

**PROPERTY OWNER**  
BEREA INDUSTRIAL DEVELOPMENT AUTHORITY  
212 CHESTNUT STREET  
BEREA, KY 40403

**PROPERTY ADDRESS**  
1620 MENELAUS ROAD  
BEREA, KENTUCKY 40403

**Site Statistics**  
Zoning: R-1 / I-2 / A-1 / Cemetery Zone PSF  
Property Size: 87.38 Acres  
Setbacks: R-1 / I-2 / A-1  
Front: 25 ft. / 50 ft. / 50 ft.  
Side: 15 ft. / 25 ft. / 25 ft.  
Rear: 25 ft. / 50 ft. / 25 ft.

**PURPOSE:**  
TO CONSOLIDATE INTERIOR LOTS INTO ONE TRACT.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS MINOR SUBDIVISION AND CONSOLIDATION PLAT WITH OUR FREE CONSENT, AND GRANT THE CITY OF BEREA ALL EASEMENTS AS SHOWN UPON THIS PLAT.

*Bruce Fraley* 03/25/2022  
MAYOR BRUCE FRALEY DATE:

**CERTIFICATE OF ACCURACY**

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE MADISON COUNTY/BEREA PLANNING AND ZONING COMMISSION AND AN URBAN CLASS SURVEY THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) POSITIONAL ACCURACY IS LESS THAN ±0.10+200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY SOUTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #2896 UNLESS OTHERWISE NOTED HEREON.

*Gordon B. Stacy* 01-25-2022  
SURVEYOR: GORDON B. STACY, PLS 2896 DATE:  
THOROUGHFBRED  
PO BOX 481  
LEXINGTON, KY 40588  
gstacy@tbfredfirm.com  
www.thoroughbredfirm.com

DATE OF SURVEY: 03/07/2022

**SURVEY NOTES**

SURVEY PERFORMED BY: THOROUGHFBRED  
ENGINEERING EQUIPMENT: TRIMBLE R10 GNSS RECEIVER  
COORDINATE SYSTEM: KY NORTH BASE NAD 83  
VERTICAL BASED ON NAVD88

**SURVEYOR NOTES**

- ANY FURTHER DIVISION OF THE PROPERTIES SHOWN HEREON WILL REQUIRE REVIEW AND APPROVAL OF CITY OF BEREA PLANNING AND ZONING COMMISSION.
- PROPERTY IS SUBJECT TO ANY EASEMENTS OF RECORD NOT SHOWN HEREON.
- SITE IS LOCATED IN ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK. FLOOD MAP #21151C03960, EFFECTIVE DATE: 12/21/2017.

**NOTE:**  
PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E., MADISON COUNTY CLERK (RECORDED DEED BOOK (SEE LIST OF B.L.D.A. RECORD DOCUMENTS ABOVE), MADISON COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC.).

**CITY GIS CERTIFICATE**  
THIS IS TO CERTIFY THAT THE MINOR SUBDIVISION PLAT DEPICTED HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR BEREA, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE ATTACHED TO THIS PLAT, AND AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MADISON COUNTY CLERK.

*MJ* 03/25/2022  
CITY GIS COORDINATOR DATE:

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR BEREA, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE ATTACHED TO THIS PLAT, AND AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MADISON COUNTY CLERK.

*Bruce Fraley* 3-28-22  
BEREA PLANNING COMMISSION CHAIRMAN DATE:

