



137 CONNECTOR ROAD OUT LOTS FOR LEASE

GEORGETOWN, KY 40324

Two Lots Can Be Leased Together or Individually!

FEATURES

- Minutes from Toyota plant
- Next to new Bluegrass RV Superstore
- Great visibility
- #1 Fastest growing city in Kentucky

Contact

Barry Mangold
Barry's Cell: 859-229-7403
Office: 859-255-8855
bmangold@colemangroup.net

710 East Main Street
Lexington, KY 40502
www.ColemanGroup.net

Property Type:	Out Lots
Zoning:	Retail
Lot Size:	Tract A-1: ± 1 Acre Tract D-1: ±1 Acre
Lease Price:	\$6,500/month NNN
Occupancy Date:	Immediately

NEARBY BUSINESSES

- Theatres of Georgetown
- FatKats Pizzeria
- Storage Rentals of America
- Deluxe Inn Georgetown
- Tractor Supply
- Kohl's
- Cracker Barrel Old Country Store

CERTIFICATE OF ACCURACY

I DO HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ACCORDING TO THE PLAN AND CORRECT SURVEY TO THE PLANNING COMMISSION AND THAT THE MEMBERS HAVE OF THE PLANNING COMMISSION OR OTHER AUTHORIZED OFFICERS

Jeff Burdick P.L.S. #2982 Date

CERTIFICATE OF OWNERSHIP & DEDICATION

1. (A) HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I HAVE CONSENTED TO THE DEVELOPMENT WITH MY (OWN) FREE CONSENT. ESTABLISH THE MANUAL AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE SHOWN IN ACCORDANCE WITH THE PLANNING COMMISSION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

OWNER - OWNERS NAME DATE

OWNER - OWNERS NAME DATE

Site Statistics
Number of Lots = 2
Zone = B-2


LEGEND

- = # 3 REBAR & CAP (SET) UNLESS OTHERWISE NOTED (P.L.S. # 2982)
- = FOUND POLE
- = FOUND POLE OR FOUNDREIN
- = FOUND REBAR & CAP
- 1 = Contamination Z

PARAPPE OF PLAT

Reference this property plat for Tract D-1 recorded on Parcel Map 2009, P.L.S. # 2982. This plat shows the location of shown herein.

PROJECT # R109-2015 (FIELD OCT 2015) PLAT OCT 6, 2015
STATE OF KENTUCKY Jeff Burdick Professional Surveyor P.L.S. #2982



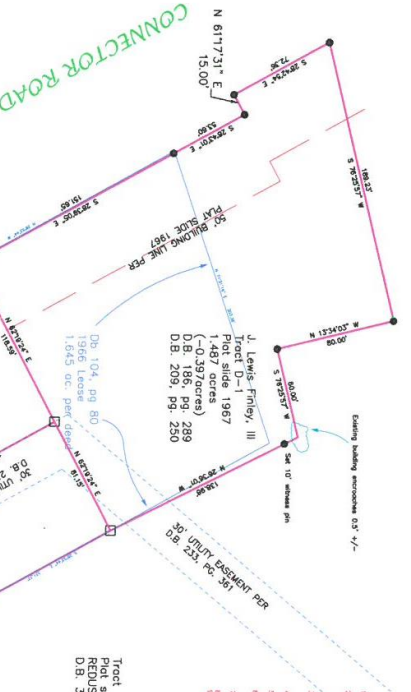
 RANSDELL LAND SURVEYORS, LLC
 1110 HAYWARD DRIVE, LOUISVILLE, KY 40203
 Phone: (502) 452-2221 Fax: (502) 452-2222
 www.ransdell.com



710 East Main Street
Lexington, KY 40502
www.ColemanGroup.net

PLAT CABINET SLIDE

Tract D-3
Plot slide 1987
REJUS KENTUCKY, LLC
D.B. 335, Pg. 278



MINOR RETRACTIONEMENT PLAT
of
Tract D-1 & Tract A1
of the
Finley Property
recorded in Plats Slide 1967 & 1419
Dead Books 209, Pgs. 250 & D.B. 186, Pgs. 289
and
Dead Book 149, Pgs. 19 & D.B. 186, Pg. 297
137 Connector Road
Georgetown, Scott County, Kentucky

NOTES

1. THE CORNER SYSTEM ON THIS PLAT ARE BASED UPON THE STATE PLAIN (RANG) CORNER
2. CORNER SYSTEM IS BASED ON THE STATE PLAIN (RANG) CORNER
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
4. ALL BEARINGS ARE TRUE BEARINGS
5. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
6. ALL BEARINGS ARE TRUE BEARINGS
7. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
8. ALL BEARINGS ARE TRUE BEARINGS
9. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
10. ALL BEARINGS ARE TRUE BEARINGS




COLEMAN GROUP
COMMERCIAL REAL ESTATE & PROPERTY MANAGEMENT

IRON BAR-FOUND

FINLEY
D.B. 147, Pg.438
(N.O.F.)

