

# FOR SALE

105 Means Drive, Nicholasville, KY 40356



WHITE  OAK  
COMMERCIAL REAL ESTATE



# Property Highlights

For Sale: \$1,200,000

Square Footage: 19,097 SF

Built in 2007

1.59 Acres

Front Building is 4,378 SF on the first floor and 2,870 SF on second floor. Previously a retail showroom and office. Space is temperature controlled and sprinkled.

Back warehouse is +-12,000 SF with 1 dock and 2 drive in doors (14'x16' and a 10'x10'). Ceiling in center of warehouse is +-23'.

Easement that provides circulation around the adjacent owners property.

# Demographics

	2016	10 Minutes	15 Minutes	25 Minutes
<b>Total Housholds</b>		25,366	66,590	140,568
<b>Total Population</b>		64,947	163,122	345,122
<b>AVG Household Income</b>		\$59,758	\$56,551	\$50,684

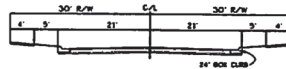


# Site Plan

**SITE STATISTICS**

**ZONE:** H-1  
**AREA OF SURVEY:** 7.01 ACRES  
**FRONT:** LOT 1 = 246 ACRES  
 LOT 2 = 430 ACRES  
**AFTER:** LOT A = 1.94 ACRES  
 LOT B = 3.81 ACRES  
 LOT C = 1.61 ACRES  
**MINIMUM LOT SIZE:** 1.94 ACRES (LOT A)

**SETBACKS:**  
**FRONT YARD:** 30'  
**REAR YARD:** 40'  
**SIDE YARD:** N/A



**METHOD OF SURVEY**

THIS SURVEY WAS CONDUCTED VIA RANDOM OFFSET TRAVERSE WITH EACH CORNER TIES AT AN UNADJUSTED TRANGLE SINGLE STATION OF 1432.000 USING A TRIPLEX VLS-1 ROBOTIC TOTAL STATION THE BEARINGS ARE ROTATED TO NORTHERLY STATE BEARING ZONE COORDINATES. THIS SURVEY CONSTITUTES AN URBAN SURVEY.

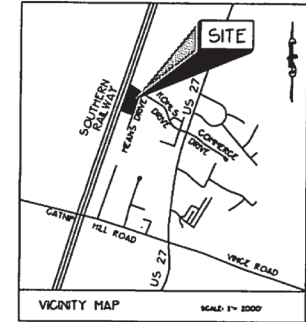
BY: DON FRAZEE  
 REG. NO. 12474-448  
 PLS. EXP. 08-00-00-04-00  
 SOUTHERN RAILWAY (D.O.W. 1 1977)  
 ON 14 19 50'00" E 623.743'

**CERTIFICATE OF APPROVAL FOR RECORDING**

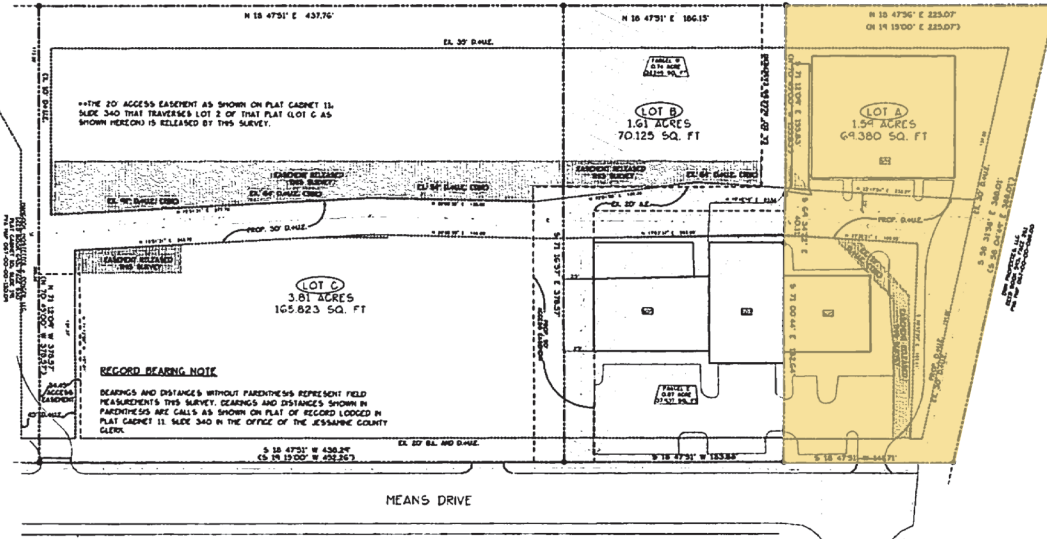
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HENRIKSVILLE JESSAMINE COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE NOTES OF THE HENRIKSVILLE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHIEF OF SECRETARY, PLANNING COMMISSION DATE