**BEREA INDUSTRIAL DEVELOPMENT AUTHORITY RECORD REFERENCES**

- 1) DB 671, PG 240  
PARCEL I - 5.5 ACRES  
PVA #059A-0000-0026
- 2) DB 672, PG 303  
PARCEL III, TRACT I - 4 ACRES  
PARCEL III, TRACT II - 1 ACRE  
PVA #059A-0000-0028
- 3) DB 688, PG 438  
TRACT 12 - 2 ACRES  
TRACT 13, PARCEL 1 - 3 ACRES  
TRACT 13, PARCEL 2 - 1 ACRE  
TRACT 14 - 5 ACRES  
PVA #059A-0000-0030
- 4) DB 581, PG 560  
10 1/2 ACRES  
PVA #059A-0000-0051
- 5) DB 688, PG 438  
TRACT 9 - PARCEL 1 - 6.5 ACRES  
PARCEL 2 - 2 ACRES  
PVA #059A-0000-0053
- 6) DB 698, PG 682  
2 ACRES  
PVA #0590A-0000-0052
- 7) DB 625, PG 670  
1 ACRE
- 8) DB 630, PG 201  
TRACT 2 - 1.01 ACRES  
PVA #059A-0000-0047
- 9) DB 617, PG 85  
TRACT 3 - 0.98 ACRES  
PC 14, SL 57  
PVA #059A-0000-0049A
- 10) DB 710, PG 609  
1 ACRE  
PVA #05A-0000-0048
- 11) DB 617, PG 95  
TRACT II - 0.99 ACRES  
PC 14, SL 57  
PVA #059A-0000-0049
- 12) DB 627, PG 332  
TRACT 14 - 1.13 ACRES  
PC 14, SL 57  
PVA #059-0000-0045-A
- 13) DB 516, PG 704  
PC 14, SL 57 - 1.12 ACRES  
PC 24, SL 118 - TRACT 1B  
0.39 ACRES REMNANT
- 14) DB 471, PG 182  
PC 14, SL 57  
PC 24, SL 118  
PVA #059A-0000-0035
- 15) DB 719, PG 619  
4.18 ACRES  
PVA #059A-0000-0050
- 16) DB 630, PG 201  
TRACT 1 - PARCEL 1 - 5.01 ACRES  
4.23 ACRES REMNANT  
PC 26, SL 553
- 17) DB 576, PG 305 - 3.04 ACRES  
2.82 ACRES REMNANT  
PC 26, SL 553  
PVA #059A-0000-0031A
- 18) DB 513, PG 145 ORIGINAL DEED  
DB 515, PG 312 DEED OF  
CORRECTION  
TRACT 1 - 7.92 ACRES  
TRACT 2 - 1.66 ACRES  
PVA #059A-0000-0031-B

**ADJOINING PROPERTIES**

- 1) JOHN S. WALKER, JR.  
DB 607, PG 674  
3 ACRES  
PVA #059A-0000-0026
- 2) FANNIE BALLARD  
ALONZO BALLARD HEIRS  
DB 211, PG 564  
2 ACRES  
PVA #059A-0000-0002
- 3) HOLLIS WILLIAMS  
VELMA A WILLIAMS  
DB 718, PG 246  
PC 26, SL 127  
PVA # 0059-0000-0035-C
- 4) FARRISTOWN CEMETERY  
DB 443, PG 192  
DB 443, PG 199  
DB 443, PG 203
- 5) FARRISTOWN BAPTIST CHURCH  
DB 715, PG 514  
PC 26, SL 553  
3.98 ACRES  
PVA #059A-0000-0041

**NOTE: 2**  
DELTA NATURAL GAS CO., INC.  
3617 LEXINGTON ROAD  
WINCHESTER, KY 40391

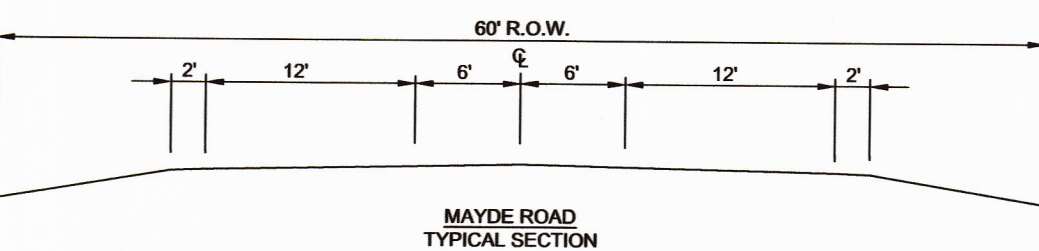
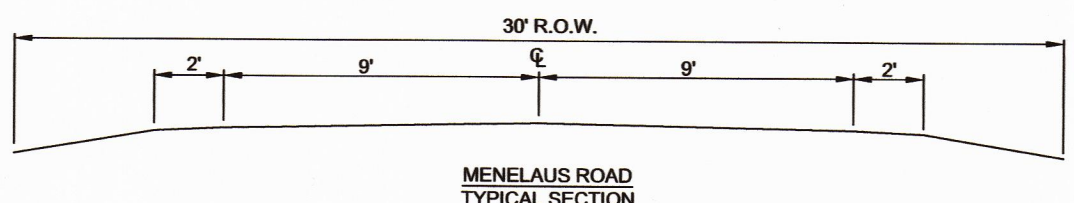
**REFERENCES**  
DB 443, PG 192  
DB 443, PG 199  
DB 443, PG 203

