

CERTIFICATION OF THE AVAILABILITY OF SEWAGE DISPOSAL SERVICE

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMSS) HAS THE CAPACITY WITHIN THE SEWER COLLECTION SYSTEM TO SUPPLY CHERRY BLOSSOM VILLAGE PH. 4-EX WITH SEWAGE DISPOSAL SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL ONSITE AND OFFSITE PLANS AND SPECIFICATIONS FOR THE PROPOSED SYSTEM. CONSTRUCTION OF THE SEWER COLLECTION SYSTEM TO BE AT THE COST OF THE DEVELOPER, BUILT TO GMSS APPROVED SPECIFICATIONS AND APPROVAL BY GMSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT.

1-27, 2005
 Billy Jenkins
 (authorized company official)

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.

1/6/05
 DATE
 Signature
 REPRESENTATIVE

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 "A" SURVEY. METHOD OF SURVEY WAS RANDOM TRAVERSE ERROR OF CLOSURE IS 1:30,000 ANGULAR ERROR IS 2" PER ANGLE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. BASIS FOR BEARINGS SHOWN IS DEED OF RECORD IN D.B. 196, PG. 638.

1-05-05
 SURVEYOR
 DATE OF SURVEY

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (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.

Signature
 (owner's signature)

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY: (1) THAT STREETS STORMWATER MANAGEMENT FACILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY/COUNTY SPECIFICATIONS IN THE DEVELOPMENT ENTITLED: CHERRY BLOSSOM VILLAGE PHASE 4.

OR: (2) THAT A SECURITY BOND IN THE AMOUNT OF \$62,640 HAS BEEN POSTED WITH THE LEGISLATIVE BODY OF SCSC

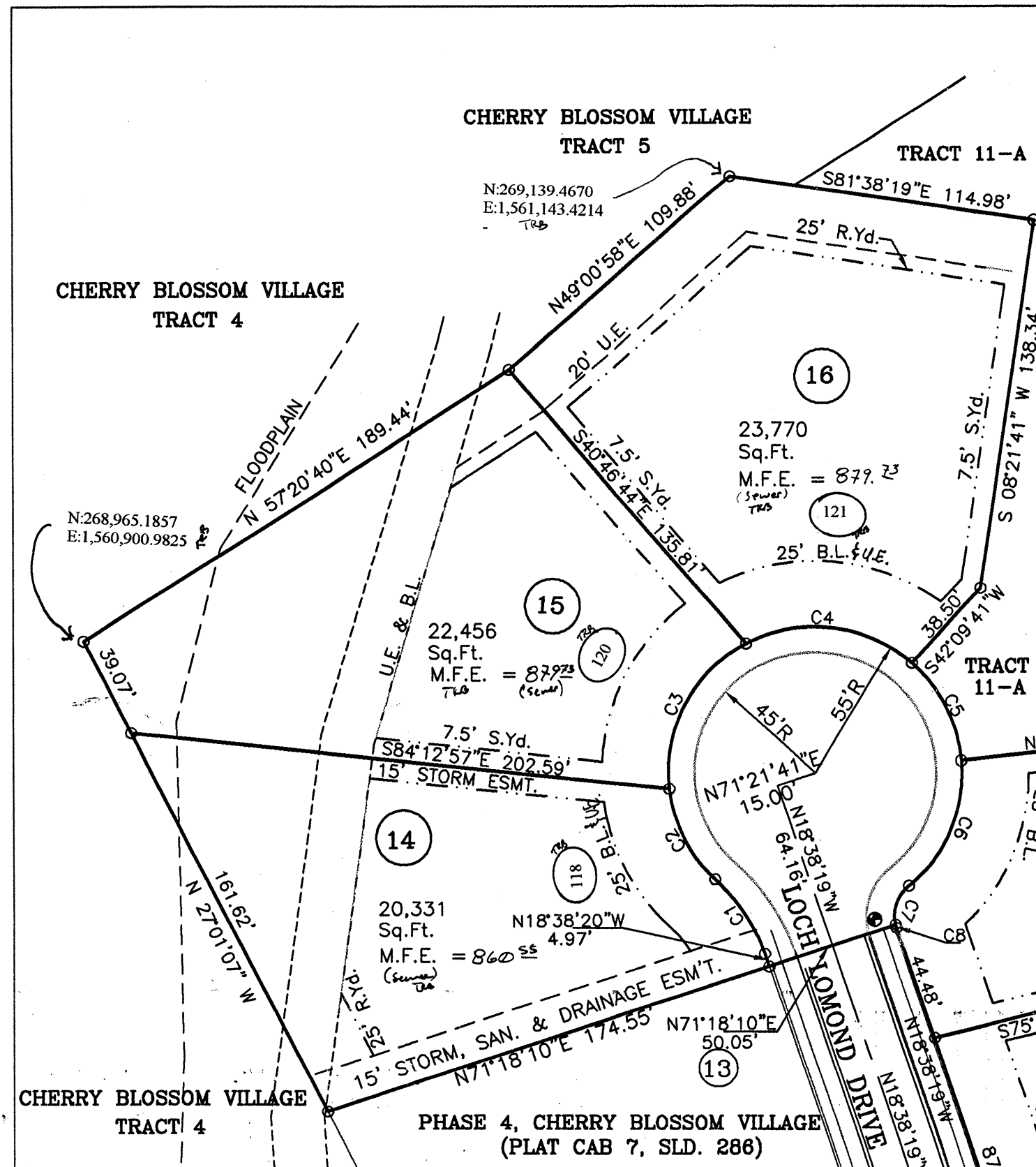
KENTUCKY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

