CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.

5/14/01
DATE

OXFORD DRIVE (OLD U.S. HWY. 62)

Georgetown-Scott County Planning Commission

CHERRY BLOSSOM PHASE 1
PLAT SLIDE 2431

SITE STATISTICS

ZONE – R-1C (P.U.D.)
TOTAL AREA 29.08 Ac.
LOTTED AREA – 20.71 Ac.
TOTAL No. OF LOTS = 92
AREA IN R.O.W. – 5.37 ACRES
LOTS PER ACRE = 3.52 (DENSITY)
AVERAGE LOT SIZE – 9,800 SQ. FT.
MINIMUM LOT SIZE – 7,500 Sq.Ft.
L.F. OF STREETS – 5950
BUILDING LINE – 25'
REAR YARD – 25'
SIDE YARD – 7.5'

NOTE:
LOTS 1-3, 7-10, 11-15 SHALL HAVE MINIMUM FFE=859.60.
NOTE:
LOTS 19-53 SHALL HAVE A MINIMUM FFE=849.00'.

COVENANTS AND RESTRICTIONS

SEE LIST OF COVENANTS AND RESTRICTIONS OF RECORD IN D.B. ____ Pg. ____ IN THE SCOTT COUNTY CLERK'S OFFICE.

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE DEVELOPMENT PLAN SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE CITY OF GEORGETOWN FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

5/14/2001
DATE

SIGNATURE AND TITLE OF FIRE DEPT. REP.

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 SCOTT COUNTY JOINT PLANNING COMMISSION FOR A CLASS "B" SURVEY AND THE MONUMENTS ARE AS SHOWN.
THE METHOD OF SURVEY WAS Radial Traverse
ERROR OF CLOSURE IS 1:7,500
ANGULAR ERROR IS 00°00'10" per angle point
BEARINGS AND DISTANCES HAVE (NOT) BEEN ADJUSTED FOR CLOSURE.
BASIS FOR BEARINGS SHOWN IS Plat Slide 2407

Donald R. Mills 1001
SURVEYOR DATE
11-15-1999
DATE OF SURVEY

CHERRY BLOSSOM GOLF COURSE PLAT SLIDE 2407

SHADING INDICATES GREENSPACE/ DRAINAGE EASEMENT

10' DRAINAGE EASEMENT

WATER ELEVATION 834.50 FOR 100 YR IN EASEMENT

12' LANDSCAPE BUFFER ESMT.

30' UNDISTURBED R/W

NOTE:
HOMEOWNERS IN THIS SUBDIVISION SHALL BE PART OF THE CHERRY BLOSSOM HOMEOWNERS ASSOCIATION.

CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

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

____ 20__
(CHAIRMAN, SCOTT JOINT PLANNING COMMISSION)

CHERRY BLOSSOM GOLF COURSE ART U, PG.958 PLAT SLIDE 2407

NOTE: FIRE PROTECTION TO BE PROVIDED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT (PER GEORGETOWN FIRE DEPT).

10' DRAINAGE EASEMENT

EXISTING TREELINE TO BE PRESERVED

JOHN McDANIEL
C/O HOWARD PROPERTIES
W.B. 2, PG.707

OWNER'S INFORMATION
OWNERS: BILL & STEPHEN HOWARD
ADDRESS: 3691 CLEVELAND ROAD
LEXINGTON, KY. 40516
PHONE: (606) 333-7777

100 0 100 200
SCALE : 1" = 100'

CENTERLINE 30' RESERVED R/W
EXISTING PAVEMENT (WIDTH VARIES) -2.00%

OXFORD DRIVE, TYPICAL SECTION
n.t.s

TYPICAL STREET SECTION A-A
n.t.s

TYPICAL STREET SECTION B-B
n.t.s

TYPICAL STREET SECTION C-C
n.t.s

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY ____ (I) THAT STREETS STORMWATER MANAGEMENT AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND CONFORM TO CITY/COUNTY REGULATIONS FOR THE DEVELOPMENT ENTITLED ____
OR (II) THAT A SURETY BOND HAS BEEN FILED WITH THE ____ IN THE AMOUNT OF $____ TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