**MAP**  
W.O. 525-241  
MAYDE ROAD TO  
DUNCANNON LANE  
SHEET 1 OF 7

**NOTE: 1**  
EXISTING LANE OR PASSWAY INSIDE THIS B.L.D.A.  
PROPERTY SHALL BE EXTINGUISHED AND RETIRED  
AND CONSOLIDATED WITH ADJOINING PROPERTIES  
UPON EXECUTION AND RECORDATION OF THIS  
MINOR PLAT

**LEGEND**

- = PROPERTY CORNER AS NOTED
- = SET 5/8" IRON BAR W/ CAP "LS 2896"
- △ = SET MAG NAIL
- = PROPERTY BOUNDARY LINE
- - - = ADJOINERS APPR. BOUNDARY
- ▨ = BUILDING SETBACK & UTILITY EASEMENT
- ▧ = R-1 ZONING
- ▩ = A-1 ZONING
- = I-2 ZONING
- = PSF ZONING
- ▬ = CITY BOUNDARY
- = OVERHEAD ELECTRIC DISTRIBUTION LINE
- W—W— = WATER LINE
- GAS— = GAS LINE
- M—M— = WATER METER
- V—V— = WATER VALVE
- F—F— = FIRE HYDRANT

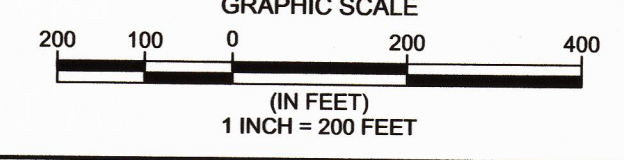
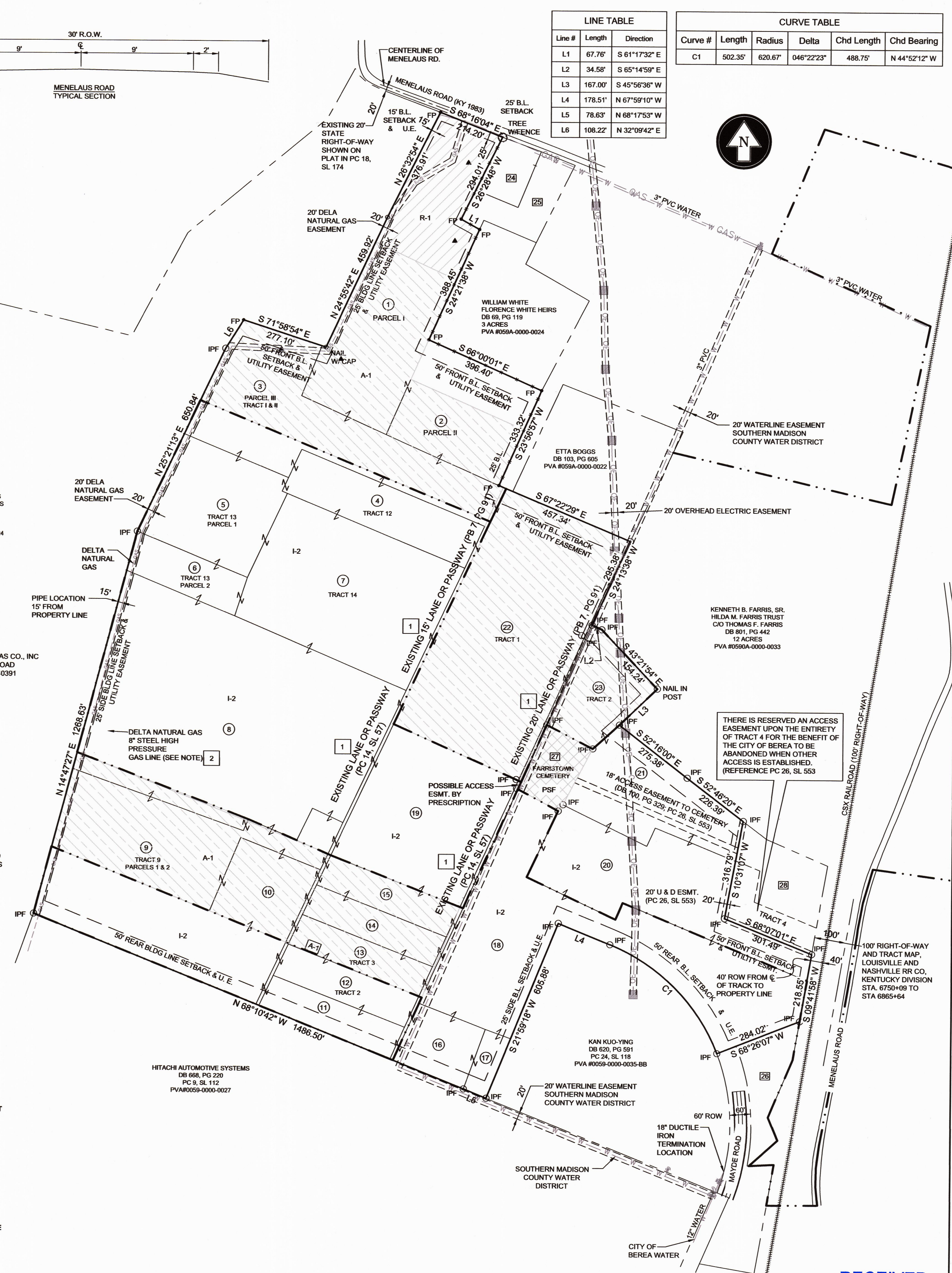


