

OXFORD DRIVE SECTION A - A  
n.t.s.

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.

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT IN (WE ARE) THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN 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.

*Michael H. Hoffman*  
12/14/2000  
Surveyor

**CERTIFICATION OF THE PROVISION OF SEWERAGE**

I HEREBY CERTIFY THAT G.M.W.S.S. HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED SEWERAGE SYSTEM FOR THE CHERRY BLOSSOM VILLAGE PHASE 2, THAT THE SEWERAGE SYSTEM OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY, AND THAT G.M.W.S.S. SHALL SUPPLY SAID DEVELOPMENT WITH SEWER DISPOSAL SERVICES.

*Michael H. Hoffman*  
12/14/2000  
Authorized Company Official

**CERTIFICATE OF ACCURACY**

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE SCOTT COUNTY JOINT PLANNING COMMISSION FOR A CLASS "A" SURVEY AND THE MONUMENTS ARE AS SHOWN.

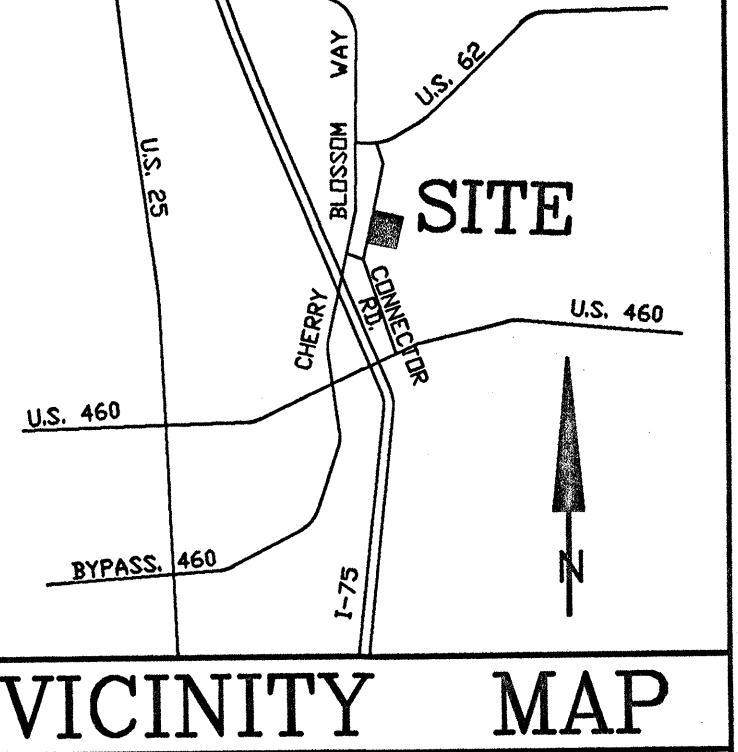
METHOD OF SURVEY WAS *Traverse*  
ERROR OF CLOSURE IS *0.0000*  
ANGULAR ERROR IS *0.0000*  
BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE  
BASIS FOR BEARINGS SHOWN IS *Magnetic*  
*Revised June 10, 2000*  
*Michael H. Hoffman*  
12/14/2000  
Surveyor

**UTILITY EASEMENT DESCRIPTION**

EASEMENTS GRANT AND CONVEY TO KENTUCKY UTILITIES COMPANY, SOUTH CENTRAL BELL, THEIR SUCCESSORS, ASSIGNS AND LESSEES THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS 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 LAND-FILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED UPON THE SAID EASEMENT AFTER INSTALLATION OF THE FACILITIES. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED TO USERS OF UTILITY EASEMENTS 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 EACH SIDE.

**NOTES:**

- ALL INTERIOR SIDE LOT LINES SHALL HAVE A 7' BELL SOUTH 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 00509 OF THE F.E.M.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 (SET) WITH AN I.D. CAP # 2596 UNLESS OTHERWISE NOTED.
- THERE SHALL BE NO DIRECT ACCESS TO OXFORD DRIVE.



**CERTIFICATE OF AVAILABILITY OF WATER**

I HEREBY CERTIFY THAT KENTUCKY-AMERICAN WATER COMPANY CAN SUPPLY THE DEVELOPMENT SHOWN HEREON ENTITLED CHERRY BLOSSOM VILLAGE PHASE 2 WITH WATER PURSUANT TO COMPANY RULES AND REGULATIONS.

*William W. White*  
12/14/2000  
Approving Agent

**SITE STATISTICS**

ZONE - R-1C (PUD)  
INTENDED USE - SINGLE FAMILY RESIDENTIAL  
TOTAL AREA - 16.84 Ac.  
No. of LOTS - 54  
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'

**CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES**

I HEREBY CERTIFY THAT:

SHALL SUPPLY THE CHERRY BLOSSOM VILLAGE PHASE 2 WITH ELECTRIC/TELEPHONE SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

*Michael H. Hoffman*  
12/14/2000  
Surveyor

**CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE**

I HEREBY CERTIFY THAT STREETS, OPEN SPACE, 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 2.

*Michael H. Hoffman*  
12/14/2000  
Surveyor

**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 exception of such variance, 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.

