

UTILITY EASEMENT DESCRIPTION

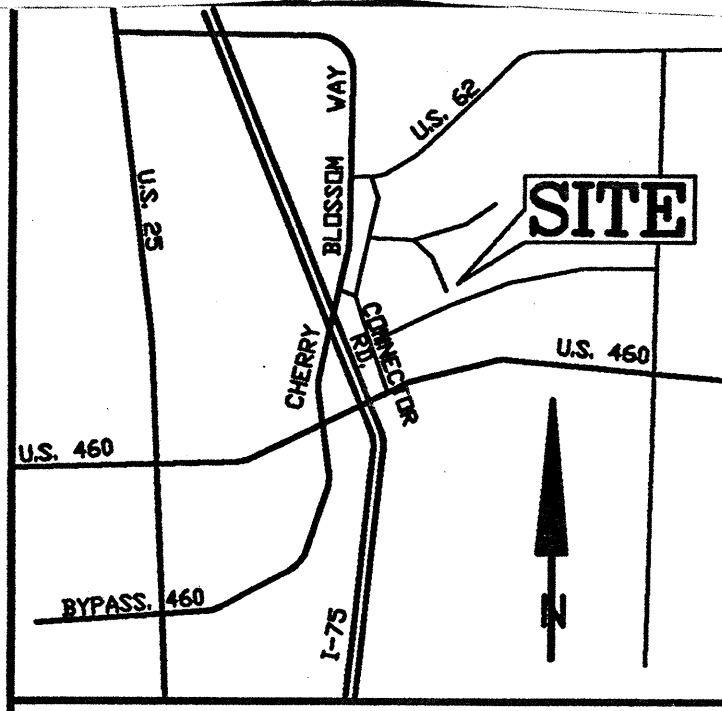
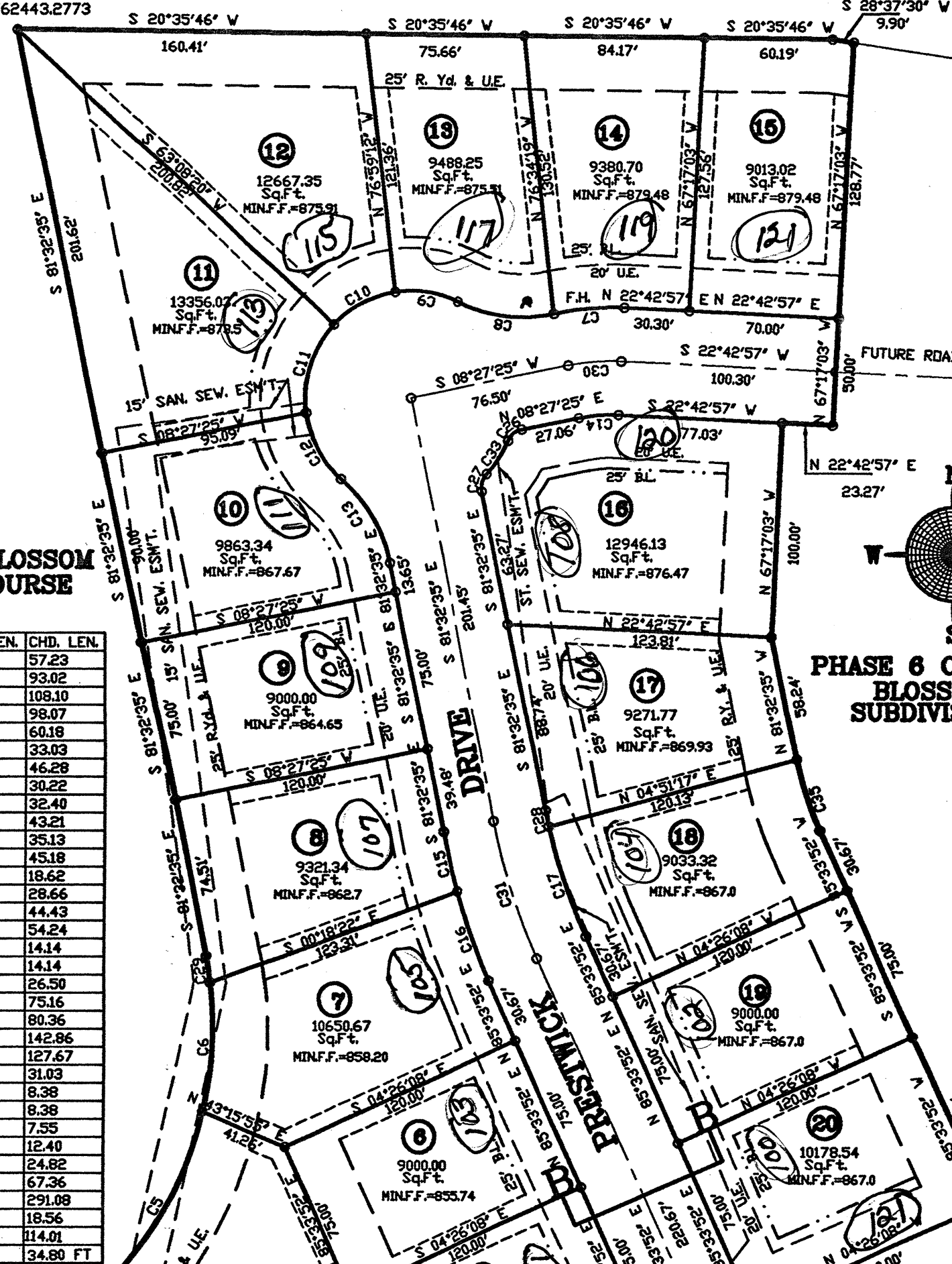
EASEMENTS GRANT AND CONVEY TO THE KENTUCKY UTILITIES COMPANY, BELL SOUTH, GWS, COLUMBIA GAS, ADELPHIA, THEIR SUCCESSORS, ASSIGNS AND LEASEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTOR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE 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 THE 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 EASEMENT ALONG THE CONSOLIDATED LINE BECOMES NULL AND VOID.