6" GAS LINE
EASEMENT OF RECORD NOT FOUND
SEE COLUMBIA GAS Co. MAP No. N-905

TRACT D-3
J. LEWIS FINLEY, III
D.B. 186, Pg.289
3.925 ACRES

LEASE TO
S.B.A., INC.
NOT OF RECORD

TOWER

TRACT No. D-2
J. LEWIS FINLEY, III
D.B. 186, Pg.289
4.995 ACRES

ACCESS EASEMENT TO S.B.A., INC.
NOT OF RECORD

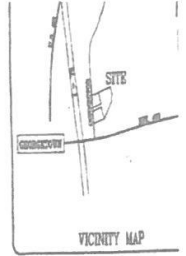
30 ft UTILITY EASEMENT
D.B. 233, Pg. 361

FINLEY
D.B. 147, Pg.438
(N.O.F.)

TRACT D-1
J. LEWIS FINLEY, III
D.B. 186, Pg.289
D.B. 209, Pg.290
1.487 ACRES

30 ft UTILITY EASEMENT
D.B. 233, Pg. 361

FINLEY-LEASED TO
HAMILTON ENTERPRISES, INC
D.B. 149, Pg. 19



WORK'S ACCEPTANCE

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY HEREIN AND THAT I HEREBY ADOPT THE PLAN OF SUBDIVISION ESTABLISHING BOUNDARY LINES AND ANY PUBLIC OR PRIVATE RIGHTS OF WAY SHOWN OF FREE WILL AND CONSENT

RECORDING APPROVAL

I CERTIFY THAT THIS PLAN AND SUBDIVISION SHOWN FULLY MEETS THE REQUIREMENTS OF THE GEORGETOWN COUNTY PLANNING DEPARTMENT WITH THE EXCEPTED PROVISIONS HEREIN AND HAS BEEN APPROVED BY THE COUNTY COURT CLERK

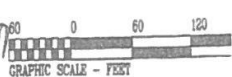
SURVEYOR'S CERTIFICATE

I HEREBY ATTEST TO THE FOLLOWING TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY THAT THIS PLAN REPRESENTS A SURVEY AND SUBDIVISION OF THAT PORTION OF THE LAND SHOWN ON PAGE 301 BY THE BOUNDARY LINES. THE ERROR OF CLOSURE WAS WITH AN ANGULAR ERROR OF 00-00-00". BEARING DISTANCES WERE NOT ADJUSTED FOR CLOSURE. THE BEARINGS SHOWN IS RECORD FROM PREVIOUS PLAT AT SLIDE No. 196. MEASUREMENTS WERE FOUND SHOWN, EXCEPT AS SPECIFICALLY NOTED THIS SURVEY NOT PURPORT TO REFLECT ANY OF THE FOLLOWING: RESTRICTIONS ON PROPERTY, EASEMENTS, RIGHTS OR LAND-USE REGULATIONS, EXISTENCE OR LOCATION UTILITIES EITHER CROSSING OR SERVING THIS PROPERTY AND OTHER FACTS WHICH ARE NECESSARY AND UP-TO-DATE RECORD-HOLDING DOCUMENTS.

SLIDE 1967



3.25 P.
JUN 24 1998
B. Lewis



CURRENT ZONING CLASS OF THIS PROPERTY IS COMMERCIAL/HIGHWAY

SEE PREVIOUS RECORD PLATS @ SLIDES No. 940 & 1419

MERIDIAN ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
306 BOSTON SQUARE GEORGETOWN, KY. 40324
TELE: (502) 863-8070 FAX: (502) 863-0019

JUNE 14, 1998



SUBDIVISION OF
FINLEY PROPERTY
TRACT D - D.B.186, Pg.289
CONNECTOR ROAD, GEORGETOWN, KY

NOT VALID UNLESS THIS PRINT CARRIES THE ORIGINAL SEAL AND SIGNATURE

FILYLOID FINLEY