

OWNERSHIP DEDICATION
 I HEREBY CERTIFY THAT I (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.

January 17, 2003
Michael Hoffmann
 (owner's signature)

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.

1/17/03
W.H. W...
 APPROVING AGENT 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 FOR A CLASS "A" SURVEY. METHOD OF SURVEY WAS RANDOM TRAVERSE WITH AN ELECTRONIC DISTANCE MEASURING DEVICE. 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. 186, PG. 638.

1-28-03
Michael Hoffmann
 SURVEYOR DATE

OCTOBER, 1999
 DATE OF SURVEY

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I HEREBY CERTIFY THAT SOUTH CENTRAL BELL, COLUMBIA GAS, BLUEGRASS ENERGY SHALL SUPPLY THE CHERRY BLOSSOM VILLAGE PHASE 4 WITH ELECTRIC/TELEPHONE/GAS SERVICES AND THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

1-20-03
R. C. ...
 DATE ELECTRIC CO. OFFICER

1/16/03
David ...
 DATE TELEPHONE CO. OFFICER

1/22/03
G. A. ...
 DATE GAS CO. OFFICER

UTILITY EASEMENT DESCRIPTION
 EASEMENTS GRANT AND CONVEY TO SOUTH CENTRAL BELL, BLUE GRASS ENERGY COLUMBIA GAS, 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.

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 \$... HAS BEEN POSTED WITH THE LEGISLATIVE BODY OF KENTUCKY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

2/5
...
 (COMMISSION ENGINEER)

NOTES:
 1. ALL INTERIOR SIDE LOT LINES SHALL HAVE A 7' BELL SOUTH AND... EASEMENT ON EITHER SIDE (14' TOTAL ESMT. WIDTH).
 2. FIRE HYDRANT LOCATIONS SHALL BE AS REQUIRED BY GEORGETOWN FIRE DEPARTMENT.
 3. ALL EXISTING SUBSTANTIAL TIE LINES SHALL BE PRESERVED WHERE FEASIBLE.
 4. ALL INTERIOR SIDE LOT LINES SHALL HAVE A 7.5' SIDE YARD ON EITHER SIDE CREATING 15' MINIMUM DISTANCE BETWEEN RESIDENCES.
 5. FLOODPLAIN INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM COMMUNITY PANEL NO. 210 207 0008 OF THE F.E.M.A. (FIRM) MAP.
 6. CORNER LOT MAY OBTAIN APPROVAL FROM THE PLANNING COMMISSION FOR 2 DRIVEWAYS ALL OTHER LOTS SHALL BE LIMITED TO 1.
 7. ALL LOT CORNERS SHALL BE MONUMENTED WITH AN IRON BAR (SET) WITH AN I.D. CAP # 2586 UNLESS OTHERWISE NOTED.



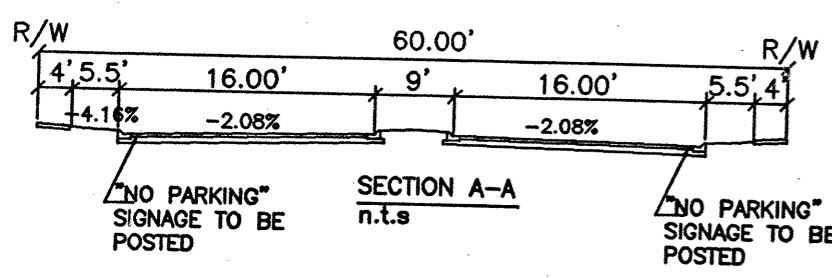
SITE STATISTICS
 ZONE - R-1C (PUD)
 INTENDED USE - SINGLE FAMILY RESIDENTIAL
 TOTAL AREA - 12.866 Ac.
 No. of LOTS - 31
 LOTS PER AC. - 3.08
 AREA IN R.O.W. - 2,598 Ac.
 LOTTED AREA - 10,068 Ac.
 MIN. LOT SIZE - 9,600 Sq.Ft.
 AVG. LOT SIZE - 14,145 Sq.Ft.
 L.F. OF STREET - 2,078 L.F.
 SIDE YARD SETBACK - 7.5'
 REAR YARD SETBACK - 25'
 FRONT YARD SETBACK - 25'

NOTE:
 LOTS 1, 14, 15, and 16 SHALL NOT BE RECORDED VIA THIS PLAT.

TRACT 4
CHERRY BLOSSOM DEVELOPMENT CO. LLC
D.B. 247, PG. 172

TRACT 11
CHERRY BLOSSOM DEVELOPMENT CO. LLC
D.B. 247, PG. 172

TRACT 10
CHERRY BLOSSOM DEVELOPMENT CO. LLC
D.B. 247, PG. 172



CURVE TABLE CENTERLINE ROADS

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°17'38"	S 13°03'01" E	100.00	19.71	19.68
C2	46°30'13"	S 30°39'19" E	100.00	81.16	78.95
C3	09°14'00"	N 48°51'54" E	300.00	48.35	48.29
C4	28°11'58"	N 28°08'55" E	300.00	147.65	146.17
C5	01°59'12"	N 15°02'32" E	300.00	10.40	10.40
C6	12°21'21"	N 43°03'57" W	700.00	150.96	150.66
C7	00°04'45"	N 54°06'31" W	350.00	0.48	0.48

