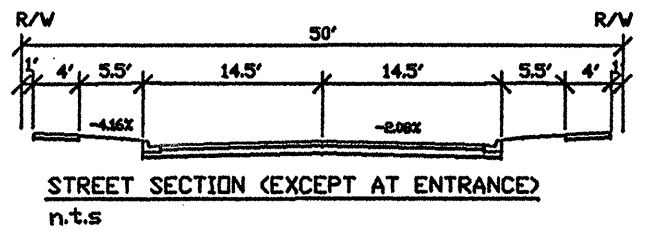


EXISTING PAVEMENT WIDTH VARIES  
AVERAGE 20'  
OXFORD DRIVE (60' R/W)  
n.t.s



**CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL.**

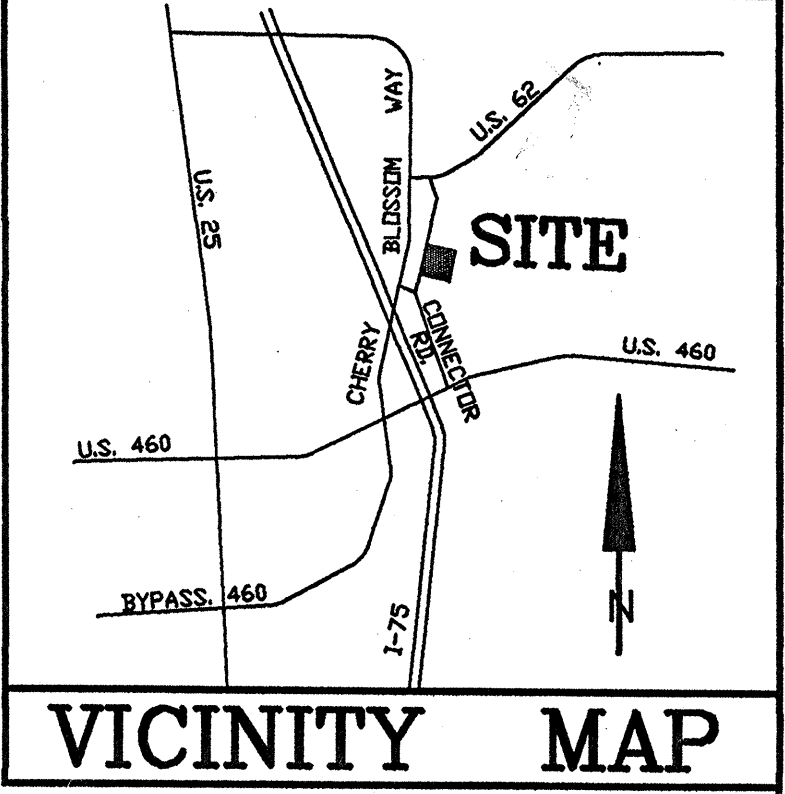
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved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

2/28/02  
*Christi Perkins*  
Chairman,  
Georgetown-Scott County Planning Commission

**CERTIFICATE OF OWNERSHIP**  
I DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND I ADOPT THIS PLAN OF SUBDIVISION OF MY OWN FREE CONSENT.  
*Walter A. Mearns, III* 2-21-02  
OWNER DATE

**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 AND THE MONUMENTS ARE AS SHOWN.  
*Brent Combs* 2-20-02  
SURVEYOR DATE

- NOTES:**
- ALL INTERIOR SIDE LOT LINES SHALL HAVE A 7' BLOSSOM AND KU EASEMENT ON EITHER SIDE (4' TOTAL ESMT WIDTH).
  - FIRE HYDRANT LOCATIONS SHALL BE AS REQUIRED BY GEORGETOWN FIRE DEPARTMENT.
  - ALL COMMON SIDE LOT LINES ON LOTS 41 THROUGH 54 SHALL HAVE 10' DRAINAGE EASEMENTS CENTERED ON SAID LOT LINES (5 FEET ON EITHER SIDE).
  - 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. 210.207.0908 OF THE F.E.N.A. (FIRM) MAP.
  - NO LOT SHALL HAVE DIRECT ACCESS TO OXFORD DRIVE, INTERNAL ACCESS ONLY.
  - 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 (EPT) WITH AN I.D. CAP # 2566 UNLESS OTHERWISE NOTED.
  - THERE SHALL BE NO DIRECT ACCESS TO OXFORD DRIVE.

