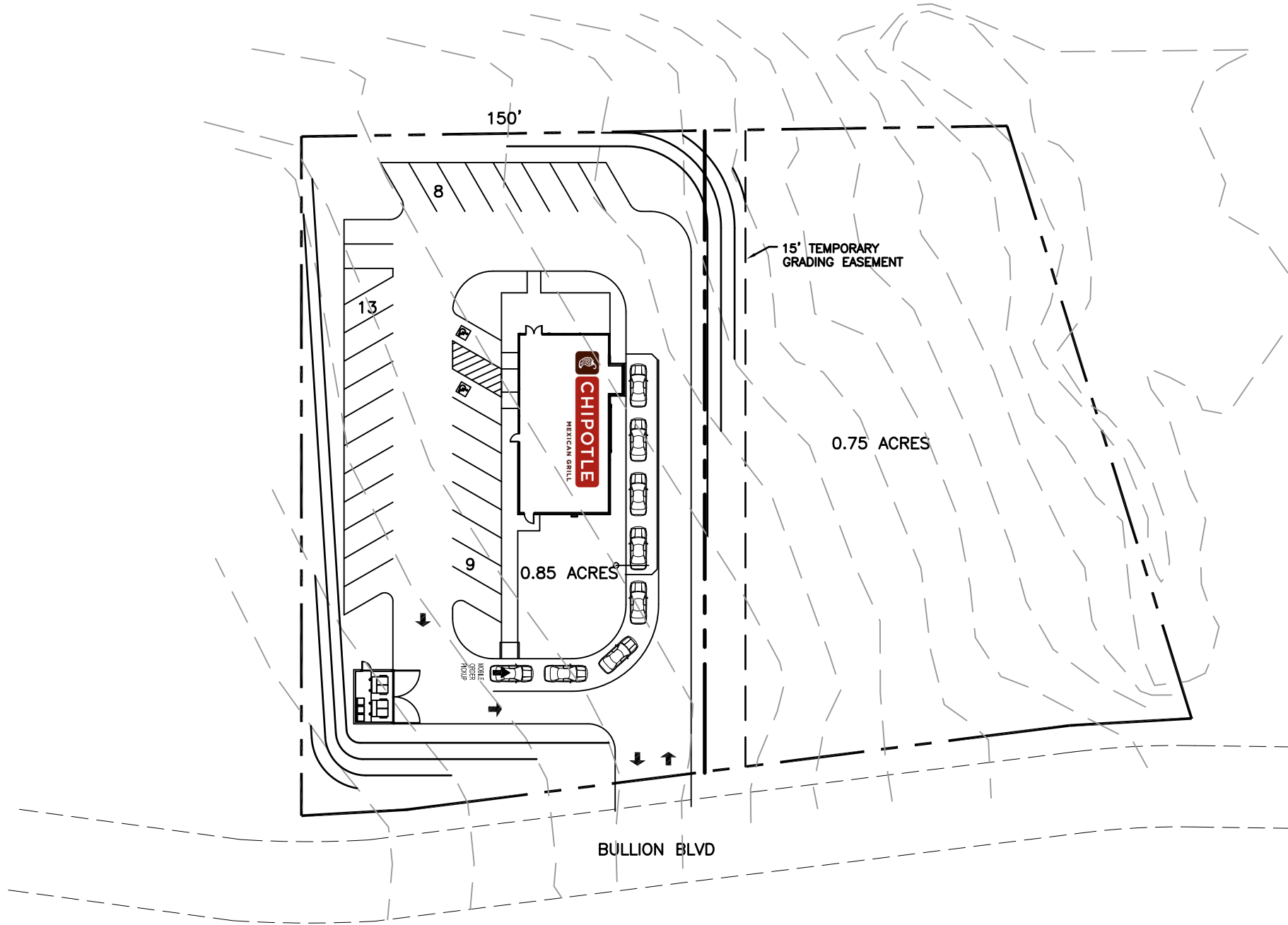
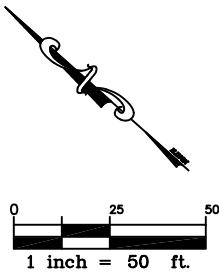