**LINE TABLE**

Line #	Length	Direction
L1	67.76'	S 61°17'32" E
L2	34.58'	S 65°14'59" E
L3	167.00'	S 45°58'36" W
L4	178.51'	N 67°59'10" W
L5	78.63'	N 68°17'53" W
L6	108.22'	N 32°09'42" E

**CURVE TABLE**

Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C1	502.35'	620.67'	046°22'23"	488.75'	N 44°52'12" W

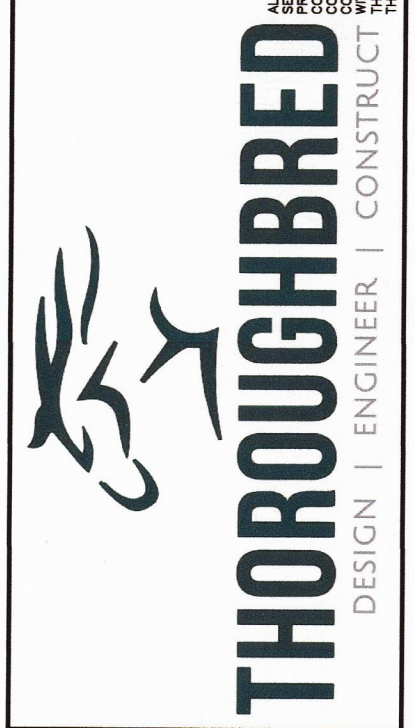


RECEIVED  
MAR 16 2022  
CITY OF BEREA

**BOUNDARY AND MINOR SUBDIVISION  
CONSOLIDATION PLAT  
BEREA INDUSTRIAL DEVELOPMENT AUTHORITY  
212 CHESTNUT STREET  
1620 MENELAUS ROAD, BEREA, MADISON, KENTUCKY 40403**

P.O. BOX 481 LEXINGTON, KY 40588  
(859) 785-0383

CIVIL DESIGN, LAND SURVEYING  
GEOTECHNICAL ENGINEERING, DRILLING TESTING,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CM-CEI-CONSTRUCTION SERVICES



PROJECT NO.: CLG  
DATE: 01-12-2022  
REVISION: GBS  
ISSUED FOR REVIEW

STATE OF KENTUCKY  
GORDON B. STACY  
2896  
LICENSED PROFESSIONAL  
LAND SURVEYOR

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

DOCUMENT NO. 2014080928  
RECORDED March 28, 2022 02:07:00 PM  
TOTAL FEES \$50.00  
GORDON B. STACY  
DEPUTY CLERK CODY MCGLOTHLIN  
COUNTY MADISON COUNTY  
BOOK 156 PAGES 86 - 95