**PLAT CABINET SLIDE**



**Lot A For Sale**



**NOTES**

- THE HENRIKSVILLE CITY ORDINANCE PREVENTS THE HENRIKSVILLE BOARD OF ADJUSTMENT FROM GRANTING ANY VARIANCE FROM A SUBDIVISION OR LOT REQUIREMENT IMPOSED BY EITHER THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES OF THE CITY OF HENRIKSVILLE IF THE VARIANCE WAS MADE NECESSARY BY THE ENFORCEMENT OF A DEED OF RESTRICTIONS EFFECTING THESE LOTS.
- THERE IS BUT NOT SHOWN A SIX FOOT (6') DRAINAGE AND UTILITY EASEMENT ON EITHER SIDE OF ALL LOT LINES UNLESS OTHERWISE NOTED.
- ADDITIONAL FIRE HYDRANTS SHALL BE INSTALLED AT THE OWNER'S EXPENSE AND TO CITY SPECIFICATIONS IF ANY BUILDINGS ARE LOCATED MORE THAN 750 FEET FROM AN EXISTING FIRE HYDRANT. IF A BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM, A FIRE HYDRANT MEETING CITY OF HENRIKSVILLE SPECIFICATIONS SHALL BE INSTALLED OR LOCATED WITHIN 300 FEET OF THE FIRE DEPARTMENT CONNECTION AND SHALL BE LOCATED WITHIN 10 FEET OF A PAVED SURFACE ROADWAY CAPABLE OF ACCESS BY AND OF SUPPORTING A FIRE APPARATUS.
- STREET NUMBERS WILL BE ASSIGNED BY THE ADMINISTRATIVE OFFICER WHEN BUILDING PERMITS ARE ISSUED.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO CONSTRUCT THEIR OWN CURBS, A DRAINAGE SHALL OR STORM SEWER WITHIN THE DRAINAGE AND UTILITY EASEMENTS IN ACCORDANCE WITH APPLICABLE CITY REGULATIONS. WHEN THE PROPERTY IS BUILT ON, THE DESIGN FOR THESE STORM DRAINAGE FACILITIES SHALL BE REVIEWED AND APPROVED BY THE HENRIKSVILLE PLANNING COMMISSION PRIOR TO CONSTRUCTION. NO FLOODING SHALL BE INDUCED BY THE STRUCTURE AT THE 100 YEAR RETURN FREQUENCY.
- NO GRADING, EXCAVATING, STEPPING, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN ERECTION AND SEWER CONTROL PLAN.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION. CONSTRUCTION ON THESE LOTS SHALL CONFORM TO THAT PLAN.
- ACCESS EASEMENTS SHOWN HEREON ARE NOT ALTERNATES NOR ARE THEY TO BE PUBLICLY MAINTAINED. MAINTENANCE OF SAME SHALL BE BY AGREEMENT BETWEEN EFFECTED PROPERTY OWNERS AND/OR OTHER PRIVATE PARTIES.
- THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL BE NOT LESS THAN 2 FEET ABOVE THE HIGHEST TOP OF THE FIRST DOWN GRADE SANITARY SEWER MANHOLE. PAST THE SERVICE CONNECTION FOR THE STRUCTURE, FOR BASEMENT SERVICE, THE BASEMENT FLOOR ELEVATION SHALL BE NOT LESS THAN 2 FEET ABOVE THE HIGHEST TOP OF THE FIRST DOWN GRADE MANHOLE. PAST THE SERVICE CONNECTION FOR THE STRUCTURE, AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A SANITARY SEWER FLOOR ELEVATION IS LESS THAN 3 FEET ABOVE THE TOP OF THE PUMP STATION WELLS SERVING THE AREA. UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN INDIVIDUAL SEWAGE PUMPING FACILITY AT THE STRUCTURE WITH THE ELEVATION OF THE DRAINAGE POINT MEETING THE REQUIRED DISTANCES ABOVE THE TOPS OF THE MANHOLES AND PUMP STATION WELLS, AND HAS EXECUTED A WAIVER AND RELEASE AND HOLDING HARMLESS AGREEMENT WITH THE CITY OF HENRIKSVILLE.

**RECORD BEARING NOTICE**

BEARINGS AND DISTANCES WITHOUT PARENTS'S DISTANCE FIELD MEASUREMENTS THIS SURVEY. BEARINGS AND DISTANCES SHOWN IN PARENTS'S ARE CALLS AS SHOWN ON PLAT OF RECORD LOGGED IN PLAT CABINET 11, SLIDE 340 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.

**FLOOD PLAN NOTE**

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COVENANT-FRAME, NO. 211130000G, DATED JUNE 1, 2011, THE SUBJECT PROPERTY IS NOT SITUATED WITHIN A FLOOD PLAIN.