CROSS BROOK LANE

WINCHESTER BYPASS



EX CONTOURS ARE  
2' INTERVAL



SHEET NAME:  
PRELIMINARY GRADING  
PLAN

DATE: 03/26/2024

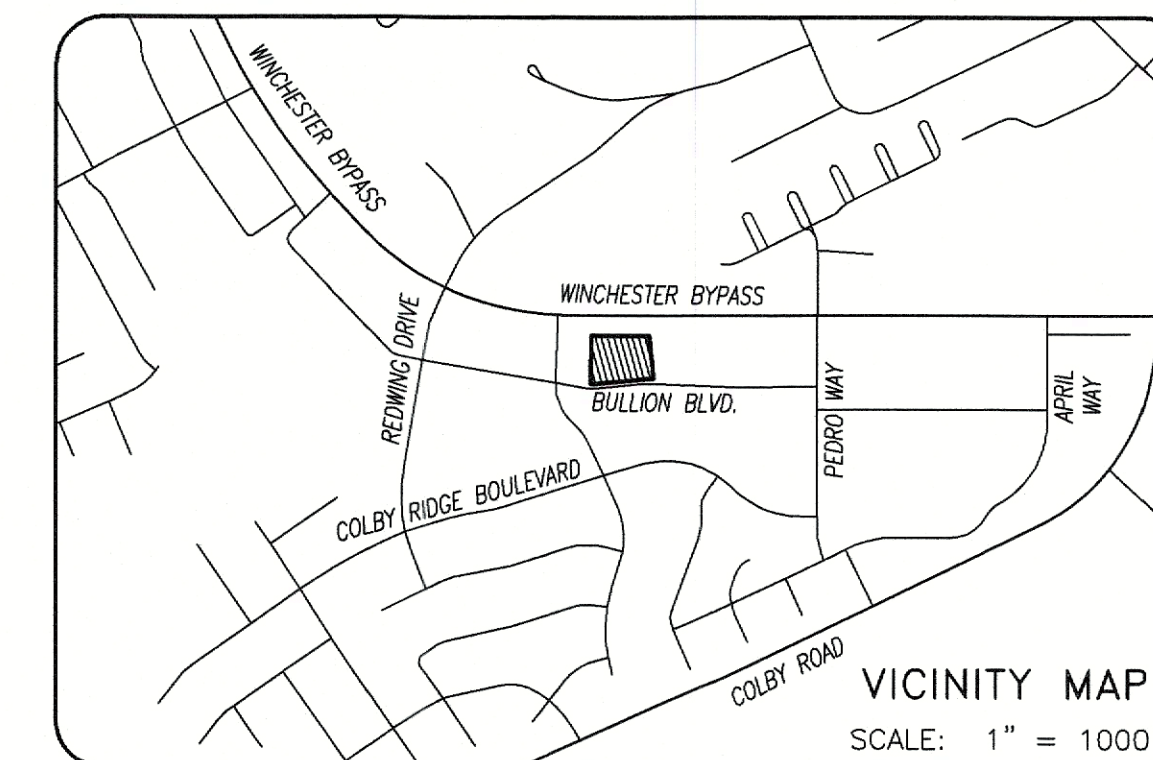
PROJECT:

**CHIPOTLE**  
WINCHESTER BYPASS (BULLION BLVD)  
WINCHESTER, KY

**BERRY**  
ENGINEERS LLC

63 BROAD ST NW  
CLEVELAND, TN 37311  
423-790-5880





SURVEYOR'S CERTIFICATION:

To: SPD Acquisitions, LLC; SDP KY Winchester 1, LLC and Chicagoo Title Insurance Company;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 12 & 16 of Table A thereof. The fieldwork was completed on June 10, 2024.

Date of Plat or Map

Robert L. Baldwin, KY PE 7504, KY PLS 1366  
Baldwin Engineering Corporation  
P.O. Box 4315, 116 S. Highland St.  
Winchester, KY 40392-4315

TABLE A ITEMS:

1. All monuments were found while conducting this survey.
2. The address for this property is 530 Bullion Boulevard.
3. A portion of this property is located in Zone AE and a portion is located in Zone X as shown on FEMA FIRM Map No. 210490C01022 dated June 5, 2012. The base flood elevation for this property is 941.3. The Zone X portion is above the BFE and the portion in Zone AE is below the BFE.
4. The Zone X and area for this property is 1,696 acrs, more or less.
5. Vertical relief was determined by ground survey to the extent possible using GPS equipment.
6. All substantial features observed in the process of conducting the fieldwork are shown on this survey.
7. Adjoining property owners are shown on this survey.
16. There is no evidence of recent earth moving work or building construction as of the date of this s  
BUT/PT

LEGAL DESCRIPTION:

The property referred to herein is situated in me County of Clatk, State of Kentucky, and is described as follows:

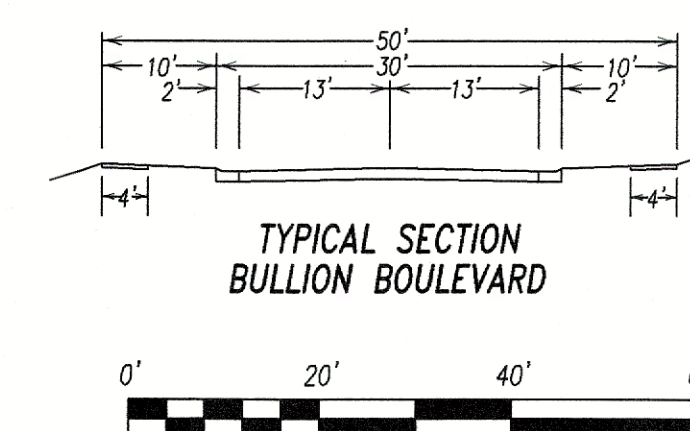
Being Parcel 32 as shown on plat of record in Plat Slide Number 2522, in the Clark County Clerk's Office, Kentucky.

SCHEDULE B, PART II

- 1-14. Items are not survey related.
15. Property shown herein is not affected by the Deed of Right to the Commonwealth of Kentucky dated 1-12-1967, and recorded in Deed Book 179, page 204.
- 26-21. Items are not applicable to this property.
22. Easement recorded in Deed Book 472, Page 853, to City of Winchester, Kentucky, in the Clark County Clerk's Office, Kentucky is shown along Bullion Boulevard.
23. Easement recorded in Deed Book 474, Page 126, to City of Winchester, Kentucky, in the Clark County Clerk's Office, Kentucky is shown along Bullion Boulevard.
24. Item is not applicable to this property.
- 25-26. Construction Easements noted in these items have expired.
27. Item is not applicable to this property.
28. Easement Agreement recorded in Deed Book 333, Page 344to Kentucky Development Venture One, LLC, in the Clark County Clerk's Office, Kentucky is shown near the Winchester ByPass.
- 29-31. Items are not applicable to this property.
32. Drainage Easement Agreement recorded in Deed Book 428, Page 525 to Rite Aid of Kentucky, Inc., in Clark County Clerk's Office, Kentucky may be applicable to this property concerning any future construction of a detention pond in a non-defined area. Rite Aid of Kentucky never constructed any detention pond on the area now designated as Brooks Parcel 32.
33. Easement recorded in Deed Book 404, Page 281 to BellSouth Telecommunications, Inc., in the Clark County Clerk's Office, Kentucky is shown along Bullion Boulevard.
- 34-44. Conditions are provided on the record plots of record in Plat Book Side 1141, 1152, 1154, 1231, 1398B, 1570, 1628, 1712, 1737, 1769 and 1738B, in the Clark County Clerk's Office, Kentucky are shown on this survey.

LEGEND:

- Water Meter
- ✕ Water Valve
- ✕ Gas Valve
- ✕ Gas Meter
- Gas Line Marker
- Gas Line Test Station
- Power Pole
- △ Anchor
- WMU Survey Point
- ✕ Sign
- Mailbox
- Manhole
- ✕ Fire Hydrant
- ✕ Right of Way Marker
- Telephone Box
- ✕ Electric Box
  - Fence Post
- Cleanup
- Iron Pin Found
- Iron Pin Set
- P.K. Nail in Road
- P.K. Nail in Fence Post
- P.K. Nail in Tree
- Railroad Spike Found
- ✕ Fence



**Baldwin  
Engineering**  
116 South Highland Street - P.O. Box 4315  
Winchester, Kentucky 40392

ALTA/NSPS LAND TITLE SURVEY  
BROOKS PARCEL 32  
530 BULLION BOULEVARD

PLOTTED	
6/21/24 @ 9:00 BY RLB	
SCALE	DATE
1" = 20'	6/10/24
FILE NO.	FILENAME
24-6716	BRPARCEL32
FIELD BOOK	.CRD FILE
330-70	BRCLD
DRAWN BY	CHECKED BY
DLB	RLB