8-5-03 Raleigh D. Dorton - Blue Grass Energy
DATE ELECTRIC Co. OFFICER

DATE GAS Co. OFFICER
DATE TELEPHONE Co. OFFICER

STATE PLAIN
COORDINATE
NORTHING = 267250.3091
EASTING = 1562443.2773

CHERRY BLOSSOM GOLF COURSE



VICINITY MAP

CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY 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.

I CERTIFY THAT A SECURITY BOND IN THE AMOUNT OF \$10,000 HAS BEEN POSTED WITH THE LEGISLATIVE BODY OF SCOTTCOUNTY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT 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 HEREIN.

DATE 8/27/03
SIGNATURE AND TITLE OF FIRE DEPT. REPRESENTATIVE
CERTIFICATION OF FINAL SUBDIVISION PLAT

I hereby certify that the subdivision plat shown hereon has been reviewed and found to comply with the City of Georgetown, Kentucky, Fire Department Regulations, including any conditions of approval or exceptions, noted herein.

DATE 8/27/03
SIGNATURE AND TITLE OF FIRE DEPT. REPRESENTATIVE
CERTIFICATION OF FINAL SUBDIVISION PLAT

PHASE 6 CHERRY BLOSSOM SUBDIVISION

STATE PLAIN
COORDINATE
NORTHING = 266969.9473
EASTING = 1561593.8029

NOTE: BEARINGS SHOWN HEREON NEED TO BE ROTATED 00°39'31" CLOCKWISE TO BE ON STATE PLAIN COORDINATE BASIS.

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT IN (WE ARE) THE (OWNERS) 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.

