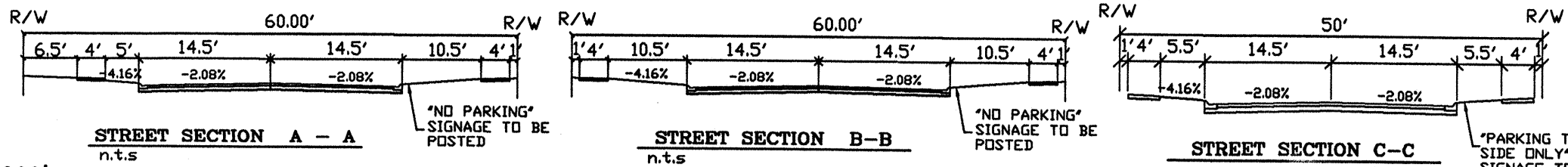


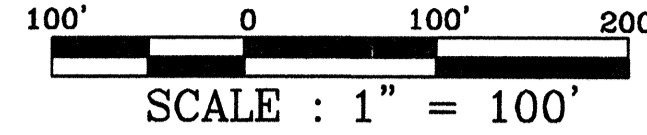
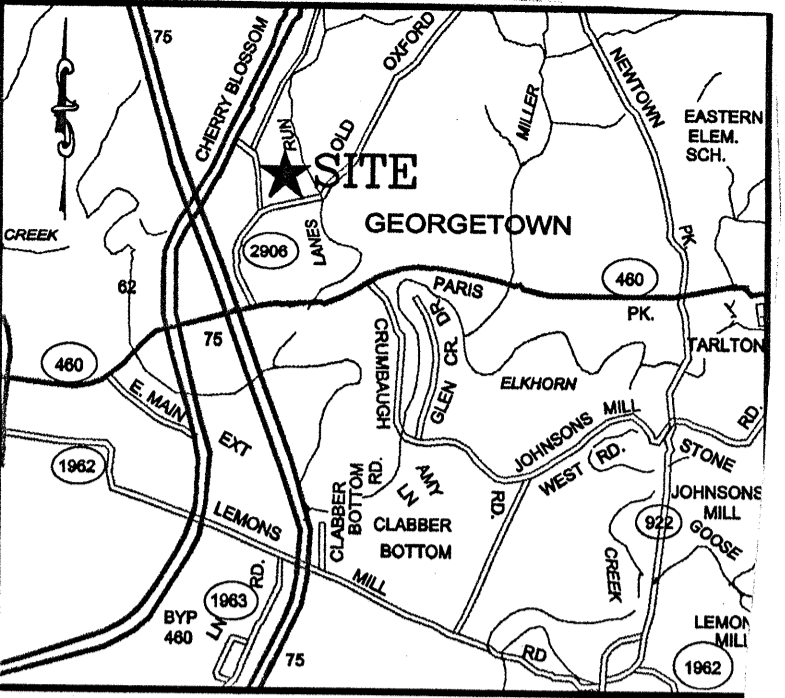
NOTE: BEARINGS SHOWN HEREON NEED TO BE ROTATED 00°03'31" CLOCKWISE TO BE ON STATE PLANE COORDINATE BASIS.



- LEGEND**
- = SET 1/2" DIA. IRON BAR WITH ID CAP "2586"
  - ▲ = SET 1/2" DIA. IRON BAR WITH CAP "WITNESS CORNER" 15.00" FROM CORNER
  - = MONUMENTATION AS NOTED