May 14 20 01
(COMMISSION SECRETARY)

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT: ____

SHALL SUPPLY ____

WITH ELECTRICITY AND/OR GAS AS REQUIRED THAT THE PLANS AND SPECIFICATIONS FOR SAID PROJECT ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

5/08/01 ____ (ELECTRIC CO. OFFICER)
5/08/01 ____ (TELEPHONE CO. OFFICER)
4/18/01 ____ (GAS COMPANY OFFICER)
DATE

CERTIFICATION OF PROVISION OF WATER SERVICES

I HEREBY CERTIFY THAT ____

HAS REVIEWED THE THE PLANS AND SPECS. FOR THE PROPOSED WATER DISTRIBUTION SYSTEM FOR THE ____

THAT THE WATER DISTRIBUTION SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE PROPER DISTRIBUTION OF WATER, AND THAT ____ SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES.

APRIL 20 20 01
(authorized company official)

CERTIFICATION OF THE PROVISION of SEWERAGE

I HEREBY CERTIFY THAT ____

HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED SEWERAGE SYSTEM FOR THE ____

THAT THE SEWERAGE SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY, AND THAT ____

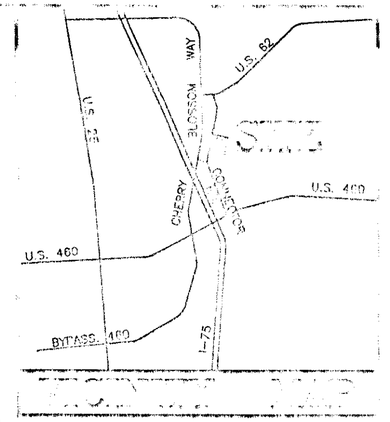
SHALL SUPPLY SAID DEVELOPMENT WITH SEWAGE DISPOSAL SERVICES.

4/26 20 01
(authorized company official)

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT IM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN/PLAT OF THE DEVELOPMENT WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE GEORGETOWN-SCOTT COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, UNLESS OTHERWISE NOTED.

4/19 20 01
(owner's signature)