DATE 8/27/03
SIGNATURE AND TITLE OF DEVELOPER

CERTIFICATION OF THE AVAILABILITY OF SEWAGE DISPOSAL SERVICE

I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWSS) HAS THE CAPACITY AND SEWER COLLECTION SYSTEM TO SUPPLY PHASE 5 CHERRY BLOSSOM VILLAGE WITH SEWAGE DISPOSAL SERVICES. PROVISION OF SERVICE WILL BE CONTINGENT UPON THE REVIEW AND APPROVAL OF ALL INSITE 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 GWSS APPROVED SPECIFICATIONS AND APPROVAL BY GWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT.

DATE 8/27/03
SIGNATURE AND TITLE OF DEVELOPER

NO.	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LEN.	CHD. LEN.
C2	18°28'31"	S 57°05'13" E	178.26	57.48	57.23
C3	30°35'27"	S 26°13'18" W	176.30	94.13	93.02
C4	35°42'19"	S 06°55'35" E	176.30	109.87	108.10
C5	32°17'45"	S 40°55'37" E	176.30	99.38	98.07
C6	19°39'08"	S 66°54'04" E	176.30	60.47	60.18
C7	15°11'05"	N 15°07'25" E	125.00	33.13	33.03
C8	38°36'14"	N 26°50'00" E	70.00	47.16	46.28
C9	35°10'53"	N 28°32'40" E	50.00	30.70	30.22
C10	37°48'53"	N 07°57'13" W	50.00	33.00	32.40
C11	51°12'05"	N 52°27'42" W	50.00	44.68	43.21
C12	41°08'21"	S 81°22'05" W	50.00	35.90	35.13
C13	37°39'30"	S 79°37'40" W	70.00	46.01	45.18
C14	14°15'32"	N 15°35'11" E	75.00	18.66	18.62
C15	05°03'13"	N 84°04'12" W	325.00	28.67	28.66
C16	07°50'20"	S 89°29'02" W	325.00	44.46	44.43
C17	11°19'11"	N 88°46'32" W	275.00	54.33	54.24
C18	90°00'00"	S 40°33'32" W	10.00	15.71	14.14
C19	90°00'00"	S 49°26'08" E	10.00	15.71	14.14
C20	03°59'45"	N 05°26'00" W	380.00	26.50	26.50
C21	11°21'04"	N 14°06'25" W	380.00	75.28	75.16
C22	12°08'23"	N 25°51'09" W	380.00	80.51	80.36
C23	21°40'09"	N 42°45'25" W	380.00	143.72	142.86
C24	23°00'51"	S 21°30'04" E	320.00	128.54	127.67
C25	05°33'31"	S 07°12'53" E	320.00	31.04	31.03
C26	55°28'55"	S 19°17'03" E	9.00	8.72	8.38
C27	55°28'55"	N 53°48'08" W	9.00	8.72	8.38
C28	01°34'22"	S 82°19'46" E	275.00	7.55	7.55
C29	04°01'55"	S 78°44'36" E	176.30	12.41	12.40
C30	14°15'32"	N 15°35'11" E	100.00	24.89	24.82
C31	12°53'32"	N 87°59'21" W	300.00	67.50	67.36
C32	49°08'37"	N 29°00'26" W	350.00	300.20	291.08
C33	20°57'50"	N 36°32'35" W	51.00	18.66	18.56
C34	20°31'21"	S 43°16'10" E	320.00	114.62	114.01
C35	12°53'32"	N 87°59'21" W	155.00	34.88	34.80 FT

Cal-7
SLIDE # 393
AT 11:35 A.M.
AUG 19 2003
15.00
SCOTT COUNTY
DONNA B. PERRY, CLERK
BY Kam, D.C.