**LEGEND**

- CASEMENT LINE
- ACCESS EASEMENT LINE
- SETBACK LINE
- O/E --- OVERHEAD ELECTRIC
- G --- GAS LINE
- W --- WATER LINE
- S --- SANITARY SEWER
- SET MONUMENT
- P/C - IRON PIN w/CAP (DIAMETER = 3/8") UNLESS OTHERWISE NOTED
- EXISTING MONUMENT (AS NOTED)
- △ REFERENCE POINT (NO MONUMENT SET)

**PURPOSE OF PLAT**

THE PURPOSE OF THIS MINOR SUBDIVISION PLAT IS TO AMEND THE PLATS OF RECORD LOGGED IN PLAT CABINET 11, SLIDES 339-340 AND PLAT CABINET 10, SLIDE 377 IN THE JESSAMINE COUNTY CLERK'S OFFICE, SAID AMENDMENT BEING TO DIVIDE PARCEL W (0.74 AC) FROM WHAT WAS FORMERLY LOT 2 AND OTHER PARCEL C (0.87 AC) FROM WHAT WAS FORMERLY LOT 1 AND THEN CONSOLIDATE PARCELS W AND C RE-NAMING IN LOT D (1.61 AC) AND LEAVING 1.94 AC REMAINING IN LOT A AND 3.81 AC IN LOT C AS WELL AS TO RE-ESTABLISH UTILITY AND ACCESS EASEMENTS BASED ON EXISTING UTILITIES.

**UTILITY NOTES**

- THE UNDERGROUND UTILITIES SHOWN ARE FOR EASEMENT PURPOSES ONLY AND HAVE BEEN LOCATED FROM FIELD SURVEY OF OCCURRED EVIDENCE AND UTILITY PROVIDED INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES CORRESPOND ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE EXACT LOCATIONS OF INDOOR UTILITY CASEMENTS WERE NOT DETERMINED ON PLAT OF RECORD LOGGED IN PLAT CABINET 11, SLIDE 340 IN THE JESSAMINE COUNTY CLERK'S OFFICE. THE AMENDED EASEMENT RE-ESTABLISHED BY THIS PLAT IS DEFINED BY BEARING AND DISTANCE.

**EASEMENT RELEASE NOTE**

**CERTIFICATE OF UTILITIES CONSENT**

WE, THE UNDERSIGNED UTILITIES' CONSENT AND ADOPT THE CONTAINED EASEMENTS HEREIN AND RELEASE ALL CLAIMS TO EASEMENTS INCONSISTENT WITH THOSE SHOWN HEREON.

SIGNED HENRYKUT UTILITIES	DATE
SIGNED WINDYBROOK	DATE
SIGNED DELTA NATURAL GAS COMPANY, INC.	DATE
SIGNED HENRIKSVILLE PUBLIC UTILITIES	DATE
SIGNED JESSAMINE WATER DISTRICT NO. 1	DATE



**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE HENRIKSVILLE, KENTUCKY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE FINAL PLAT TO THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I (WE) ARE (THE OWNERS) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE PROPERTY BOUNDARY RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, AND WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AND TO DEDICATE ALL PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED IN ACCORDANCE WITH THE CITY OF HENRIKSVILLE SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED.

CONVEYANCE PROPERTIES OF KY, LLC DATE  
 BLUE MOON RESTROOMS, INC. DATE

**PLAT NAME NOTE**

PREVIOUSLY RECORDED PLATS INCLUDE:

- PLAT CABINET 10, SLIDE 376
- PLAT CABINET 10, SLIDE 376
- PLAT CABINET 11, SLIDE 330
- PLAT CABINET 11, SLIDE 339
- PLAT CABINET 11, SLIDE 340

MINOR SUBDIVISION PLAT  
 BEING AN  
 AMENDED RECORD PLAT  
**COMMERCE CENTER UNIT 2**  
 LOTS 1 + 2, BLOCK E

- DEED BOOK 755, PAGE 395
- DEED BOOK 755, PAGE 274
- PLAT CABINET 10, SLIDE 377
- PLAT CABINET 11, SLIDE 339
- PLAT CABINET 11, SLIDE 340

OWNERS  
 CORNERSTONE PROPERTIES OF KY, LLC,  
 3400 HARRISBURG ROAD  
 HENRIKSVILLE, KY. 40356

BLUE MOON RESTROOMS, INC.,  
 104 MEANS DRIVE  
 HENRIKSVILLE, KY. 40356

**HORNE ENGINEERING, INC.**  
 ENGINEERS - PLANNERS - LAND SURVEYORS  
 216 SOUTH MAIN STREET - HENRIKSVILLE, KY. 40356  
 PHONE: (606) 665-4441 FAX: (606) 665-5160

SCALE: 1" = 60' DWG. BY: CDG DWG. NO: 17-05-0415  
 DATE: 05/14/2017 CDD: 07/14/17  
 FILE: G:\SC256708\170415\170415.DWG  
 DATE OF SURVEY: 05/14/2017

THIS SURVEY REPRESENTS A  
 BOUNDARY SURVEY AND COMPLEES  
 WITH 201 KAR 18.150.