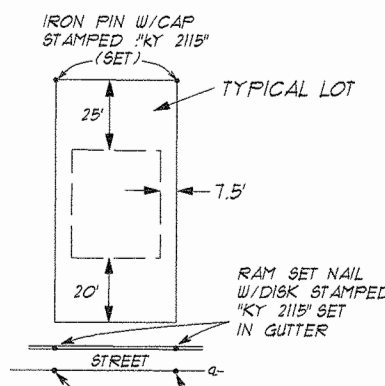


CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	50.09'	50.35'	N35°42'56"E
C2	100.00'	7.45'	7.45'	N56°21'54"E
C3	100.00'	205.82'	171.31'	S62°32'19"E
C4	100.00'	45.57'	45.17'	N13°22'11"E
C5	100.00'	22.89'	22.84'	N53°45'28"E
C6	100.00'	31.52'	31.31'	N36°26'59"E
C7	300.00'	58.06'	57.97'	N41°03'05"W
C8	100.00'	29.33'	29.23'	N33°06'18"W
C9	200.00'	14.24'	14.24'	N26°44'34"W
C10	200.00'	38.04'	37.98'	N34°13'53"W
C11	100.00'	19.50'	19.47'	N44°05'49"W
C12	300.00'	42.15'	42.11'	N53°42'31"W

MON.	DESCRIPTION	COORDINATES
#1	P/K NAIL W/DISK STAMPED "KY 2119" SET AT THE STREET CENTERLINE INTERSECTION.	N = 264,896.97 E = 1,561,181.5
#2	P/K NAIL W/DISK STAMPED "KY 2119" SET AT THE STREET CENTERLINE INTERSECTION.	N = 264,668.86 E = 1,561,303.63



THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIGHT SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/28,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 16.050.

NOTES: (FROM CAB. 9, SL. 138)

1. EACH LOT IS TO PROVIDE 43 CUBIC FEET (= 320 GALLONS) OF WATER RECHARGE VOLUME BY USE OF GRAVEL TRENCH OR INFILTRATION CHAMBER.
2. ALL LOTS SHALL BE A MEMBER OF A HOME OWNERS ASSOCIATION WHICH SHALL MAINTAIN THE OPEN SPACES AREAS.
3. NO HOUSE FLOOR ELEVATION THAT USES GRAVITY FLOW FOR WASTE SHALL BE LESS THAN ONE FOOT ABOVE THE LOWEST RIM ELEVATION ON EITHER SIDE OF THE LATERAL CONNECTION POINT.

PURPOSE OF PLAT:  
REVISE SIDEYARDS TO BE 7.5' ON EACH SIDE. UNLESS NOTED DIFFERENTLY ON THE PLAT. LOTS #13, 14, 135, 136, 137 & 138 REMAIN UNCHANGED FROM THE PARENT DOCUMENT, PLAT CABINET 9, SLIDE 138.

ALL NOTES FROM PREVIOUS PLAT STILL APPLY UNLESS OTHERWISE NOTED.

SITE STATISTICS:  
ZONE = R-1C (PUD)  
TOTAL AREA = 11.51 ACRES  
AREA IN R.O.W. = 2.84 ACRES  
AREA OF PARK/OPEN SPACE = 0.59 ACRES  
BUILDABLE AREA = 8.14 ACRES  
NO. OF LOTS = 41 BUILDABLE & 2 OPEN SPACE  
MIN. LOT SIZE = 6,468 S.F.  
AVG. LOT SIZE = 9,010 S.F.