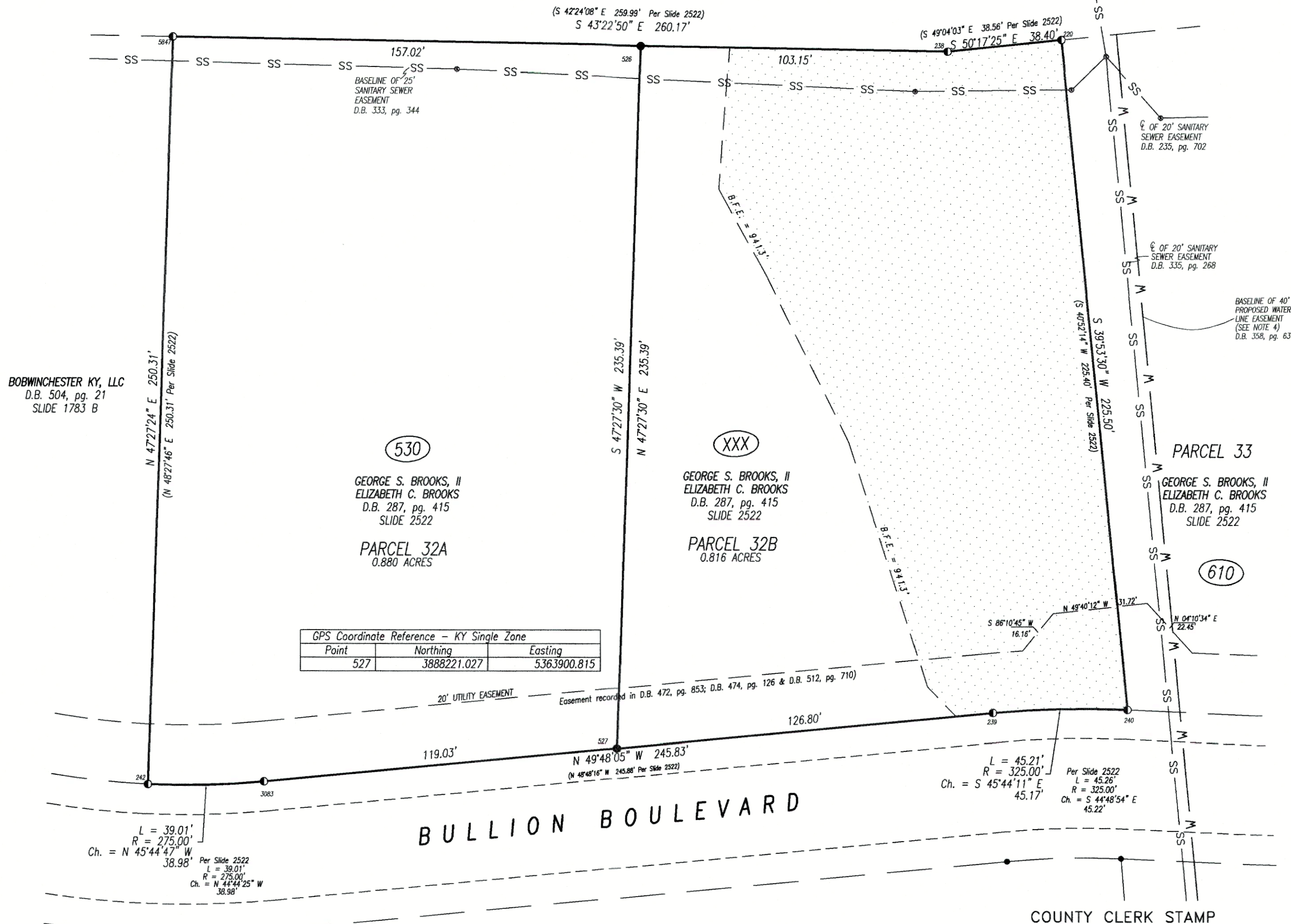
SHEET  
1 OF 1



NOTES:

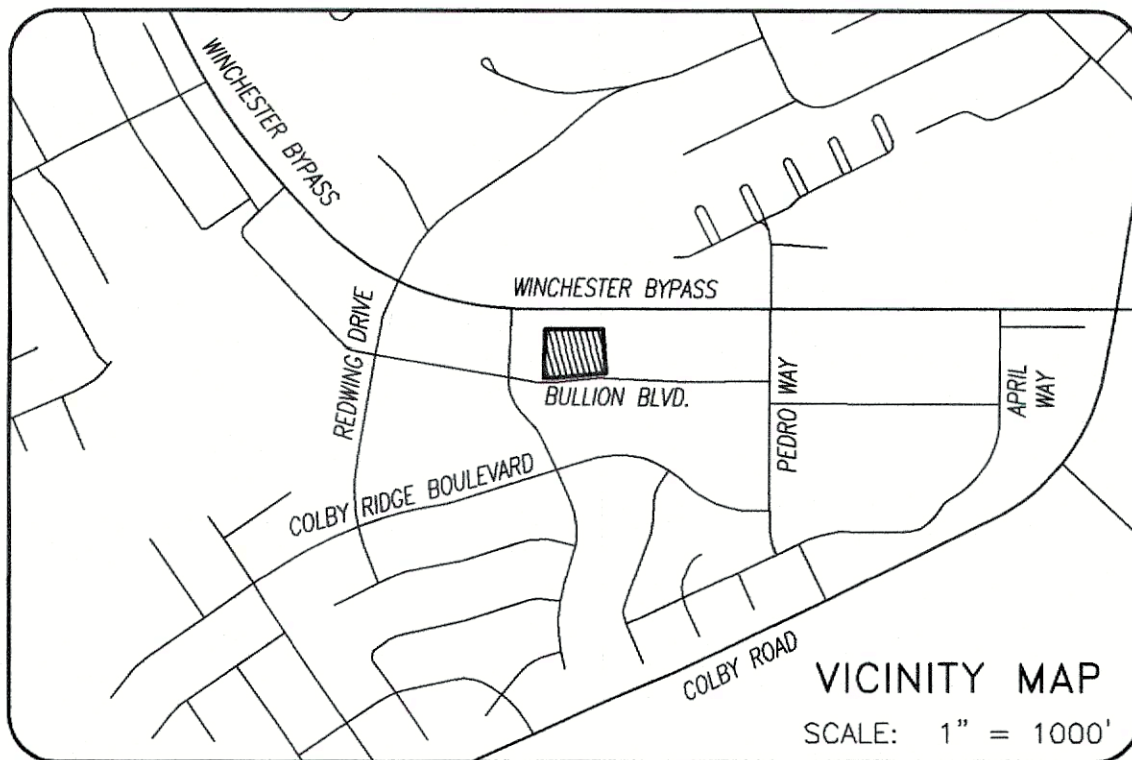
- Parcel 32A and Parcel 32B platted hereon are the same as Parcel 32 as shown on Slide 2522.
- The 25' Sanitary Sewer Easement extends 10 feet to the left (west) and 15 feet, more or less, to the right (east) of the baseline.
- Flood plain indicated hereon is scaled from FEMA FIRM Map No. 21049C0102C dated June 5, 2012 and does not represent an actual field survey by Baldwin Engineering Corporation. Any structure proposed for this property which is suspected to be in the flood plain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100-year flood elevation.
- The 40' Water Line Easement extends 30 feet to the left (west) and 10 feet, more or less, to the right (east) of the baseline.
- This property is zoned planned development.
- The client is Joe Pegram, Streamline Development Partners, 825 Sisk Avenue, Suite 200, Oxford, Mississippi.
- This plat of survey represents a boundary survey and complies with 201 KAR 18:150.

WINCHESTER BYPASS



LEGEND:

- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366" Set this Survey
- Sanitary Sewer Manhole
- Flood Plain Extents
- Address



OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Rose Mary C. Brooks, by deed dated December 16, 1988, and recorded in Deed Book 287, page 415 in the Clark County Clerk's office, and do hereby adopt this as my (our) record plat for this property. \* SEE ALSO: D.B. 337, pg. 158

Witness	Owner
Address	Owner
Address	Address
Date	Address

LAND SURVEYOR'S CERTIFICATION

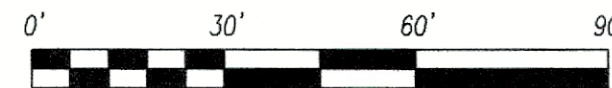
I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:20,000+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is an Urban survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to State Plane Coordinates, NAD 83, Kentucky Single Zone.

Date 8/7/24 Robert L. Baldwin, PE, PLS  
116 S. Highland St. P.O. Box 4315  
Winchester, Kentucky 40392-4315

COMMISSION'S CERTIFICATION

I do hereby certify that this record plat conforms with the regulations of the Winchester-Clark County Planning Commission, and that it has been approved for recording in the office of the Clark County Court Clerk.

Date 8/7/24 Planning Commission Secretary



Z:\BROOKSTU\Brooks\Record Plats\BROOKS17.dwg

PLOTTED: 8/7/24 @ 3:10 BY DLB

RECORD PLAT  
GEORGE S. BROOKS  
ELIZABETH C. BROOKS

530 BULLION BOULEVARD

SCALE 1" = 30'	DATE 8/7/24
FILE NO. 24-6716	FILENAME BROOKS17
FIELD BOOK 330-70	CRD FILE BRCLD
DRAWN BY DLB	CHECKED BY RLB

**Baldwin  
ENGINEERING**

116 South Highland Street - P.O. Box 4315  
Winchester, Kentucky 40392