ANY MOVEMENT IDENTIFIED AS AN "IRON PIN (SET)" IS A NUMBER 5 X 18 INCH LONG, STEEL REINFORCING BAR HAVING A PLASTIC ID. CAP AFFIXED TO THE UPPER END.
2. THE UNADJUSTED ERROR OF CLOSURE OF THE SURVEY, UPON WHICH THIS PLAT IS BASED, EXCEEDS 1:20,000, AND THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE BY THE COMPASS RULE.
3. THIS PLAT IS BASED UPON A CLASS "A" URBAN SURVEY WHICH WAS PERFORMED IN AUGUST OF THE YEAR 2006 AND JUNE OF THE YEAR 2007.
4. BEARINGS ARE REFERRED TO A COMPASS BEARING TAKEN ON THE DAY THE SURVEY WAS PERFORMED.
5. THE REAL PROPERTY REPRESENTED BY THIS PLAT IS SUBJECT TO ALL OF THE PERTINENT RESTRICTIONS PREVIOUSLY OF RECORD.

STATE OF KENTUCKY
FAYETTE COUNTY
CLERK
RECORDED
PROFESSIONAL
LAND SURVEYOR
SUBDIVISION

**CONSOLIDATION & EASEMENT
MINOR RECORD PLAT
(REGENCY POINT)
TOWNHOUSES OF
LEXINGTON**

2553 NICHOLASVILLE ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SCALE: 1"=100' AUGUST 14, 2007

200807160170



FOSTER-ROLAND, INC.

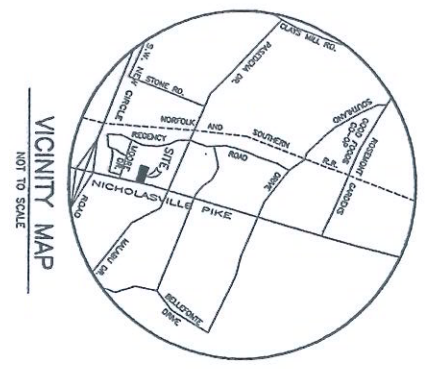
SURVEYORS / LANDSCAPE ARCHITECTS / LAND USE PLANNERS
440 South Ashland Avenue / Lexington, Kentucky 40502
Phone: (859) 268-3358 / FAX: (859) 268-3451
E-mail: foster-roland@att.net

ORDERED TO RECORD
PAID \$30.00 REG. TAX
AT 1:30 PM
16th DAY OF JULY - 2008
DONALD W. BLEVINS
FAYETTE COUNTY CLERK
BY: M. Beck

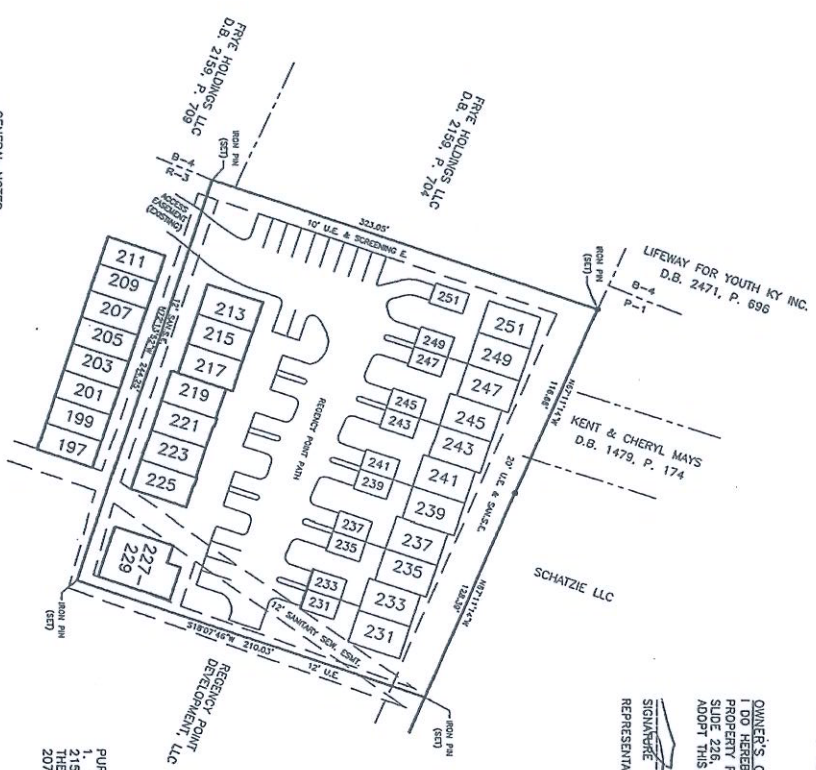
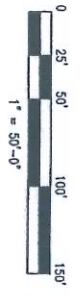
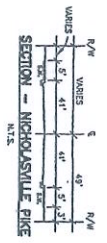
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