P.C. SLIDE

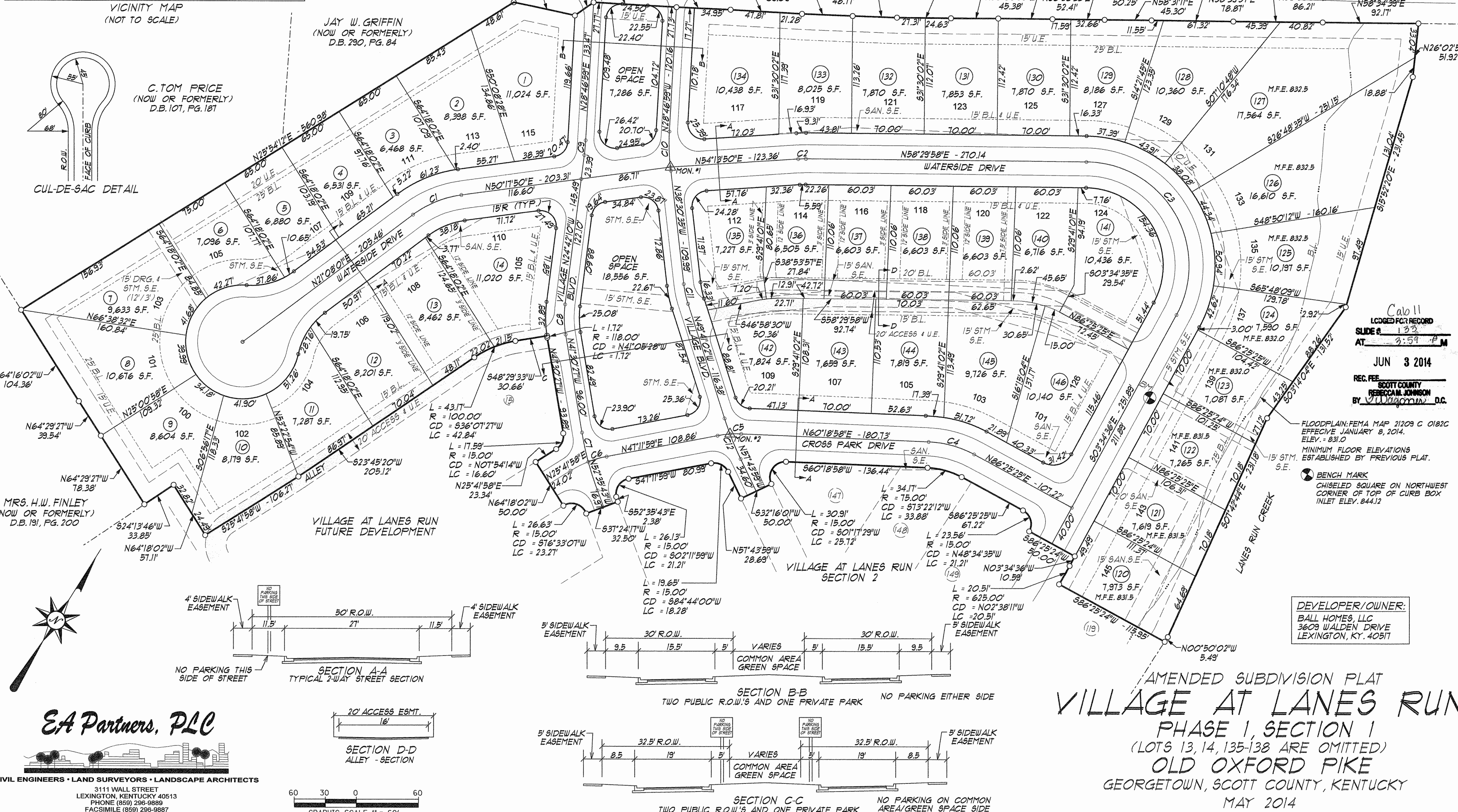
CERTIFICATION OF OWNERSHIP AND DEDICATION  
I (we) hereby certify that I (we, are) the owners of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, 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.