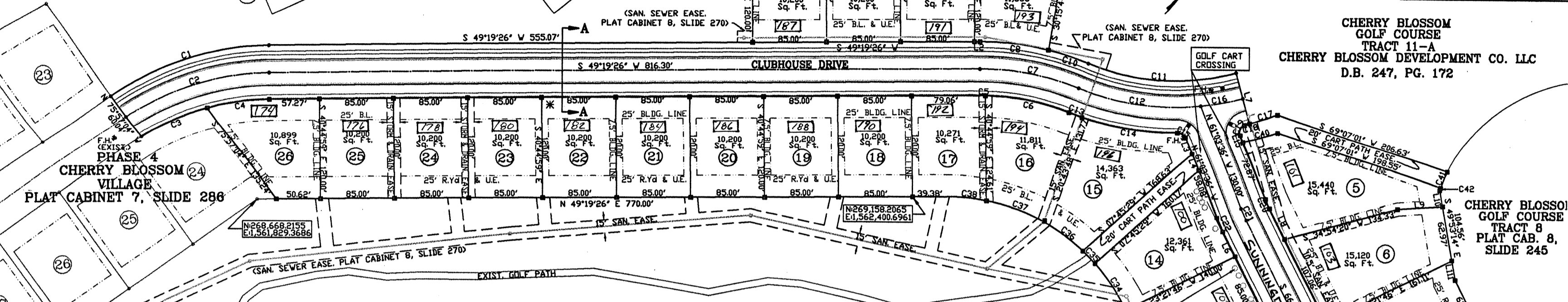
**SITE STATISTICS**

ZONE - R-1C (PUD)  
 INTENDED USE - SINGLE FAMILY RESIDENTIAL  
 TOTAL AREA - 9,838 AC.  
 NO. OF LOTS - 26  
 LOTS PER AC. (NET) - 3.62  
 AREA IN R.O.W. - 2,863 AC.  
 LOTTED AREA - 7,175 AC.  
 MIN. LOT SIZE - 9,000 Sq. Ft.  
 AVG. LOT SIZE - 12,020 Sq. Ft.  
 L.F. OF STREET - 1,993.23 L.F.  
 SIDE YARD SETBACK - 7.5'  
 REAR YARD SETBACK - 25'  
 FRONT YARD SETBACK - 25'



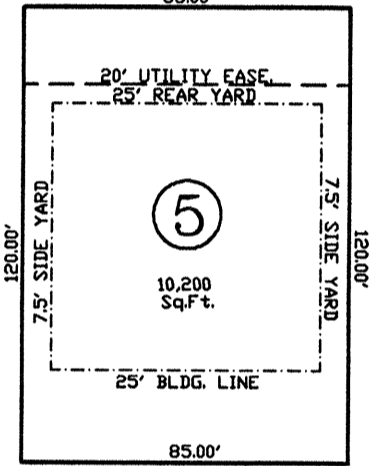
CHERRY BLOSSOM GOLF COURSE  
 TRACT 11-A  
 CHERRY BLOSSOM DEVELOPMENT CO. LLC  
 D.B. 247, PG. 172

CHERRY BLOSSOM GOLF COURSE  
 TRACT 11-A  
 CHERRY BLOSSOM DEVELOPMENT CO. LLC  
 D.B. 247, PG. 172



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	S 49°19'26" W	6.41'
L2	N 49°19'26" E	6.26'
L3	N 61°03'36" W	21.38'
L4	N 61°03'36" E	21.45'
L5	S 63°38'14" E	53.32'
L6	N 66°38'14" W	31.71'
L7	N 55°10'38" E	60.00'
L8	S 66°38'14" E	38.76'
L9	N 46°00'53" E	31.62'
L10	N 49°53'14" W	18.53'
L11	S 49°53'14" E	23.05'
L12	N 73°20'04" E	37.81'
L13	S 16°30'08" E	50.00'
L14	S 80°17'04" W	63.00'
L15	N 61°03'36" W	8.80'