CURVE TABLE LOT LINES

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C8	11°17'38"	S 13°03'01" E	125.00	24.64	24.60
C9	46°30'13"	S 30°39'19" E	75.00	60.87	59.22
C10	90°37'27"	N 80°46'51" E	10.00	15.82	14.22
C11	21°25'11"	N 24°45'31" E	270.00	100.94	100.35
C12	01°48'21"	N 14°57'06" E	330.00	10.40	10.40
C13	02°12'26"	S 21°04'03" W	270.00	10.40	10.40
C14	14°02'15"	S 15°09'09" W	330.00	80.85	80.65
C15	13°46'57"	S 34°58'39" W	330.00	79.38	79.19
C16	09°36'46"	S 46°40'31" W	330.00	55.37	55.30
C17	88°22'10"	N 07°17'49" E	10.00	15.42	13.94
C18	05°33'54"	S 39°40'13" E	670.00	65.08	65.05
C19	11°41'43"	S 48°18'02" E	670.00	136.76	136.52
C20	00°04'45"	N 54°06'34" W	380.00	0.51	0.51
C21	00°04'53"	N 54°06'27" W	320.00	0.46	0.46
C22	17°15'37"	N 45°31'05" W	730.00	219.91	219.08
C23	01°11'31"	S 52°04'39" W	270.00	5.62	5.62
C24	32°50'40"	S 69°05'45" W	270.00	164.78	162.67
C25	22°51'53"	N 70°56'18" E	175.69	30.11	29.85
C26	28°21'39"	N 45°19'33" E	175.69	86.97	86.68
C27	24°33'39"	N 18°51'54" E	175.69	75.31	74.74
C28	09°30'13"	N 01°49'58" E	175.69	29.14	29.11
C29	04°15'31"	N 05°02'54" W	175.69	13.06	13.06
C30	00°27'06"	N 07°24'13" W	175.69	1.38	1.38
C31	106°23'20"	N 01°24'46" W	10.00	18.39	15.91
C32	22°41'19"	N 42°33'47" W	125.00	49.50	49.18
C33	23°48'55"	N 19°18'40" W	125.00	51.96	51.58
C34	11°17'38"	N 13°03'01" W	75.00	14.78	14.76
C35	06°16'19"	S 12°59'51" W	178.26	25.74	25.71
C36	06°38'14"	S 04°32'36" E	178.26	26.87	26.85
C37	27°35'12"	S 13°34'08" E	178.26	85.83	85.00
C38	20°29'14"	S 37°36'21" E	178.26	63.74	63.40

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.

2/10/03
Christy Perkins
 Chairman, Georgetown-Scott County Planning Commission

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

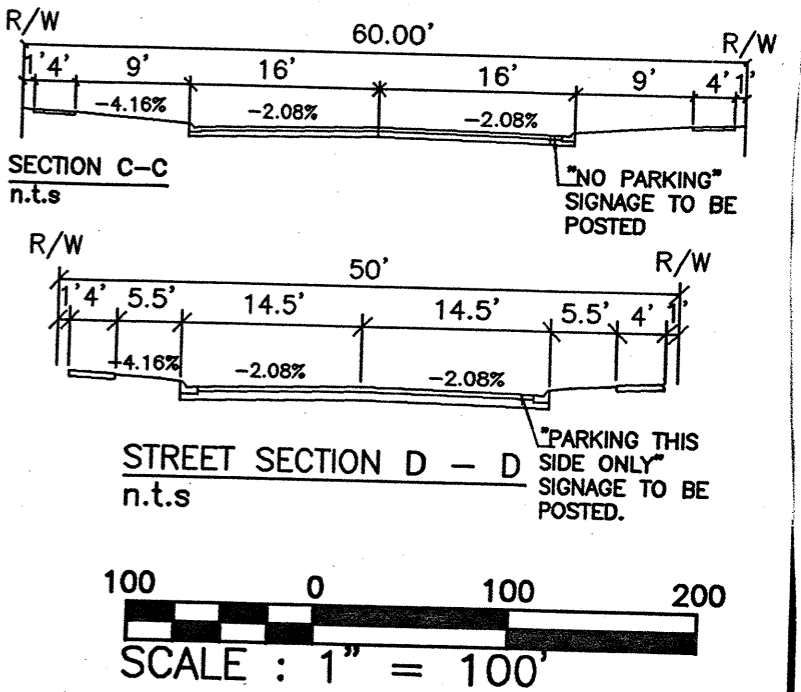
DEVELOPER/OWNER INFORMATION
 OWNER: CHERRY BLOSSOM DEVELOPMENT Co., L.L.C.
 ADDRESS: 620 ANDOVER VILLAGE DRIVE
 LEXINGTON, KENTUCKY 40509
 TELEPHONE: (859) 229-4117

SCALE: 1"=100'
 DATE: 01-14-03
 REVISED:
 DRAWN BY: RKR
 CAD NAME: PH4FINAL
 JOB NUMBER: 1789.033

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

FEB 7 2003
 COUNTY CLERK

FINAL SUBDIVISION PLAT
CHERRY BLOSSOM VILLAGE
PHASE - 4
 FORD DRIVE (OLD U.S. 62), SCOTT COUNTY, KENTUCKY



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.

1/16/03
...
 SIGNATURE AND TITLE OF FIRE DEPT. REPRESENTATIVE

CERTIFICATION OF THE AVAILABILITY OF SEWAGE DISPOSAL SERVICE
 I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GWSS) HAS THE CAPACITY WITHIN THE SEWER COLLECTION SYSTEM TO SUPPLY CHERRY BLOSSOM VILLAGE PH. 4 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 GWSS APPROVED SPECIFICATIONS AND APPROVAL BY GWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT.

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 (authorized company official)