SIGNATURE OF OWNER: *[Signature]* DATE: 5/20/14

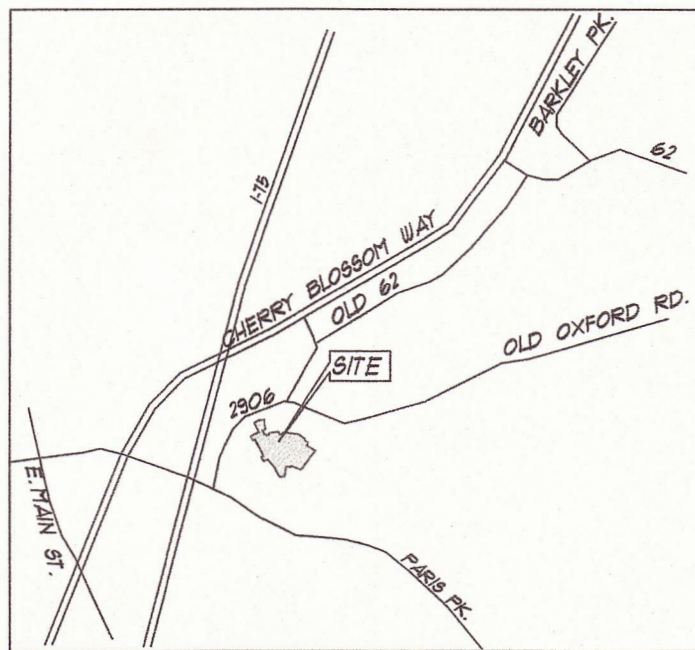
CERTIFICATE OF ACCURACY  
I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Georgetown-Scott County Planning Commission and that monuments have been placed as shown herein to specifications of the planning commission or other authorized officer.

SIGNATURE: *[Signature]* DATE: 5/20/14

\*FOR OTHER CERTIFICATES SEE PLAT CABINET 9, SLIDE 138\*





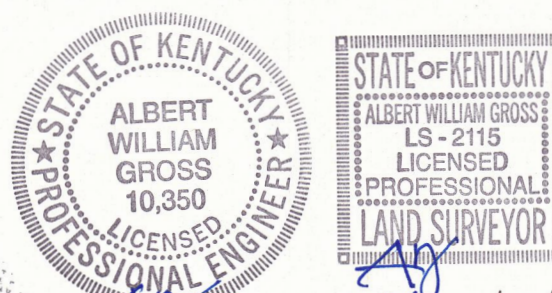


VICINITY MAP  
(NOT TO SCALE)

#### CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by Georgetown-Scott County Planning Commission and that monuments have been placed as shown herein to specifications of the planning commission or other authorized officer.

4/28/14  
A. J. Gross



CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	16.07'	16.04'	S21°20'25"E
C2	15.00'	19.63'	18.26'	S10°01'20"E
C3	125.00'	15.09'	15.08'	S22°14'29"W
C4	118.00'	1.72'	1.72'	S41°05'28"E
C5	15.00'	17.59'	16.60'	S07°54'14"E
C6	15.00'	26.63'	23.27'	N76°33'07"E
C7	15.00'	26.13'	22.95'	N02°41'52"W
C8	15.00'	19.65'	18.28'	S84°44'00"W
C9	15.00'	30.91'	25.12'	N01°17'29"E
C10	75.00'	34.17'	33.88'	N73°22'12"E
C11	15.00'	23.56'	21.21'	S48°34'35"E
C12	625.00'	20.51'	20.51'	S02°38'11"E
C13	600.00'	46.19'	46.17'	S01°22'17"E
C14	100.00'	8.42'	8.42'	S01°34'47"E
C15	100.00'	40.89'	40.61'	S15°42'29"E
C16	200.00'	115.68'	114.07'	S68°09'55"E
C17	200.00'	2.92'	2.92'	S86°09'13"E
C18	100.00'	12.69'	12.68'	S22°03'50"W
C19	100.00'	60.12'	59.80'	N70°07'45"W