**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT RADIUS	ARC LENGTH	CHORD LENGTH
C1	33°27'46"	S 32°35'20" E	99.21	330.00	192.73
C2	33°17'08"	S 32°40'52" W	89.68	300.00	171.84
C3	17°44'55"	S 25°08'02" W	42.16	270.00	83.64
C4	15°18'57"	S 41°39'58" W	36.30	270.00	71.96
C5	01°15'41"	S 49°57'17" W	2.97	270.00	5.94
C6	20°53'20"	N 61°01'47" E	49.77	270.00	98.44
C7	23°09'01"	S 60°23'56" W	58.72	300.00	115.98
C8	13°46'22"	S 56°12'31" W	39.86	330.00	79.13
C9	18°25'35"	S 55°45'43" W	50.78	450.00	101.19
C10	08°22'39"	S 67°17'07" W	24.17	330.00	48.25
C11	36°39'05"	N 53°08'54" E	89.43	270.00	172.71
C12	27°16'48"	S 57°50'03" W	72.80	300.00	142.84
C13	02°46'24"	S 70°05'15" W	7.99	330.00	15.97
C14	19°17'10"	S 59°03'28" W	56.07	330.00	110.56
C15	69°31'31"	N 84°10'38" E	6.94	10.00	12.13
C16	09°22'17"	N 39°30'30" E	24.59	300.00	49.07
C17	05°50'38"	N 31°54'03" E	16.84	330.00	33.66'
C18	00°41'31"	S 35°10'08" W	1.99	330.00	3.99
C19	96°34'29"	S 12°46'21" E	11.22	10.00	16.86
C20	05°34'38"	N 63°50'55" W	5.85	120.00	11.68
C21	05°34'38"	N 63°50'55" W	7.31	150.00	14.60
C22	05°34'38"	N 63°50'55" W	8.77	180.00	17.52
C23	05°34'38"	N 63°50'55" W	11.39	220.00	22.76
C24	39°28'39"	S 40°53'16" E	79.30	220.00	149.20
C25	49°58'18"	S 41°39'05" E	116.50	250.00	212.20
C26	10°40'02"	N 61°18'13" W	26.14	280.00	52.05
C27	18°38'19"	S 46°39'03" E	45.95	280.00	91.08
C28	13°44'02"	S 30°27'52" E	33.72	280.00	67.12
C29	83°04'05"	N 65°07'53" W	8.86	10.00	14.50
C30	82°15'04"	N 31°23'31" E	8.73	10.00	14.36
C31	06°57'00"	S 13°11'26" E	15.18	250.00	30.32
C32	11°21'00"	S 15°23'26" E	21.86	220.00	43.58
C33	13°55'04"	S 17°39'36" E	20.85	170.85	41.50
C34	15°05'51"	N 74°11'11" W	29.82	225.00	59.12
C35	05°05'53"	N 84°17'02" W	10.02	225.00	20.02
C36	14°11'43"	S 66°04'11" W	28.02	225.00	55.74
C37	17°56'56"	S 55°59'51" W	35.53	250.00	70.49
C38	11°41'57"	S 55°10'24" W	23.05	225.00	45.86
C39	00°01'05"	N 09°23'49" E	0.04	280.00	0.09
C40	06°47'09"	N 33°34'49" E	20.75	350.00	41.45
C41	06°05'40"	N 18°18'25" W	10.02	188.31	20.02
C42	01°01'12"	N 21°51'51" W	1.68	188.31	3.35

\* "NO PARKING" SIGNAGE TO BE POSTED

# "PARKING THIS SIDE ONLY" SIGNAGE TO BE POSTED.

**CERTIFICATION OF STREET LIGHT APPROVAL**  
 THE STREET LIGHTS SHALL BE INSTALLED PRIOR TO THE CITY'S ACCEPTANCE OF THE STREETS SHOWN.

A. Rudyk-Fujin  
 CITY ENGINEER  
 DATE: 10/21/2005

**CERTIFICATE OF AVAILABILITY OF WATER**  
 I HEREBY CERTIFY THAT KENTUCKY - AMERICAN WATER COMPANY CAN SUPPLY THE DEVELOPMENT SHOWN HEREON ENTITLED CHERRY BLOSSOM VILLAGE PHASE 7 WITH WATER PURSUANT TO COMPANY RULES AND REGULATIONS.