PHASE 4 CHERRY BLOSSOM SUBDIVISION

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

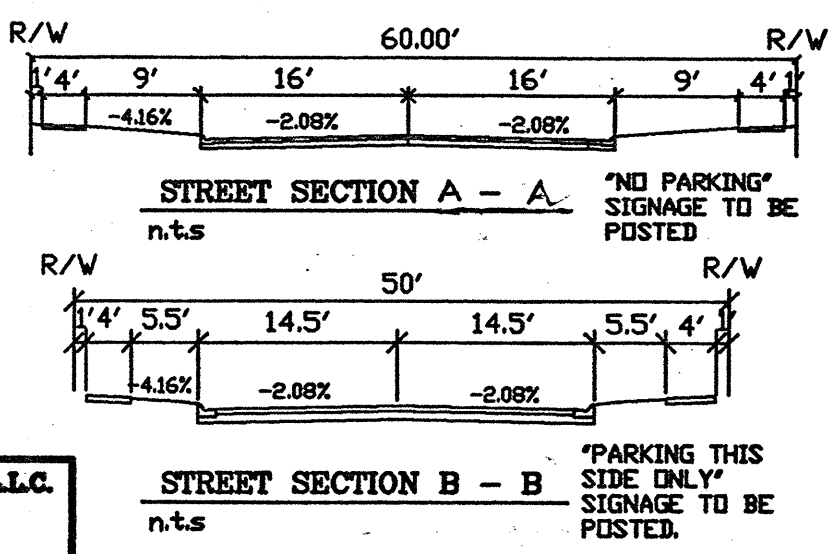
CERTIFICATE OF ACCURACY
I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SCOTT COUNTY JOINT PLANNING COMMISSION FOR A CLASS "A" SURVEY. METHOD OF SURVEY WAS RANDOM TRAVERSE ERROR OF CLOSURE IS 1/30,000 ANGULAR ERROR IS 2" PER ANGLE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. BASIS FOR BEARINGS SHOWN IS DEED OF RECORD IN D.B. 196, PG. 638.
DATE 8-10-03
OCTOBER, 1999
DATE OF SURVEY

DEVELOPER/OWNER INFORMATION
OWNER: CHERRY BLOSSOM DEVELOPMENT Co., LLC.
ADDRESS: 680 ANDOVER VILLAGE DRIVE
LEXINGTON, KENTUCKY 40509
TELEPHONE: (606) 229-4117

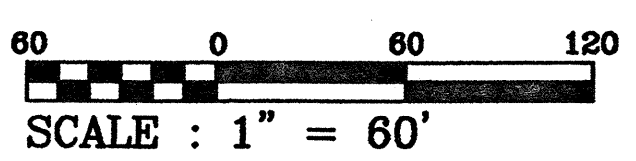
FINAL SUBDIVISION PLAT
CHERRY BLOSSOM VILLAGE
PHASE - 5
OXFORD DRIVE (OLD U.S. 62), SCOTT COUNTY, KENTUCKY

SITE STATISTICS

ZONE - R-1C (PUD)
INTENDED USE - SINGLE FAMILY RESIDENTIAL
TOTAL AREA - 8.809 Ac.
No. of LOTS - 27
LOTS PER AC.(NET) - 3.86
AREA IN R.O.W. - 1.826 Ac.
LOTTED AREA - 6.983 Ac.
MIN. LOT SIZE - 9,000 Sq.Ft.
AVG. LOT SIZE - 11,267 Sq.Ft.
L.F. OF STREET - 1,410.51 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' BELL SOUTH AND K.U. EASEMENT ON EITHER SIDE (1/4" 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.
 - CORNER LOT MAY OBTAIN APPROVAL FROM THE PLANNING COMMISSION FOR 2 DRIVEWAYS ALL OTHER LOTS SHALL BE LIMITED TO 1.
 - ALL LOT CORNERS SHALL BE MONUMENTED WITH AN IRON BAR (SET) WITH AN I.D. CAP # 2586 UNLESS OTHERWISE NOTED.



SCALE: 1"=60'
DATE: 07-25-03
REVISED:
DRAWN BY: T.L.
CAD NAME: 1789-34final
JOB NUMBER: 1789.034

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