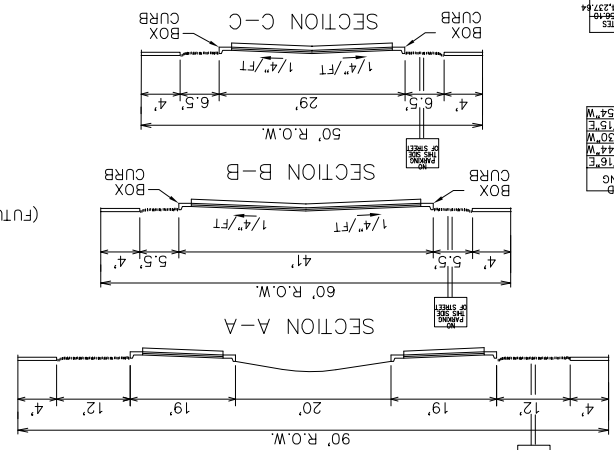
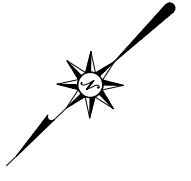


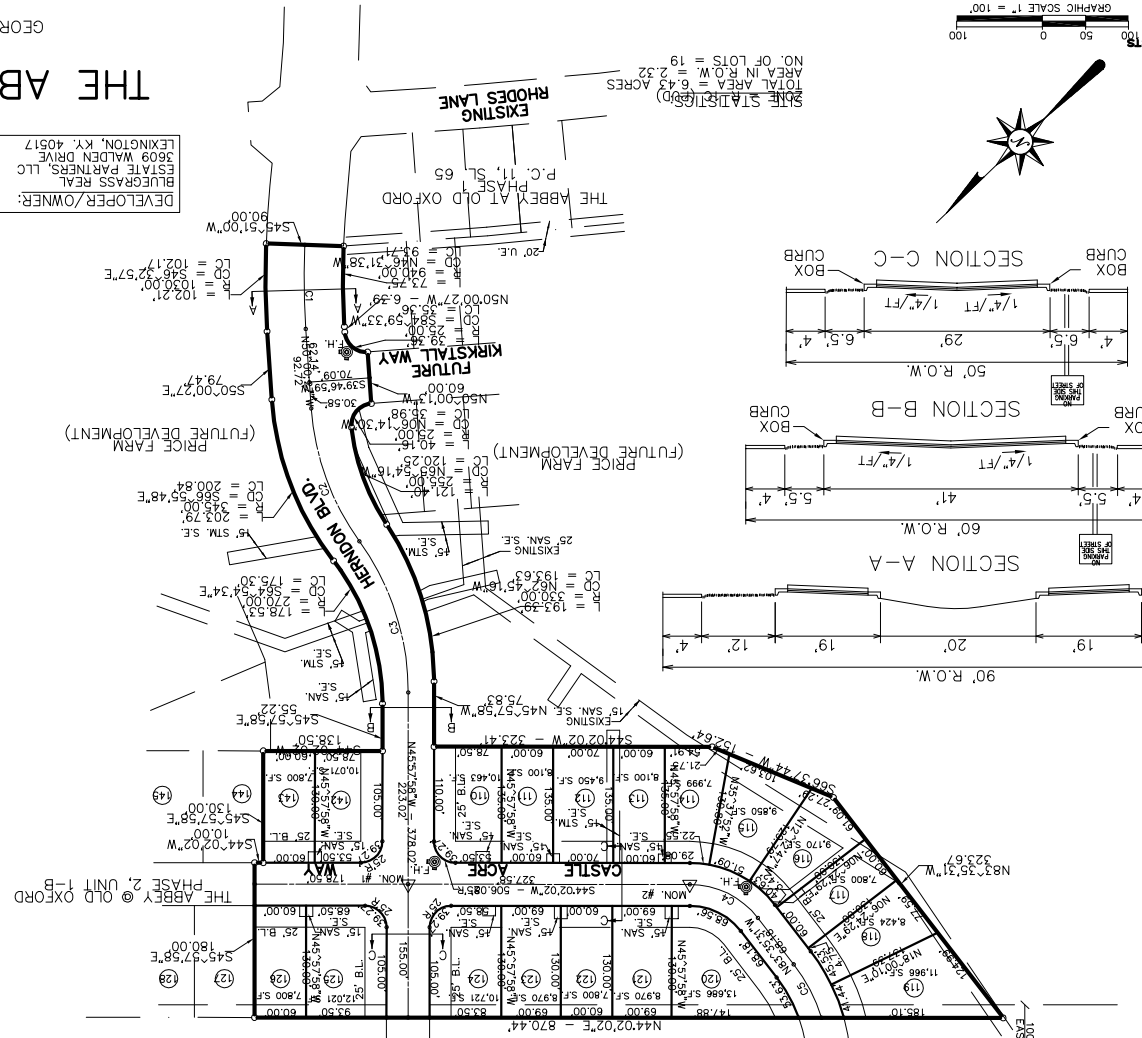
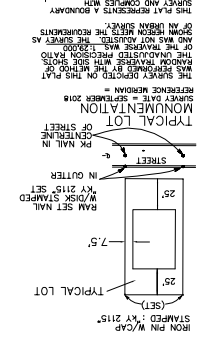
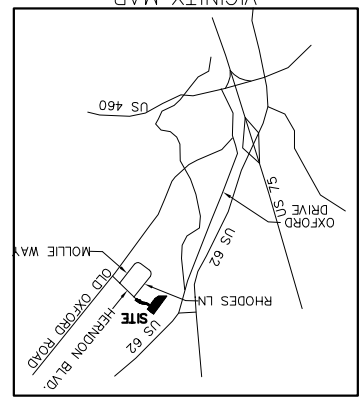
NO.	DESCRIPTION	COORDINATES
#1	P.M. WALL W/ISK STAMPED 2115 SET AT	E = 1584.2374 N = 1264.0093
#2	THE P.C. OF CURVE NO. 4	E = 1584.2374 N = 1264.0093