10/20/05  
 APPROVED AGENT DATE

**NOTES:**

- ALL INTERIOR SIDE LOT LINES SHALL HAVE A 7' BELLSOUTH AND KLI EASEMENT ON EITHER SIDE (14' TOTAL EASE. 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 IN EITHER SIDE CREATING 15' MINIMUM DISTANCE BETWEEN.
- FLOODPLAIN INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM COMMUNITY PANEL No 210 207 0909 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.

**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 1/1000. ANGULAR ERROR IS 2" PER ANGLE. BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE. BASIS FOR BEARINGS SHOWN IS DEED OF RECORD IN B.B. 196, PG. 688.

10/21/05  
 SURVEYOR DATE

**CERTIFICATION OF GIS DEPARTMENT APPROVAL**  
 I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision and Development Regulations for Georgetown, KY, South County, Kentucky with the exception of such matters 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.

11-15-05  
 DATE

Chairman/Secretary  
 Georgetown-Scott County Planning Commission

**CERTIFICATION OF THE AVAILABILITY OF SEWAGE DISPOSAL SERVICE**  
 I HEREBY CERTIFY THAT GEORGETOWN MUNICIPAL WATER & SEWER SERVICE (GMWSS) HAS THE CAPACITY WITHIN THE SEWER COLLECTION SYSTEM TO SUPPLY PHASE 7, CHERRY BLOSSOM VILLAGE 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 GMWSS APPROVED SPECIFICATIONS, AND APPROVAL BY GMWSS OF THE AS-BUILT IMPROVEMENTS AND/OR THE BONDING AMOUNT.

10-24-2005  
 DATE

GIS Analyst/Technician  
 Georgetown-Scott County Planning Commission

**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
 I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADAPT 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.

10-20-05  
 OWNER'S SIGNATURE

**CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE**  
 I HEREBY CERTIFY THAT THE 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 7.

11-15-2005  
 DATE

COMM. ENGINEER

**CERTIFICATE OF EASEMENT**  
 I DO HEREBY CERTIFY THAT I AM THE OWNER OF TRACT 10 OF CHERRY BLOSSOM GOLF COURSE AND I DEDICATE THE 7.5' SIDE YARD AND DRAINAGE EASEMENT ADJACENT TO LOT 10.

10-20-05  
 DATE

OWNER

NOTE: EXISTING TREELINE ALONG R/W TO BE PRESERVED WHEREVER FEASIBLE, POSSIBLE.

○ EXIST. TREE SYMBOL

LODGED FOR RECORD  
 SLIDE # 2  
 AT 9:42a M

NOV 16 2005

SCOTT COUNTY  
 DONNA B. PERRY, CLERK

**PHASE 8 (FUTURE)  
 CHERRY BLOSSOM VILLAGE**

**UTILITY EASEMENT DESCRIPTION**  
 EASEMENTS GRANT AND CONVEY TO THE BLUEGRASS ENERGY COMPANY, BELL SOUTH, GMWSS, COLUMBIA GAS, ADELPHIA, THEIR SUCCESSORS, ASSIGNS AND LEASEES, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENT OR IN SUCH PROXIMITY THERE TO 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.