NOTE:
GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) WILL NOT PERFORM SERVICES OR ACCEPTANCE UNTIL ALL APPLICABLE RULES OF GMWSS AND THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION HAVE BEEN MET AND THE PUBLIC IMPROVEMENTS ARE INSPECTED AND FOUND TO HAVE BEEN CONSTRUCTED AND FOR WHICH PAYMENT HAVE BEEN COMPLETED TO THE SATISFACTION OF GMWSS.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	83.51'	275.00'	S 80°27'39" E	83.18'	17°23'58"
C2	101.27'	275.00'	S 57°43'41" E	100.72'	21°05'57"
C3	114.59'	275.00'	S 36°27'39" E	113.75'	23°52'25"
C4	147.61'	275.00'	S 17°02'42" E	145.85'	30°44'49"
C5	109.22'	275.00'	S 01°30'00" E	108.51'	22°45'30"
C6	105.21'	275.00'	S 13°51'45" W	104.57'	21°55'30"
C7	114.59'	275.00'	S 35°51'45" W	113.75'	23°52'25"
C8	101.27'	275.00'	S 59°43'41" W	100.72'	21°05'57"
C9	83.51'	275.00'	S 80°27'39" W	83.18'	17°23'58"
C10	83.51'	275.00'	N 82°08'42" W	83.18'	17°23'58"
C11	101.27'	275.00'	N 59°43'41" W	100.72'	21°05'57"
C12	114.59'	275.00'	N 36°27'39" W	113.75'	23°52'25"
C13	147.61'	275.00'	N 17°02'42" W	145.85'	30°44'49"
C14	109.22'	275.00'	N 01°30'00" W	108.51'	22°45'30"
C15	105.21'	275.00'	N 13°51'45" E	104.57'	21°55'30"
C16	114.59'	275.00'	N 35°51'45" E	113.75'	23°52'25"
C17	101.27'	275.00'	N 59°43'41" E	100.72'	21°05'57"
C18	83.51'	275.00'	N 80°27'39" E	83.18'	17°23'58"
C19	38.60'	25.00'	S 43°02'00" E	35.00'	88°29'00"
C20	27.54'	25.00'	N 13°33'55" E	26.13'	63°07'13"
C21	89.55'	25.00'	S 71°51'00" W	50.03'	205°11'00"
C22	27.47'	25.00'	S 47°00'00" W	26.13'	62°56'52"
C23	58.73'	25.00'	S 36°13'15" W	48.10'	134°34'49"
C24	44.50'	25.00'	N 19°46'43" W	38.93'	102°00'00"
C25	59.35'	25.00'	N 63°00'00" W	48.20'	136°00'00"
C26	15.45'	25.00'	S 70°13'12" W	15.20'	35°24'25"
C27	37.39'	25.00'	N 88°49'45" W	34.13'	85°41'30"
C28	39.59'	25.00'	N 28°00'25" W	35.57'	90°42'10"
C29	32.20'	25.00'	N 02°49'45" E	30.57'	73°48'49"
C30	24.13'	25.00'	N 01°14'30" W	23.22'	55°18'38"
C31	17.53'	25.00'	N 19°48'47" E	17.17'	40°10'37"
C32	18.55'	25.00'	N 38°13'15" E	18.12'	42°30'20"
C33	29.24'	25.00'	N 47°38'00" W	27.61'	67°00'18"
C34	29.20'	25.00'	S 19°45'33" W	27.58'	66°56'36"
C35	29.25'	25.00'	S 08°07'28" E	27.62'	67°02'21"
C36	11.54'	25.00'	S 28°47'23" E	11.44'	26°26'32"
C37	18.15'	25.00'	S 43°52'09" E	17.75'	41°35'00"
C38	10.34'	25.00'	S 58°16'59" E	10.27'	23°41'41"
C39	95.31'	25.00'	N 23°14'29" W	47.81'	218°31'01"
C40	79.55'	25.00'	N 69°02'24" E	50.00'	182°13'13"
C41	100.04'	25.00'	N 20°57'36" W	50.00'	229°04'47"
C42	17.42'	25.00'	N 79°51'04" W	17.06'	39°55'09"
C43	74.56'	25.00'	S 54°10'33" W	49.68'	170°50'13"
C44	07.27'	25.00'	N 20°47'08" E	07.24'	16°39'46"
C45	58.15'	25.00'	S 15°48'08" W	48.76'	133°15'34"
C46	32.20'	25.00'	S 02°48'45" W	30.57'	73°48'49"
C47	27.54'	25.00'	S 10°33'55" W	26.13'	63°07'13"
C48	22.23'	25.00'	N 82°11'36" W	21.52'	50°57'51"
C49	54.44'	25.00'	N 00°57'51" W	44.14'	124°46'14"
C50	57.24'	25.00'	N 00°22'25" E	48.39'	131°12'48"
C51	17.42'	25.00'	N 79°51'04" W	17.06'	39°55'09"
C52	30.34'	25.00'	N 88°17'01" W	28.43'	69°31'03"

FINAL SUBDIVISION PLAN

HOWARD PROPERTY

OXFORD DRIVE (OLD U.S. HWY. 62)
GEORGETOWN, SCOTT COUNTY, KENTUCKY

STATE OF KENTUCKY
MICHAEL H. HOFFMAN
2586
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE:	DATE:
1"= 100'	3/29/2000
REVISED:	DRAWN BY:
2-14-01	T. L.
CAD NAME:	JOB NUMBER
Z:\1818\1818-05\FINALSUB\WELLS	1818.05

THOROUGHBRED ENGINEERING Inc.
SURVEYORS • ENGINEERS • PLANNERS
110 E. MAIN ST. GEORGETOWN, KY. 40324 (502) 863 – 1756