APPROVED
DATE: 1/17/2007
DIVISION OF PLANNING



NOTARY PUBLIC:
I HEREBY CERTIFY THAT THE ABOVE CERTIFICATIONS WERE SIGNED
BEFORE ME ON 2/11/09
Shirley M. Mays
NOTARY PUBLIC
STATE OF KENTUCKY
MY COMMISSION EXPIRES 6/13/09
DATE

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT: THE SURVEY FOR THIS PLAN WAS MADE UNDER
MY SUPERVISION AND THAT THE LINEAR AND ANGULAR MEASUREMENTS
WERE MADE AND CHECKED IN THE FIELD AND FROM RECORDED
DOCUMENTS AND EVIDENCE IN THE RECORDS OF THE COUNTY CLERK'S OFFICE.
I KNOWLEDGE THESE PLANS ACCURATELY DEPICT THE LAYOUT LOCATION,
UNIT NUMBERS, AND DIMENSIONS OF THE UNITS AS BUILT.
DATE 2-17-09
SIGNATURE CARY D. ROLAND

OWNER'S CERTIFICATION:
I DO HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE
PROPERTY PLATTED HEREON WHICH IS RECORDED IN PLAT CABINET "B",
SLIDE 226, IN THE FAYETTE COUNTY CLERK'S OFFICE. DO HEREBY
ADOPT THIS AS MY PLAN OF LOTS FOR THIS PROPERTY.
DATE 2-17-09
SIGNATURE [Signature]
REPRESENTATIVE FOR REGENCY POINT DEVELOPMENT

PURPOSE NOTES:
1. THE PURPOSE OF THIS PLAN IS TO CREATE UNITS 213,
215, 217, 219, 221, 223, 225, 227, 229 AND TO MODIFY
THE STREET NUMBERS OF UNITS 197, 199, 201, 203, 205,
207, 209, 211.

- GENERAL NOTES
1. THE CONDOMINIUM CONSISTS OF THE SPACE BOUNDED BY THE INSIDE SURFACE OF THE EXTERIOR WALLS OF THE UNIT, THE CENTER OF THE EXTERIOR WALLS, AND THE INSIDE SURFACE OF THE FLOOR AND CEILING OF THE UNIT. THE AFOREMENTIONED CONDOMINIUM SPACE SUPERSEDES THE DIMENSIONS SHOWN IN THE CASE OF DISCREPANCIES.
 2. BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE FAYETTE COUNTY GOVERNMENT, THE IMPROVEMENTS SHOWN HEREON DO NOT LIE WITHIN THE PLAIN FLOOD HAZARD AREA.
 3. PATIOS, EXTERIOR UTILITY METERS, AND EXTERIOR HEAT PUMPS WHICH SERVE EACH UNIT ARE A PART OF THAT UNIT EVEN THOUGH THEY MAY LIE WITHIN A GENERAL COMMON ELEMENT SHOWN ON THIS PLAN.
 4. UNIT 227 CONSISTS OF THE SPACE BOUNDED BY THE INSIDE SURFACE OF THE EXTERIOR WALLS OF THE UNIT AND THE INSIDE SURFACE OF THE FLOOR AND CEILING OF THE FIRST FLOOR OF THE STRUCTURE DEPICTED HEREON.
 5. UNIT 229 CONSISTS OF THE SPACE BOUNDED BY THE INSIDE SURFACE OF THE EXTERIOR WALLS OF THE UNIT AND THE INSIDE SURFACE OF THE FLOOR AND CEILING OF THE SECOND FLOOR OF THE STRUCTURE DEPICTED HEREON.

CONDOMINIUM PLAN
REGENCY POINT
(TOWNHOMES OF
LEXINGTON)
CONDOMINIUMS PLAN HORIZONTAL
PROPERTY REGIME
2651 & 2653 NICHOLASVILLE ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
SCALE: 1"=100' FEBRUARY 2009
LAST REVISION FEBRUARY 16, 2009

ORDERED TO BE RECORDED
BY PAUL D. ROLAND, JR.
DATE OF 2-17-09
BY PAUL D. ROLAND, JR.
FAYETTE COUNTY CLERK, D.C.

PLAN PREPARED FOR
ROLAND CONSTRUCTION, LLC
P.O. BOX 22285
LEXINGTON, KY 40522

FOSTER-ROLAND, INC.
SURVEYORS / LANDSCAPE ARCHITECTS / LAND USE PLANNERS
449 South Ashland Avenue / Lexington, Kentucky 40502
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