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD BEARING
C1	95.5	97.2711	14.62	165.52	165.52
C2	300.00	166.95	164.67	165.52	165.52
C3	300.00	187.71	184.67	165.52	165.52
C4	300.00	91.41	88.26	165.52	165.52
C5	200.00	70.35	69.99	165.52	165.52

GRAPHIC SCALE 1" = 100'
 100 0 50 75



- NOTES:
- 1) ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
 - 2) THERE IS TO BE A 6" WIDE GRANITE CURB ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE PAVEMENTS, ALTHOUGH NOT DRAWN ON THIS PLAN, ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. ALL PRINICIPAL DRIVEWAYS SHALL BE MAINTAINED FREE AND CLEAR OF EXCESSIVE SNOW, ICE, AND DEBRIS.
 - 3) A 2" SIDEWALK EASTERN ALTHOUGH NOT DRAWN EXISTS ADJACENT TO ALL PUBLIC RIGHT-OF-WAY LINES. (AS DETERMINED BY THE LOCATION OF THE MAIN ENTRY DOOR.)
 - 4) FOR CORNER LOTS, THE SIDE AND REAR SETBACKS SHALL BE MAINTAINED FROM THE PLANNING COMMISSION. THE MAIN ENTRY SHALL BE MAINTAINED FROM THE PLANNING COMMISSION.
 - 5) MAINTAINING SIDE EXCESSIVE SNOW AT ALL TIMES IN SUCH A MANNER AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.
 - 6) A 2" SIDEWALK EASTERN ALTHOUGH NOT DRAWN EXISTS ADJACENT TO ALL PUBLIC RIGHT-OF-WAY LINES. (AS DETERMINED BY THE LOCATION OF THE MAIN ENTRY DOOR.)
 - 7) MAINTAINING SIDE EXCESSIVE SNOW AT ALL TIMES IN SUCH A MANNER AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD.
 - 8) MAINTENANCE OF THE OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE FORMED BY THE OWNER. THE LOCATION OF ALL LOTS IN THIS UNIT WILL BE REQUIRED TO PAY H.O.A. FEES.
 - 9) MAINTENANCE RESPONSIBILITY OF RECREATION/LEISURE (AS WELL AS ADDRESS AND LOCATION OF MAILBOX) SHALL BE DETERMINED BY THE APPROVED LOCATION MANUAL OF THE CITY.
 - 10) MAINTENANCE OF THE OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE FORMED BY THE OWNER. THE LOCATION OF ALL LOTS IN THIS UNIT WILL BE REQUIRED TO PAY H.O.A. FEES.



CERTIFICATION OF WATER & SEWER SERVICES
 Drainage easements contain stormwater channels and sewer easements contain stormwater channels. Sewer Service (GWSS) has the collection system for stormwater disposal services. The design of the sewer collection system shall be subject to the review and approval of the Scott County Planning Commission. The design of the sewer collection system shall be subject to the review and approval of the Scott County Planning Commission. The design of the sewer collection system shall be subject to the review and approval of the Scott County Planning Commission.

UTILITY EASEMENT DESCRIPTION
 Elements grant and convey to the Kentucky Utilities Company (KUC), TRST, their Water Cable, Columbia Gas, GWSS, on their successors, assigns and assigns, the right to install, maintain, operate, and use all pipes, conduits, cables, and other appurtenances for the transmission, distribution, and use of gas, water, and other utilities. The utility easement shall be subject to the review and approval of the Scott County Planning Commission.

CERTIFICATION OF EASEMENT APPROVAL
 I, hereby certify that the easement and the easement area shown on this plan have been reviewed and found to comply with the Scott County Planning Commission's rules and regulations. I hereby certify that the easement and the easement area shown on this plan have been reviewed and found to comply with the Scott County Planning Commission's rules and regulations.

CERTIFICATION OF FIRE DEPARTMENT APPROVAL
 I, hereby certify that the subdivision has been reviewed and found to comply with the Scott County Fire Department's rules and regulations. I hereby certify that the subdivision has been reviewed and found to comply with the Scott County Fire Department's rules and regulations.

CERTIFICATION OF STREET LIGHT APPROVAL
 I, hereby certify that the subdivision has been reviewed and found to comply with the Scott County Planning Commission's rules and regulations. I hereby certify that the subdivision has been reviewed and found to comply with the Scott County Planning Commission's rules and regulations.

CERTIFICATION OF ACCURACY
 I, hereby certify that the plan shown and described hereon is a true and correct survey to the best of my ability and knowledge. I hereby certify that the plan shown and described hereon is a true and correct survey to the best of my ability and knowledge.

COMMISSION ENGINEER
 DATE: 20

CITY ENGINEER
 DATE: 20

DEVELOPER/OWNER
 DEVELOPER/OWNER: ESTATE PARTNERS, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY, 40517

SIGNATURE OF OWNER OR OWNER (S)
 SIGNATURE OF OWNER OR OWNER (S): [Signature]

P.C. SLIDE

THE ABBEY @ OLD OXFORD
 FINAL SUBDIVISION PLAN
 PHASE 2, UNIT 1-A
 GEORGETOWN, SCOTT COUNTY, KENTUCKY
 SEPTEMBER 2018

DEVELOPER/OWNER
 DEVELOPER/OWNER: ESTATE PARTNERS, LLC
 3609 WALDEN DRIVE
 LEXINGTON, KY, 40517

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