10-20-05  
 DATE

10-20-05  
 DATE

10-20-05  
 DATE

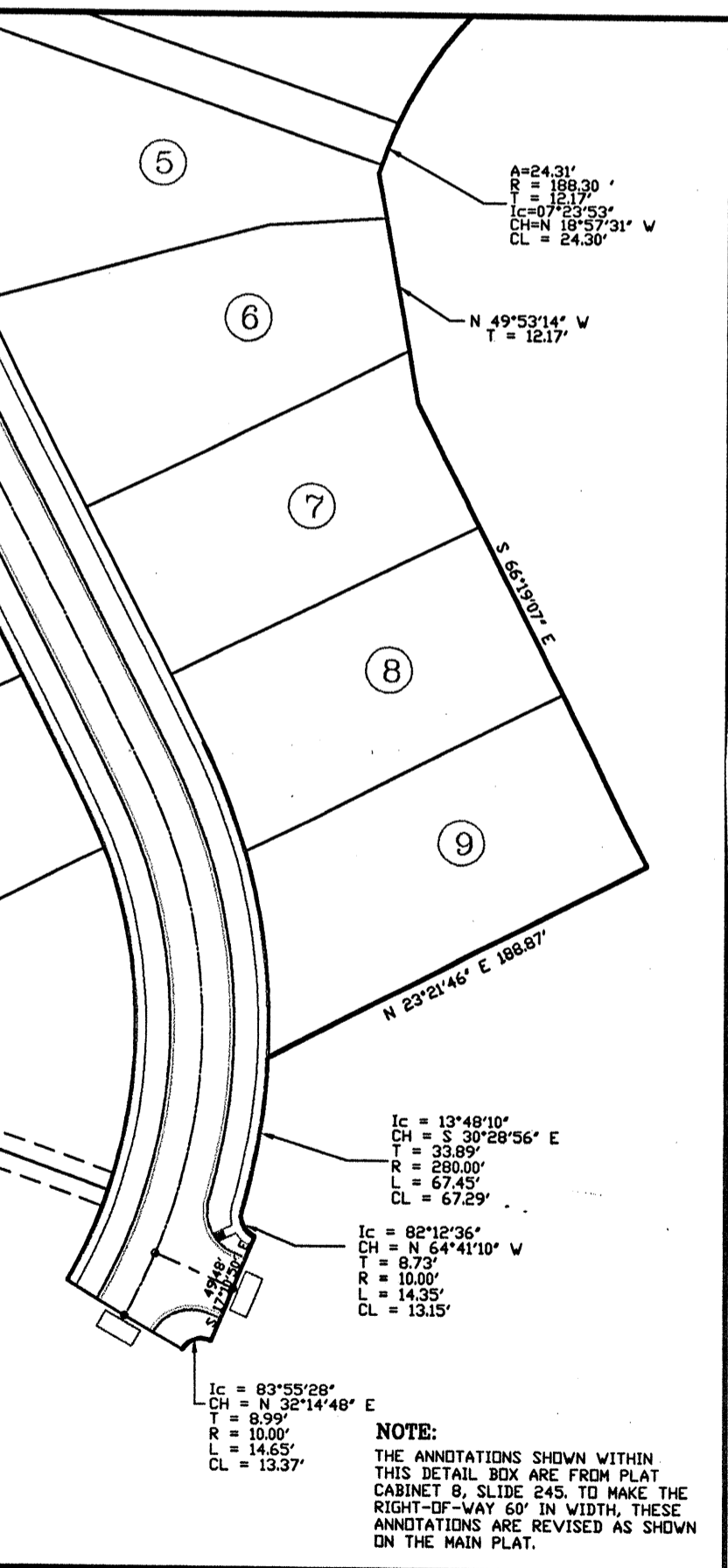
**CERTIFICATION OF FIRE DEPARTMENT APPROVAL**  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED AND FOUND TO COMPLY WITH THE CITY OF GEORGETOWN FIRE DEPARTMENT REGULATIONS, INCLUDING ANY CONDITIONS OF APPROVAL OR EXCEPTIONS, NOTED HEREON.

11/18/05  
 DATE

11/18/05  
 DATE

11/18/05  
 DATE

AMENDMENT TO PLAT CABINET 8, SLIDE 245



**FINAL SUBDIVISION PLAT  
 CHERRY BLOSSOM VILLAGE - PHASE 7  
 (AND AMENDMENT TO TRACT 11-B PLAT CABINET 8, SLIDE 245)  
 CLUBHOUSE DRIVE, CHERRY BLOSSOM VILLAGE, GEORGETOWN, KY.**



SCALE: 1" = 100'	DATE: 08-03-05
REVISED:	DRAWN BY:
CAD NAME: Z:\1789-051	JOB NUMBER 1789-051



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