*Charles L. Purkin*  
12/14/2000  
Chairman, Georgetown-Scott County Planning Commission

LOTTED FOR RECORD

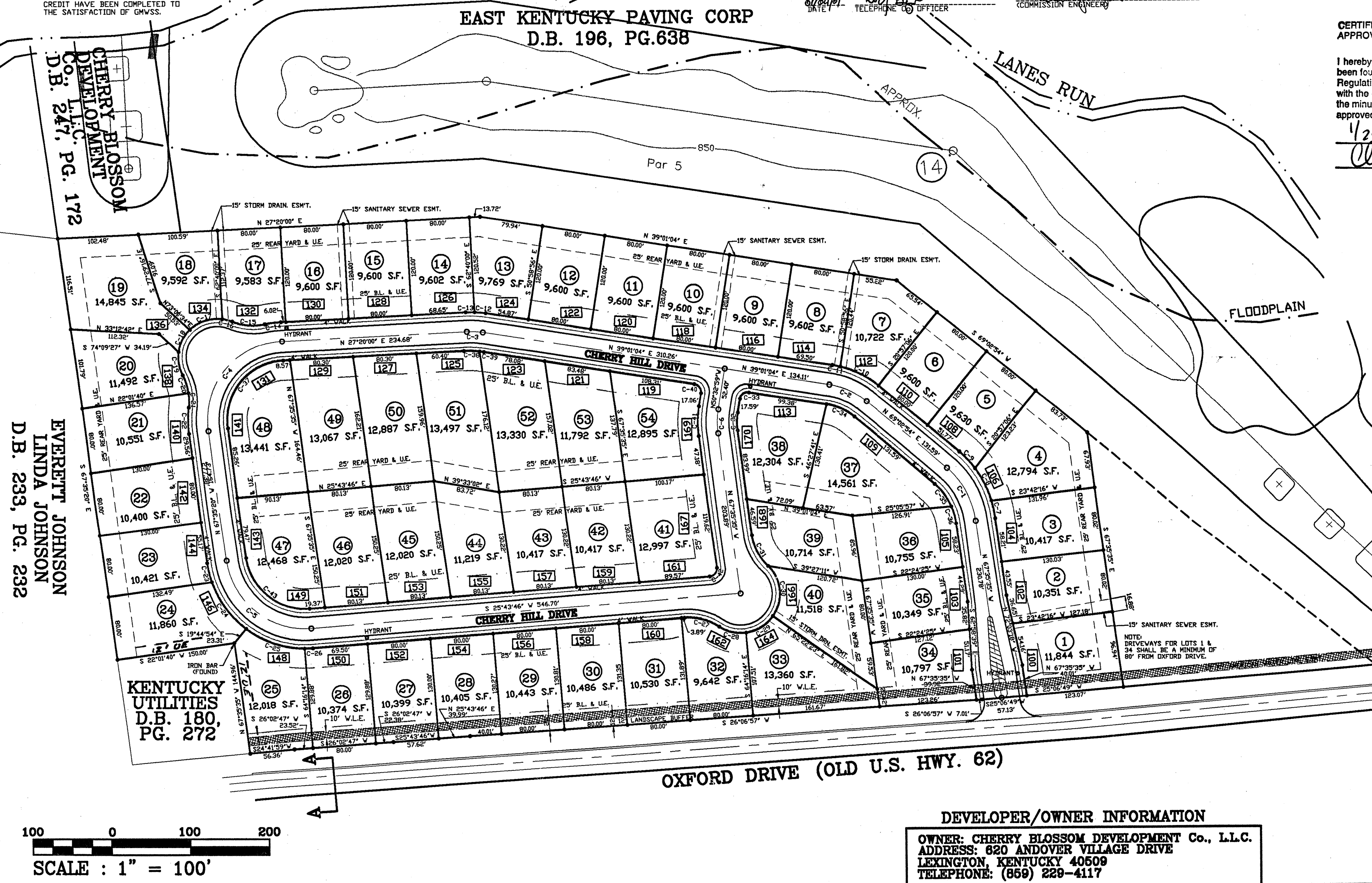
SLIDE # 1015

AT 9:20 A.M.

JAN 30 2001

REC. FEE \$150

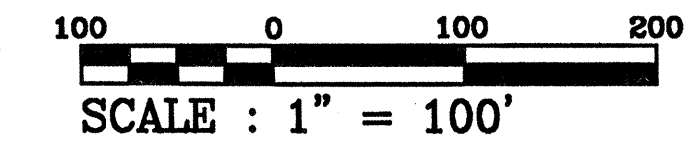
BY *Michael H. Hoffman*  
COUNTY CLERK



**COVENANTS AND RESTRICTIONS:**  
SEE LIST OF COVENANTS AND RESTRICTIONS OF RECORD IN DEED BOOK 1041 PAGE 211 AT THE SCOTT COUNTY 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	73.88
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" W	100.00	163.67	147.36
C-5	86°40'54"	N 69°04'13" E	100.00	151.29	137.27
C-6	17°02'36"	N 59°04'17" W	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" W	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°45'57" E	10.00	15.63	14.09
C-34	30°01'49"	S 54°01'59" W	75.00	39.31	38.86
C-35	26°28'54"	S 82°17'21" W	75.00	34.66	34.36
C-36	16°52'37"	N 76°01'54" W	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" W	125.00	20.12	20.10
C-39	02°27'39"	S 37°47'15" W	125.00	5.37	5.37
C-40	90°25'57"	S 84°14'03" W	10.00	15.78	14.20
C-41	17°02'36"	N 59°04'17" W	125.00	37.18	37.05
C-42	93°19'21"	S 20°55'55" E	10.00	16.29	14.55
C-43	86°40'54"	N 69°04'13" E	75.00	113.47	102.95



**DEVELOPER/OWNER INFORMATION**

OWNER: CHERRY BLOSSOM DEVELOPMENT Co., LLC.  
ADDRESS: 820 ANDOVER VILLAGE DRIVE  
LEXINGTON, KENTUCKY 40509  
TELEPHONE: (859) 229-4117

STATE OF KENTUCKY

*Michael H. Hoffman*  
2586  
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

DATE: 12/14/2000

REVISED:

DRAWN BY: RKR

JOB NUMBER: 1789-08

1789-PH2.DWG

**THOROUGHBRED ENGINEERING Inc.**

SURVEYORS • ENGINEERS • PLANNERS

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

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