BM = BENCHMARK: CHISELED SQUARE ON NORTHWEST CORNER OF CATCH BASIN. ELEVATION = 844.12

#### NOTES:

- ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
- THERE IS TO BE A 6" WIDE DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS, ALTHOUGH NOT DRAWN ON THIS PLAN, ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE PLANNING COMMISSION. THE OWNER SHALL MAINTAIN SUCH EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD OR OBSTRUCTION TO WATER FLOWS.
- MAINTENANCE RESPONSIBILITY OF INFRASTRUCTURE INCLUDING WATER QUALITY UNITS SHALL BE THE DEVELOPER'S UNTIL ACCEPTANCE BY CITY.
- MAINTENANCE OF THE OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE FORMED BY THE OWNER / DEVELOPER AND ALL LOTS IN THIS UNIT WILL BE REQUIRED TO BE A MEMBER. MEMBERS WILL ALSO BE REQUIRED TO PAY H.O.A. FEES.
- LOT 15 ACCESSES AN ALLEY AND HAS 15' FRONT 4' REAR BUILDING LINES.
- LOT 59 SHALL HAVE A 15' TEMPORARY CONSTRUCTION EASEMENT FOR FUTURE STREET CONSTRUCTION ALONG THE SIDE AND REAR YARD. SAID EASEMENT WILL TERMINATE UPON ACCEPTANCE OF COMPLETED STREET BY GSCPC.

#### DEVELOPER/OWNER:

BALL HOMES, LLC  
3609 WALDEN DRIVE  
LEXINGTON, KY. 40517

#### NOTES: CONT'D

- NO HOUSE FLOOR ELEVATION THAT USES GRAVITY FLOW FOR WASTE, SHALL BE LESS THAN ONE FOOT ABOVE THE LOWEST RIM ELEVATION ON EITHER SIDE OF THE LATERAL CONNECTION POINT.

#### CERTIFICATION OF GMSW INFRASTRUCTURE

The ownership of sewer lines, force mains, pump stations and appurtenant facilities thereto existing and/or installed located within easements shown hereon are hereby dedicated to the City of Georgetown, by and through Georgetown Municipal Water and Sewer Service (GMSW) for operation. For a period of one (1) year following recording of this plat with the Scott County Clerk's Office, any and all maintenance costs incurred by GMSW as a result of faulty equipment or installation will be invoiced to the Developer for reimbursement to GMSW.

Signature of Owner or Owner(s)

4/25/14  
DATE

#### CERTIFICATION OF SEWER SERVICES

I hereby certify that Georgetown Municipal Water & Sewer Service (GMSW) has the capacity within the sewer collection system to supply sewage disposal services to the Village at Lanes Run. Provision of service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the sewer collection system to be by/at the cost of the developer without reimbursement, built to GMSW approved specifications and approved by GMSW of the as-built improvements and/or the bonding amount, and hereby dedicated to GMSW.

5-1-14  
Signature of Owner or Owner(s)

#### P.C. SLIDE

#### CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) have this plat recorded with the City of Georgetown, by and through Georgetown Municipal Water and Sewer Service (GMSW) for operation. For a period of one (1) year following recording of this plat with the Scott County Clerk's Office, any and all maintenance costs incurred by GMSW as a result of faulty equipment or installation will be invoiced to the Developer for reimbursement to GMSW.

Signature of Owner or Owner(s)

4/25/14  
DATE

#### UTILITY EASEMENT DESCRIPTION

Easements grant and convey to the Kentucky Utilities Company (KU), AT & T Time Warner Cable, Columbia Gas, GMSW, and 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 erected, and no landfill or other change of grade in excess of 6" shall be performed upon said easement after installation of facilities. Be it also granted that the right of ingress and egress be granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements.

#### CERTIFICATION OF THE APPROVAL OF UTILITY EASEMENTS

I (we) hereby certify that the utility easements are approved as shown with restrictions listed hereon and that utility service shall be supplied to this development.

4/25/14  
DATE  
OWNER/DEVELOPER  
Kentucky Utilities Company  
4-30-14  
DATE  
AT & T  
4/25/14  
DATE  
TIME WARNER CABLE (Flat Approval Only)  
4/25/14  
DATE  
COLUMBIA GAS  
5-13-14  
DATE  
Where Economically Feasible  
GMSW  
DATE

#### CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I hereby certify that the Subdivision Plat shown hereon has been reviewed and found to comply with the Georgetown Fire Department Regulations, including any conditions of approval or exceptions noted hereon.

Signature and title of Fire Department Representative  
5/8/14  
DATE

#### CERTIFICATION OF STREET LIGHT APPROVAL

I HEREBY CERTIFY THAT \$1,500.00 HAS BEEN DEPOSITED WITH THE CITY ENGINEER'S OFFICE TO ASSURE COMPLETION OF STREET LIGHTS FOR THIS PLAN.