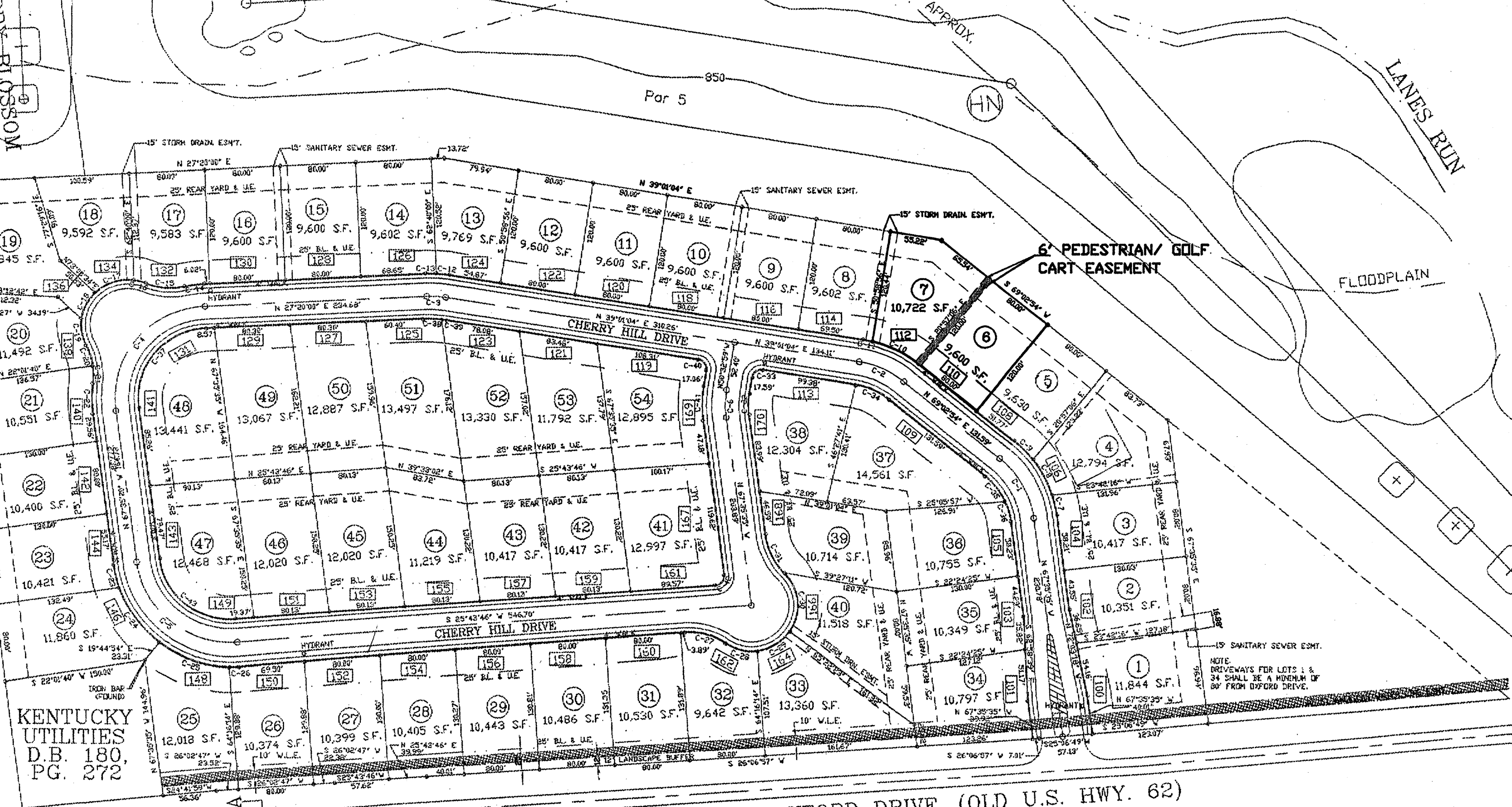


NOTE: GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) WILL NOT RECOMMEND ISSUANCE OF AN OCCUPANCY PERMIT UNTIL ALL REQUIREMENTS OF GMWSS AND THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION HAVE BEEN MET AND THE IMPROVEMENTS TO OFF-SITE WATER AND SEWER LINE CONSTRUCTION AND/OR LETTER OF CREDIT HAVE BEEN COMPLETED TO THE SATISFACTION OF GMWSS.

EAST KENTUCKY PAVING CORP  
D.B. 196, PG. 638

CHERRY BLOSSOM DEVELOPMENT  
D.B. 247, PG. 172

EVERETT JOHNSON  
LINDA JOHNSON  
D.B. 233, PG. 232



**SITE STATISTICS**

ZONE - R-1C (PUD)  
INTENDED USE - SINGLE FAMILY RESIDENTIAL  
TOTAL AREA - 16.84 Ac.  
NO. OF LOTS - 64  
LOTS PER AC - 3.20  
AREA IN R.O.W. - 2.8 Ac.  
LOTTED AREA - 14.04 Ac.  
MIN. LOT SIZE - 9600 Sq.Ft.  
AVG. LOT SIZE - 13,325 Sq.Ft.  
L.F. OF STREET - 2,404 L.F.  
SIDE YARD SETBACK - 7.5'  
REAR YARD SETBACK - 25'  
FRONT YARD SETBACK - 25'

**COVENANTS AND RESTRICTIONS:**  
SEE LIST OF COVENANTS AND RESTRICTIONS OF RECORD IN DEED BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AT THE SCOTT COUNTY COURT CLERK'S OFFICE.

