

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Baldwin 1368"
- Iron Pin Found with I.D. Cap bearing "Williams 316"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Point @ Right-of-Way
- Power Pole (PP)
- Light Pole (LP)
- Manhole
- Fence Post
- Iron Pin Set
- Iron Pin Found
- Iron Pipe Found
- P.K. Nail in Side Walk
- ⊕ Fire Hydrant
- Chain Link Fence
- Mailbox (MB)
- Water Valve
- Water Meter (WM)

OWNER:

Cody Commercial Properties, Inc.
110 Vine Street
Winchester, KY 40391

PROPERTY ZONING:

B-2 (Business)

ZONING SETBACKS:

ZONE B-2 (Business)
Front Setback: 50'
Side Setback: 25'
Rear Setback: 30'
Coverage: 33%

PARKING SPACES:

ZONE B-2 (Business)
Existing Parking: 45 spaces
Required Parking: 34 spaces
Removed Parking: 4 spaces
Remaining Parking: 41 spaces

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this Preliminary Plat for the property.

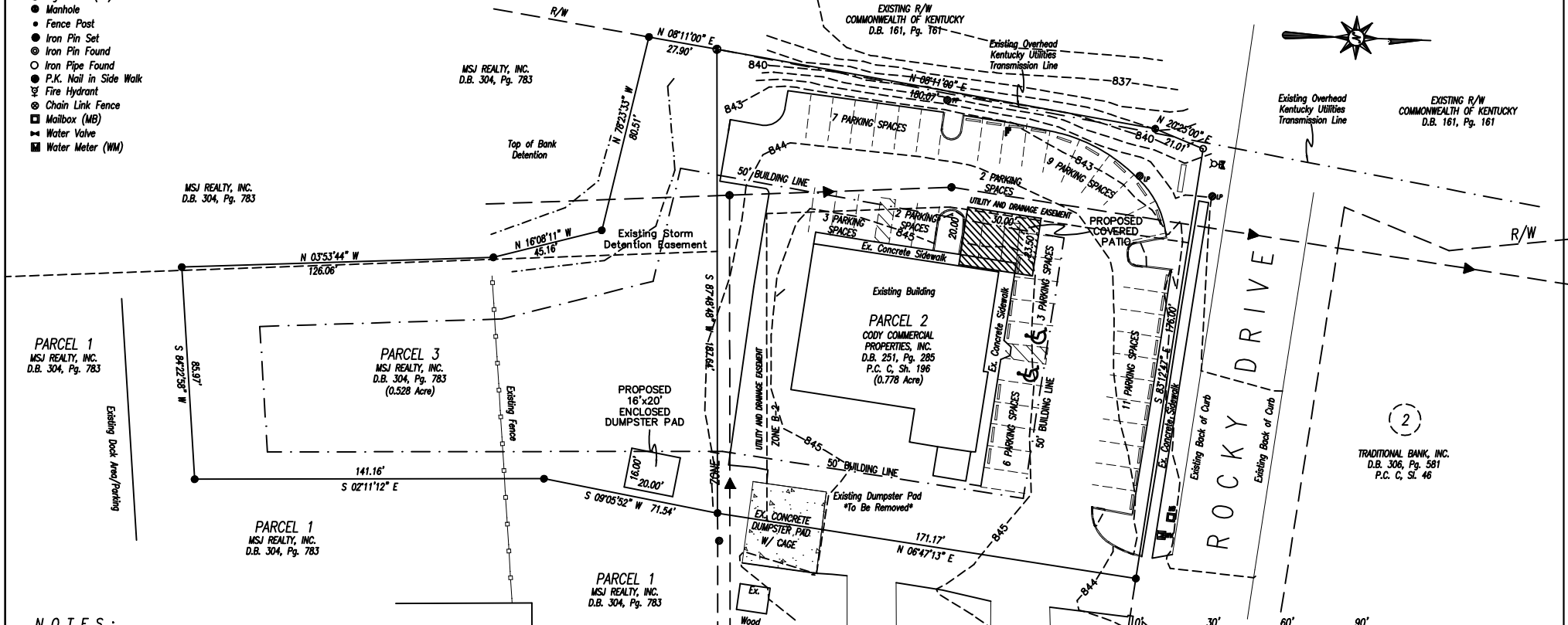
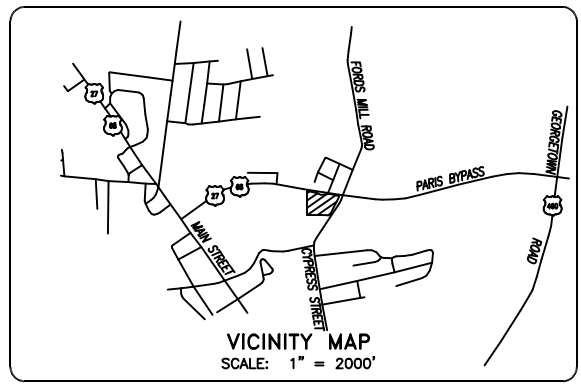
Date _____ Owner _____