6/17/14  
DATE  
CITY ENGINEER

#### CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT SECURITIES IN THE AMOUNT OF \$55,338 FOR COMPLETION OF ALL REQUIRED IMPROVEMENTS AND \$20,159 FOR WARRANTY AND MAINTENANCE, HAVE BEEN POSTED WITH THE GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION, KENTUCKY.

6-13-2014  
Signature of Commission Engineer  
COMMISSION ENGINEER

#### CERTIFICATION OF WATER SERVICES

I hereby certify that Kentucky American Water Company has the capacity within the water distribution system to supply water services to the Village at Lanes Run. Provision of service will be contingent upon the review and approval of all on-site and off-site plans and specifications for the proposed system. Construction of the water distribution system to be by/at the cost of the developer without reimbursement to KA.

4/25/14  
Signature of Commission Engineer  
COMMISSION ENGINEER

MON.	DESCRIPTION	COORDINATES
1	P/K NAIL W/DISK STAMPED "KT 219" SET AT THE STREET CENTERLINE INTERSECTION.	N = 264,421.66 E = 1,561,402.33
2	P/K NAIL W/DISK STAMPED "KT 219" SET AT THE STREET CENTERLINE INTERSECTION.	N = 264,429.53 E = 1,561,421.26

FINAL SUBDIVISION PLAT  
**VILLAGE AT LANES RUN**  
PHASE 1, SECTION 2  
OLD OXFORD PIKE  
GEORGETOWN, SCOTT COUNTY, KENTUCKY  
APRIL 2014

#### CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

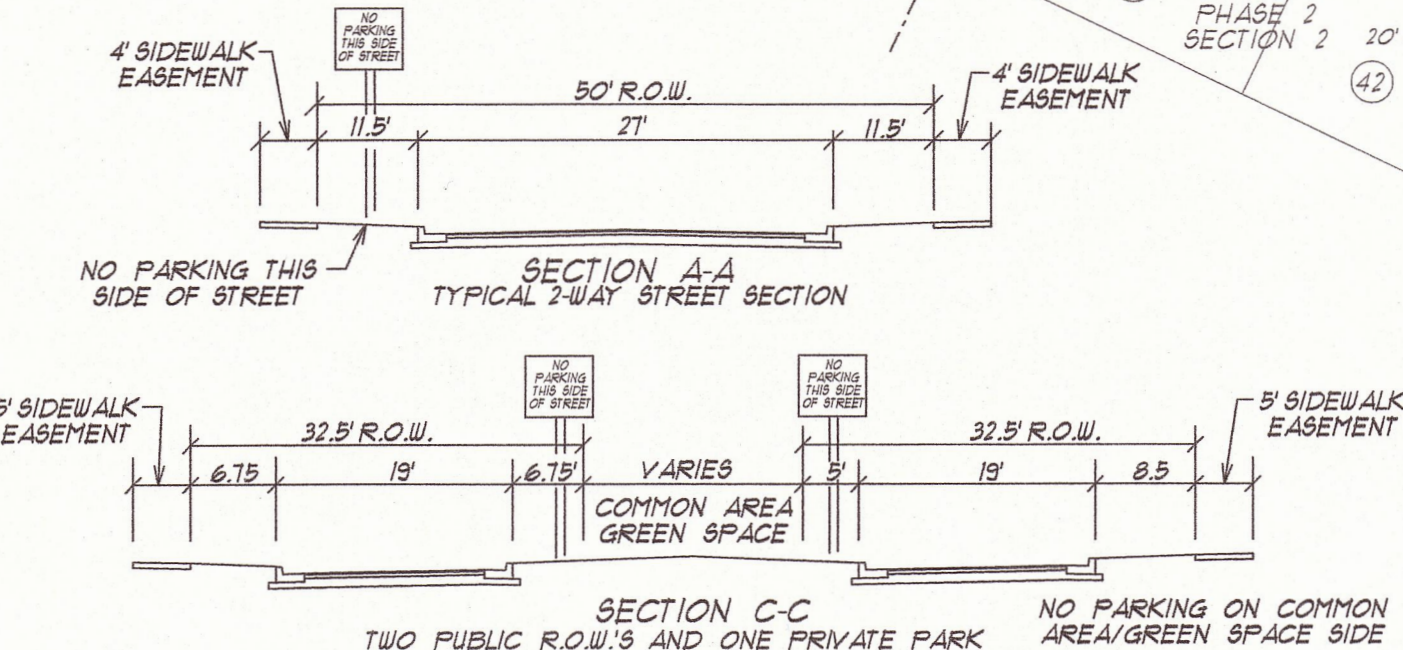
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations of Georgetown and Scott County, KY with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for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