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	43°21'31"	N 89°16'21" W	100.00	75.68	73.68
C-2	30°01'49"	S 54°01'59" W	100.00	52.41	51.82
C-3	11°41'04"	S 33°10'32" W	100.00	20.39	20.36
C-4	94°55'20"	N 20°07'40" V	100.00	165.67	147.36
C-5	36°40'54"	N 69°04'13" E	100.00	151.29	137.27
C-6	17°02'36"	N 59°04'17" V	100.00	29.75	29.64
C-7	10°04'16"	S 72°37'43" E	125.00	21.97	21.94
C-8	20°14'04"	S 87°46'52" E	125.00	44.14	43.92
C-9	13°03'12"	N 75°34'30" E	125.00	28.48	28.42
C-10	25°07'48"	N 56°24'05" E	125.00	54.82	54.39
C-11	04°49'06"	N 41°25'38" E	125.00	10.51	10.51
C-12	06°28'35"	N 35°46'47" E	125.00	14.13	14.12
C-13	05°12'29"	N 29°56'15" E	125.00	11.36	11.36
C-14	09°32'36"	N 22°33'42" E	125.00	20.82	20.80
C-15	34°23'28"	N 34°59'08" E	70.00	42.02	41.39
C-16	14°44'09"	N 44°48'47" E	50.00	12.86	12.82
C-17	51°43'28"	N 11°34'59" E	50.00	45.14	43.62
C-18	37°55'53"	N 33°14'41" W	50.00	33.10	32.50
C-19	34°51'08"	N 69°38'12" W	50.00	30.41	29.95
C-20	19°14'11"	N 77°26'40" W	70.00	23.50	23.39
C-21	15°09'17"	N 60°14'56" V	70.00	18.51	18.46
C-22	14°55'03"	N 60°07'49" W	125.00	32.54	32.45
C-23	11°27'02"	S 73°18'51" E	125.00	24.98	24.94
C-24	33°58'50"	S 83°58'13" W	125.00	74.13	73.05
C-25	36°25'54"	S 48°45'51" W	125.00	79.48	78.15
C-26	04°49'08"	S 28°08'20" W	125.00	10.51	10.51
C-27	37°39'30"	S 44°33'31" W	70.00	46.01	45.18
C-28	40°51'51"	S 42°57'21" W	50.00	35.66	34.91
C-29	47°09'02"	S 01°03'06" E	50.00	41.15	40.00
C-30	80°37'29"	S 64°56'21" E	50.00	70.36	64.70
C-31	37°39'30"	S 86°25'20" E	70.00	46.01	45.18
C-32	17°02'36"	S 59°04'17" E	75.00	22.31	22.23
C-33	89°34'04"	S 05°49'57" E	10.00	15.63	14.09
C-34	30°01'49"	S 54°01'59" V	75.00	39.31	38.86
C-35	26°28'54"	S 82°17'21" V	75.00	34.66	34.36
C-36	16°52'37"	N 76°01'54" V	75.00	22.09	22.01
C-37	94°55'20"	S 20°07'40" E	75.00	124.25	110.52
C-38	09°13'25"	S 31°56'43" V	125.00	20.12	20.10
C-39	02°27'39"	S 37°47'15" V	125.00	5.37	5.37
C-40	90°25'57"	S 84°14'03" V	10.00	15.78	14.20
C-41	17°02'36"	N 59°04'17" V	125.00	37.18	37.05
C-42	93°19'21"	S 20°53'55" E	10.00	16.29	14.55
C-43	86°40'54"	N 69°04'13" E	75.00	113.47	102.95

**PURPOSE NOTE:**  
THE PURPOSE OF THIS AMENDMENT IS TO ADD A 6' FT. EASEMENT CENTERED ON THE COMMON BOUNDARY LINE OF LOTS 8 AND 7 FOR PEDESTRIAN AND GOLF CART ACCESS.  
\* SEE PREVIOUS PLAT • PLAT SLIDE 2445.

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



SCALE: 1" = 100'  
LODGED FOR RECORD  
SLIDE # 137  
AT 2:55 P.M.

FEB 28 2002  
REC. FEE 15.00  
SCOTT COUNTY  
DONNA B. PERRY, CLERK  
BY *clm* D.C.

**MINOR EASEMENT AMENDMENT PLAT**  
**CHERRY BLOSSOM VILLAGE**  
**PHASE - 2**  
OXFORD DRIVE (OLD U.S. 62), SCOTT COUNTY, KENTUCKY

STATE OF KENTUCKY  
BRENT COMBS  
2402  
LICENSED PROFESSIONAL  
LAND SURVEYOR

SCALE: 1" = 100'  
REVISED: 2/17/89, 1/7/89-08  
DATE: 02/13/02  
DRAWN BY: RKR  
JOB NUMBER: 1789.08



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