COMMISSION'S CERTIFICATION

I do hereby certify that this Preliminary Plat was approved by the planning commission.

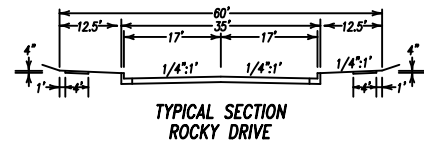
Date _____ Planning Commission Chairman _____

PARIS BYPASS



NOTES:

1. Parcel 1 and Parcel 3 shown hereon are the same as that tract or parcel of land described in Deed Book 242, Page 652 less those exceptions listed therein.
2. Parcel 2 platted hereon is a portion of Parcel 3 shown on Plat Cabinet C, Sheet 196 and a portion of that property described in Deed Book 251, Page 285.
3. Parcel 1 must be consolidated with an adjoining legal parcel and cannot be sold separately.
4. The purpose of this "Amended Development Plan" is to identify and locate the proposed "Patio Area", as shown hereon. Same being an amendment of the original.
5. Property shown hereon is subject to a gas line easement in favor of Columbia Gas as recorded in Deed Book 114, Page 65.
6. Property shown hereon is subject to a communication line easement in favor of Southern Bell Telephone & Telegraph Company as recorded in Deed Book 115, Page 527.
7. Property shown hereon is subject to an electric easement in favor of Kentucky Utilities as recorded in Deed Book 202, Page 724 and Deed Book 163, Page 344.
8. Property shown hereon is subject to any and all easements or right-of-way of record and in existence.
9. Total number of parking spaces prior to this amendment equals forty-five (45); and being required only thirty-four (34) spaces. Proposed patio area will remove only two (2) parking spaces. Development will retain a total of forty-three (43) parking spaces.



EXISTING R/W COMMONWEALTH OF KENTUCKY D.B. 161, Pg. 781

Existing Overhead Kentucky Utilities Transmission Line

EXISTING R/W COMMONWEALTH OF KENTUCKY D.B. 161, Pg. 161

Existing Overhead Kentucky Utilities Transmission Line

EXISTING R/W COMMONWEALTH OF KENTUCKY D.B. 161, Pg. 161

TRADITIONAL BANK, INC. D.B. 306, Pg. 581 P.C. C. SL. 46

PLOTTED: 08/13/20 @ 5:00 BY APD

AMENDED DEVELOPMENT PLAN

CODY COMMERCIAL PROPERTIES, INC.

#2127 ROCKY DRIVE

	SCALE	DATE	<p>DARNELL ENGINEERING, INC.</p> <p>P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957</p> <p><small>THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 161.50.</small></p>
	1" = 30'	01/30/20	
	FILE NO.	FLENAME	
	20-4321	WATSON4	
FIELD BOOK	JRD FILE	CHECKED BY	
189-67	HUDDLE	APD	
DRAWN BY			
APD			