4/25/14  
Signature of Chairman/Secretary  
Chairman/Secretary, Georgetown-Scott County Planning Commission

LODGED FOR RECORD  
SLIDE # 142  
AT 3:46 PM

JUN 20 2014

REC. FEE  
SCOTT COUNTY  
REBECCAM. JOHNSON  
BY WINGAMIN D.C.

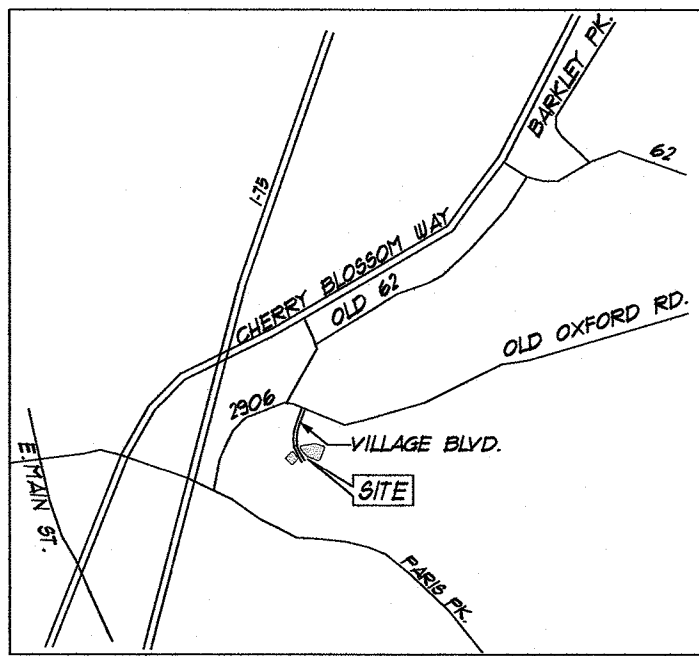


EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (606) 266-9889  
FACSIMILE (606) 266-9887

GRAPHIC SCALE 1" = 60'





VICINITY MAP  
(NOT TO SCALE)

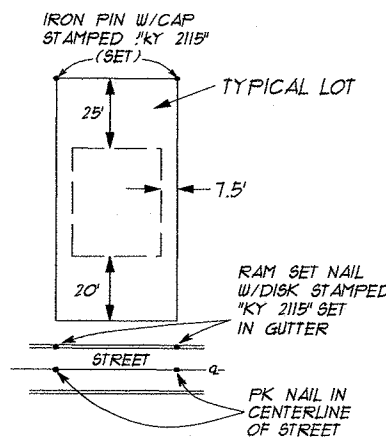
CURVE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
C1	15.00'	26.63'	23.21'	N76°33'07"E
C2	200.00'	115.68'	114.07'	S69°09'55"E
C3	15.00'	30.91'	25.72'	N01°17'29"E
C4	75.00'	34.17'	33.88'	N73°22'12"E
C5	15.00'	23.56'	21.21'	S48°34'35"E
C6	15.00'	22.68'	20.58'	S44°09'15"W
C7	600.00'	46.19'	46.17'	S01°22'17"E
C8	100.00'	60.12'	59.80'	N70°07'45"W