3/9, 2005
 Signature
 (COMMISSION ENGINEER)

CERTIFICATE OF AVAILABILITY OF WATER

I HEREBY CERTIFY THAT KENTUCKY-AMERICAN WATER COMPANY CAN SUPPLY THE DEVELOPMENT SHOWN HEREON ENTITLED CHERRY BLOSSOM VILLAGE PHASE 4 WITH WATER PURSUANT TO COMPANY RULES AND REGULATIONS.

12/27/04
 APPROVING AGENT DATE

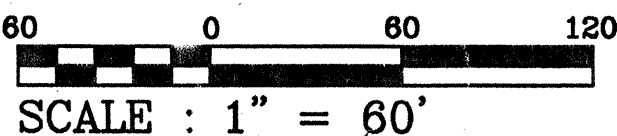


(SEE PREVIOUS CONSOLIDATION PLAT @ CAB. 8, SLD. 245)

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 noted in the minutes of the Planning Commission and that it has been approved for recording in the County Clerk's Office.

3/10/05
 Signature
 Chairman/Secretary
 Georgetown-Scott County Planning Commission



LODGED FOR RECORD
 SLIDE # 284
 AT 2:35 P.M.

MAR 11 2005
 SCOTT COUNTY
 DONNA B. PERRY, CLERK

FINAL SUBDIVISION PLAT

**CHERRY BLOSSOM VILLAGE,
 PHASE 4-EX
 LOCH LOMOND DRIVE - EXTENDED
 CHERRY BLOSSOM VILLAGE, GEORGETOWN, KY.**

UTILITY EASEMENT DESCRIPTION

EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, BELL SOUTH, GMSS, COLUMBIA GAS COMPANY, ADELPHIA... THEIR SUCCESSORS, ASSIGNS AND LEASEES, THE RIGHT TO TRIM OR REMOVE ANY / ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENT OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED AND NO LANDFILL, OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON SAID EASEMENT AFTER INSTALLATION OF FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS. ALL LOT LINES NOT HAVING AN EASEMENT INDICATED WILL HAVE A 5' EASEMENT ON THEM. HOWEVER, SHOULD LOTS BE CONSOLIDATED IN THE FUTURE, AND NO UTILITY LINES ARE WITHIN SAID SIDE EASEMENTS, THE SIDE EASEMENTS ALONG THE CONSOLIDATED LINES BECOMES NULL AND VOID. FURTHERMORE;

I HEREBY CERTIFY THAT:

SHALL SUPPLY THE

WITH ELECTRIC/GAS/TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

02/02/05
 DATE
 RALEIGH E. DANTON
 ELECTRIC CO. OFFICER
 1/3/05
 DATE
 GARY A. JONES
 GAS CO. OFFICER
 12/17
 DATE
 RAYMOND BANNETT
 TELEPHONE CO. OFFICER
 1-4-05
 DATE
 W. CABLE OFFICER

'x' Chisled into curb box
 EL- 873.66

CURVE GEOMETRY

C1 A=34.54' R = 70.00' Ic=28°16'24" CH=S 32°46'32" E CL = 34.19'	C5 A=41.99' R = 55.00' Ic=43°44'41" CH=N 26°53'03" W CL = 40.98'
C2 A=39.00' R = 55.00' Ic=40°37'29" CH=S 26°35'59" E CL = 38.19'	C6 A=53.30' R = 55.00' Ic=55°31'29" CH=N 22°45'02" E CL = 51.24'
C3 A=65.59' R = 55.00' Ic=68°19'36" CH=S 27°52'34" W CL = 61.77'	C7 A=16.82' R = 15.00' Ic=64°14'31" CH=N 18°23'31" E CL = 15.95'
C4 A=66.43' R = 55.00' Ic=69°12'15" CH=N 83°21'31" W CL = 62.47'	C8 A=1.29' R = 15.00' Ic=04°54'34" CH=N 16°11'02" W CL = 1.28'