● = BENCHMARK: CHISELED SQUARE ON NORTHWEST  
CORNER OF CATCH BASIN. ELEVATION = 844.12

#### NOTES:

- ALL DISTANCES IN CURVES ARE ARC DIMENSIONS.
- THERE IS TO BE A 6" WIDE DRAINAGE EASEMENT CENTERED ON THE SIDE AND REAR LOT LINES OF ALL LOTS. THESE EASEMENTS, ALTHOUGH NOT DRAWN ON THIS PLAT, ARE INTENDED TO PROVIDE STORM WATER DRAINAGE BY SWALES FOR OTHER LOTS. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED FREE AND CLEAR OF SILT AND DEBRIS BY THE PROPERTY OWNER AND MAY NOT BE ALTERED FROM THE APPROVED CONDITION WITHOUT THE APPROVAL FROM THE PLANNING COMMISSION. THE OWNER SHALL MAINTAIN SUCH EASEMENTS AT ALL TIMES IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD OR OBSTRUCTION TO WATER FLOWS.
- MAINTENANCE RESPONSIBILITY OF INFRASTRUCTURE INCLUDING WATER QUALITY UNITS SHALL BE THE DEVELOPER'S UNTIL ACCEPTANCE BY CITY.
- MAINTENANCE OF THE OPEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE FORMED BY THE OWNER / DEVELOPER AND ALL LOTS IN THIS UNIT WILL BE REQUIRED TO BE A MEMBER. MEMBERS WILL ALSO BE REQUIRED TO PAY H.O.A. FEES.
- NO HOUSE FLOOR ELEVATION THAT USES GRAVITY FLOW FOR WASTE, SHALL BE LESS THAN ONE FOOT ABOVE THE LOWEST RIM ELEVATION ON EITHER SIDE OF THE LATERAL CONNECTION POINT.

DEVELOPER/OWNER:  
BALL HOMES, LLC  
3609 WALDEN DRIVE  
LEXINGTON, KY. 40517



TYPICAL LOT  
MONUMENTATION  
SURVEY DATE: SEPTEMBER, 2014  
REFERENCE MERIDIAN: PG & S, SL 138

THE SURVEY DEPICTED ON THIS PLAT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/29,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE REQUIREMENTS OF AN URBAN SURVEY.

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.050.

#### CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plat/plan 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.

SIGNATURE OF OWNER OR OWNER (S) \_\_\_\_\_

DATE \_\_\_\_\_

#### CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by Georgetown-Scott County Planning Commission and that monuments have been placed as shown herein to specifications of the planning commission or other authorized officer.

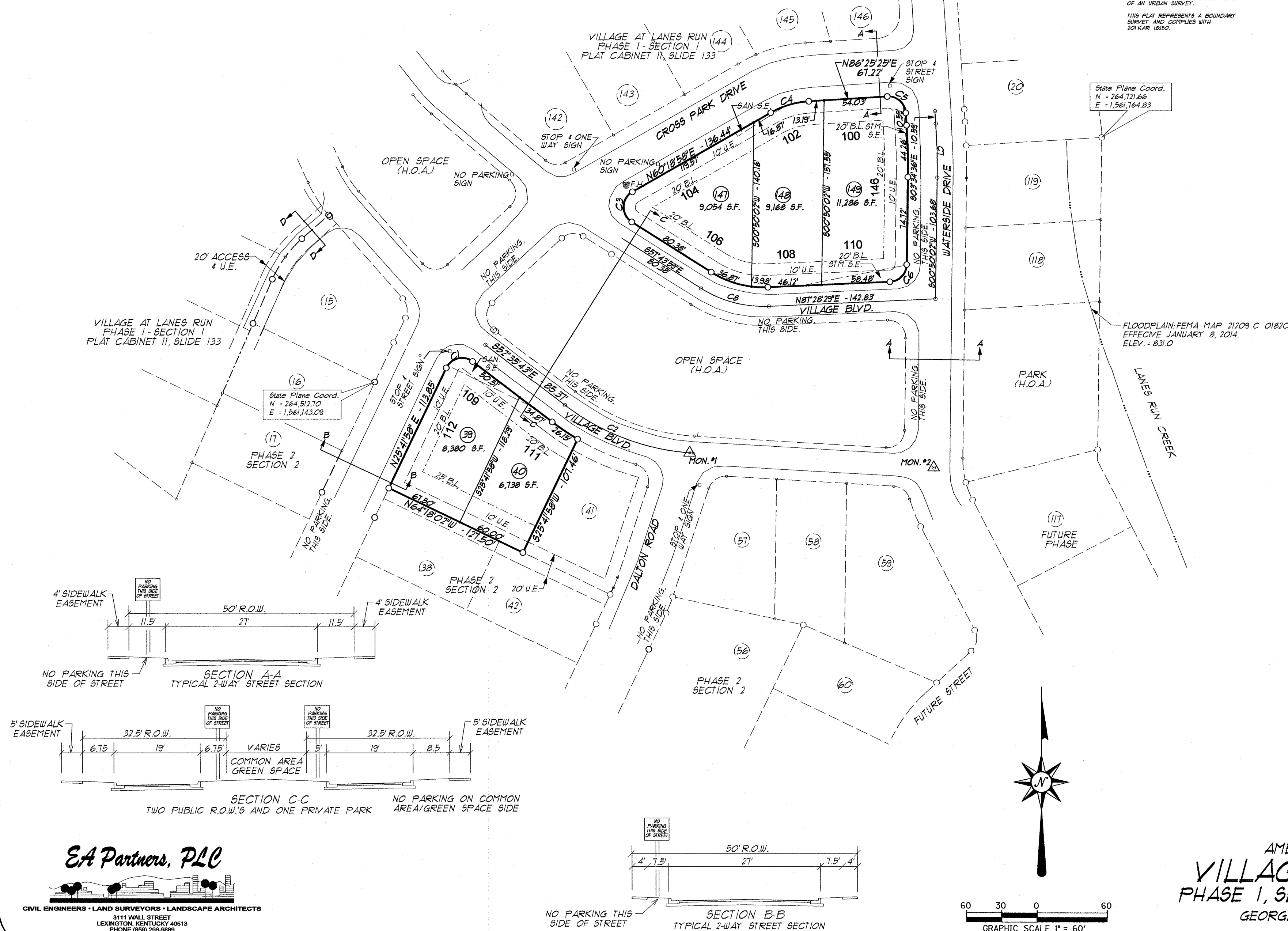
\_\_\_\_\_, 20

#### PURPOSE OF PLAT:

- SIDE LOT LINES AND THEIR ASSOCIATED DRAINAGE EASEMENTS ARE BEING SHIFTED. LOT SIZES ARE ALSO BEING AFFECTED. NO OTHER EASEMENTS ARE AFFECTED.

NOTE: ALL NOTES, RESTRICTIONS & UTILITY CERTIFICATIONS ON THE PREVIOUS PLAT(S) SHALL ALSO APPLY TO THIS PLAT WHERE APPLICABLE.

PARENT PLAT: P.C. "11", SL 142



#### SITE STATISTICS:

ZONE = R-1C (PUD)  
TOTAL AREA = 1.02 ACRES  
AREA IN R.O.W. = N/A  
BUILDABLE AREA = 1.02 ACRES  
NO. OF LOTS = 5  
BUILDING SETBACKS = 20' FRONT YARD  
25' REAR YARD  
7.5' SIDE YARD

#### CENTERLINE MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
#1	P/K NAIL W/DISK STAMPED 'KY 2119' SET AT THE STREET CENTERLINE INTERSECTION.	N = 264,452.05 E = 1,561,412.39
#2	P/K NAIL W/DISK STAMPED 'KY 2119' SET AT THE STREET CENTERLINE INTERSECTION.	N = 264,439.53 E = 1,561,621.06

EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET  
LEXINGTON, KENTUCKY 40513  
PHONE (859) 296-9899  
FACSIMILE (859) 296-9887

AMENDED FINAL RECORD PLAT  
**VILLAGE AT LANES RUN**  
PHASE 1, SECTION 2, LOTS 39, 40 & 147-149  
GEORGETOWN, SCOTT COUNTY, KENTUCKY  
DECEMBER 2014