CERTIFICATE OF STREET LIGHT APPROVAL

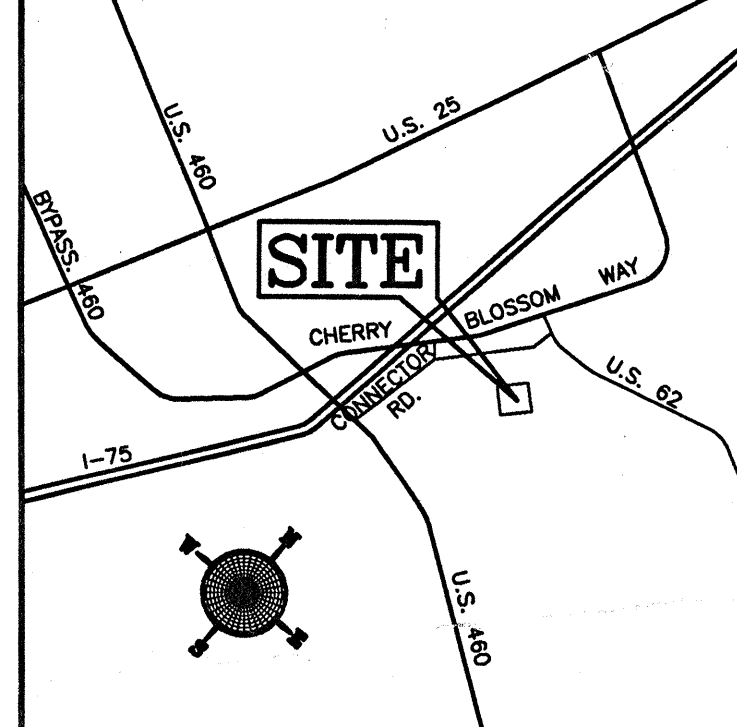
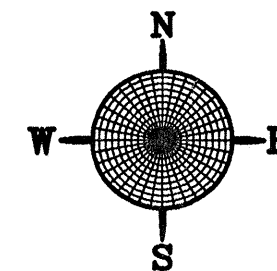
I hereby certify that a security bond or letter of credit in the amount of \$_____ has been posted with the City Engineer's office to insure completion of street lights for Cherry Blossom Phase 4-EX in the case of default.

City Engineer Date

DEVELOPER/OWNER INFORMATION

OWNER: CHERRY BLOSSOM DEVELOPMENT Co., L.L.C.
 ADDRESS: 620 ANDOVER VILLAGE DRIVE
 LEXINGTON, KENTUCKY 40509
 TELEPHONE: (859) 229-4117

STATE OF KENTUCKY MICHAEL H. HOFFMAN 2566 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE: 1" = 60'	DATE: 12-15-04
	REVISED:	DRAWN BY: T. L.
	Z:\1789-051\PHASE4 EXTENDED	JOB NUMBER 1789.33.3
	PH4-A EX-FSD DWG	



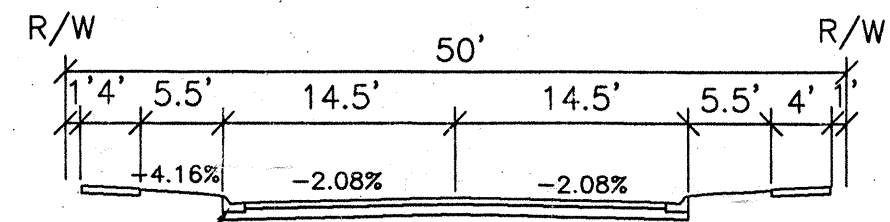
VICINITY MAP

SITE STATISTICS

ZONE - R-1C (PUD)
INTENDED USE - SINGLE FAMILY RESIDENTIAL
TOTAL AREA - 1,761.4 Ac.
LOTTED AREA - 1,526.4 Ac.
No. of LOTS - 3
LOTS PER AC. - 1.703
AREA IN R.O.W. - 0.235 Ac.
MIN. LOT SIZE - 20,331 Sq.Ft.
AVG. LOT SIZE - 22,164 Sq.Ft.
L.F. OF STREET - 132 L.F.
SIDE YARD SETBACK - 7.5'
REAR YARD SETBACK - 25'
FRONT YARD SETBACK - 25'

NOTES:

- ALL INTERIOR SIDE LOT LINES SHALL HAVE A 7' BellSouth AND ~~U.E.~~ EASEMENT ON EITHER SIDE (14' TOTAL ESMT. WIDTH).
- FIRE HYDRANT LOCATIONS SHALL BE AS REQUIRED BY GEORGETOWN FIRE DEPARTMENT.
- ALL EXISTING SUBSTANTIAL TREELINES SHALL BE PRESERVED WHERE FEASIBLE.
- ALL INTERIOR SIDE LOT LINES SHALL HAVE A 7.5' SIDE YARD ON EITHER SIDE CREATING 15' MINIMUM DISTANCE BETWEEN RESIDENCES.
- FLOODPLAIN INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM COMMUNITY PANEL No 210 207 0090B OF THE F.E.M.A. (FIRM) MAP.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH AN IRON BAR (SET) WITH AN I.D. CAP # 2586 UNLESS OTHERWISE NOTED.



NO PARKING ON THIS SIDE (PER POSTAL CARRIER) SIGNAGE TO BE INSTALLED

SECTION - LOCH LOMOND DRIVE (EXISTING)
 n.t.s



THOROUGHbred ENGINEERING Inc.
 SURVEYORS • ENGINEERS • PLANNERS

110 E. MAIN ST. GEORGETOWN, KY. 40324 (502) 863 - 1756