I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY 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 NOTED IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED.

Jeanne C. Bell Jr. 9-28-07

I DO HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE NICHOLASVILLE, KENTUCKY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER.

WILLIAM E. McALPIN 2053 1-19-07

WATER: JESSAMINE WATER DIST. NO. 1
SEWER: CITY OF NICHOLASVILLE
ELECTRIC: BLUEGRASS ENERGY
TELEPHONE: WINDSTREAM
GAS: DELTA GAS

CERTIFICATE OF APPROVAL FOR STREETS & UTILITIES

I DO HEREBY CERTIFY (1) THAT THE STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED BRITTANY HEIGHTS UNIT 1-B, SECTION 2H AND UNIT 1-B, SECTION 3B OR (2) THAT A SECURITY BOND IN THE AMOUNT OF $ [illegible] HAS BEEN POSTED WITH THE CITY LEGISLATIVE BODY TO ASSUME COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[illegible] DATE

[illegible] DATE

[illegible] DATE

LOT #	STREET ADDRESS	AREA (S.F.)	LOT #	STREET ADDRESS	AREA (S.F.)
	BLOCK "K"		31	137	6,079
1	141	7,853	32	141	8,000
2	137	7,850	33	145	8,410
3	133	7,850	34	149	8,409
4	129	7,851	35	153	8,409
5	125	7,850	36	157	8,387
6	121	7,850	37	161	8,338
7	117	7,850	38	165	8,734
	BLOCK "O"		39	169	8,923
1	138	8,148	30	173	9,260
2	132	8,050	31	177	13,433
3	128	8,063	36	812	18,106
4	124	8,775	40	816	11,676
5	120	8,858	41	820	12,824
6	116	8,461		BLOCK "Q"	
7	112	8,311	5	116	8,077
17	121	8,116	6	120	10,223
18	125	8,001	7	124	8,001
19	129	8,251	8	128	8,001
20	133	10,397	9	132	8,001
			10	136	9,806
			11	140	10,840
			12	144	12,463

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 57°07'39" E	65.74	L18	S 57°07'39" E	18.04
L2	N 57°07'39" E	67.38	L19	S 57°07'39" E	28.83
L3	N 57°07'39" E	66.74	L20	S 57°07'39" E	21.82
L4	N 57°07'39" E	47.83	L21	S 57°07'39" E	44.96
L5	S 32°51'33" E	3.33	L22	N 46°28'06" E	30.00
L6	S 32°51'33" E	78.14	L23	S 18°01'02" E	43.18
L7	S 41°27'19" W	69.80	L24	S 32°28'04" W	49.61
L8	S 41°27'19" W	69.80	L25	S 63°14'00" W	14.38
L9	S 41°27'19" W	69.80	L26	S 44°47'37" W	33.61
L10	N 16°03'08" E	44.82	L27	S 44°11'43" W	64.13
L11	N 08°03'01" W	2.84	L28	N 54°13'08" E	8.05
L12	N 28°08'48" E	53.78	L29	N 41°53'16" E	34.88
L13	N 28°12'03" W	35.00	L30	N 12°38'40" W	28.03
L14	N 57°07'39" E	43.76	L31	S 78°10'08" W	28.13
L15	N 33°34'17" E	30.00	L32	N 61°53'46" E	68.33
L16	S 43°20'00" E	38.30	L33	S 78°08'59" E	51.79
L17	S 31°47'01" E	29.87	L34	N 84°45'06" E	94.50
			L35	N 38°04'35" W	30.00

METHOD OF SURVEY

THIS PLAT IS BASED ON A RETRACEMENT SURVEY PERFORMED BY EAGLE ENGINEERING IN MARCH, 1999 BY METHOD OF RANDOM TRAVERSE. THE UNAJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:11,779 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THE ORIGIN OF BEARINGS FOR THIS PLAT ARE BASED ON THE BOUNDARY LINE OF N 33°28'44" E WHICH IS SHOWN ON P.C. 8, SLIDE 282 IN THE JESSAMINE COUNTY CLERK'S OFFICE.

THE LOT CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN AND CAP STAMPED #2053 UNLESS OTHERWISE NOTED HEREON.

P-1 ZONE REQUIREMENTS

MINIMUM LOT SIZE ..... 6,000 s.f.
MINIMUM LOT WIDTH ..... 60'
MINIMUM FRONT YARD ..... 25' (see a. below)
MINIMUM SIDE YARD ..... 6'
MINIMUM REAR YARD ..... 25'
MAXIMUM LOT COVERAGE 35%
MAXIMUM HEIGHT OF BUILDING ..... 35'

a. SETBACK ALONG A STATE OR FEDERAL HIGHWAY SHALL BE FIFTY FEET (50').

R-1D ZONE REQUIREMENTS

MINIMUM LOT SIZE ..... 6,000 s.f.
MINIMUM LOT WIDTH ..... 70'
MINIMUM FRONT YARD ..... 30' (see a. below)
MINIMUM SIDE YARD ..... 10'
MINIMUM REAR YARD ..... 25'
MAXIMUM LOT COVERAGE 35%
MAXIMUM HEIGHT OF BUILDING ..... 35'

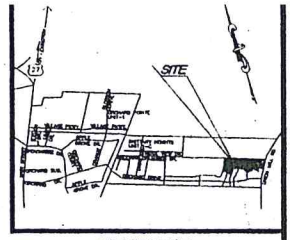
a. SETBACK ALONG A STATE OR FEDERAL HIGHWAY SHALL BE FIFTY FEET (50').

NOTES (CONT'D):

13. THE ACCESS POINTS ONTO UNION MILL (KY 169) ROAD FROM LOTS 39, 40 AND 41 BLOCK "O" SHALL BE LIMITED TO THE LOCATIONS SHOWN HEREON. NO OTHER ACCESS POINTS SHALL BE PERMITTED ONTO UNION MILL ROAD (KY 169).
14. ACCESS EASEMENTS SHOWN HEREON ARE NOT ALLEYWAYS NOR ARE THEY TO BE PUBLICLY MAINTAINED. MAINTENANCE OF SAME SHALL BE BY AGREEMENT BETWEEN AFFECTED PROPERTY OWNERS AND/OR OTHER PRIVATED PARTIES.
15. A BUILDING PERMIT SHALL NOT BE ISSUED FOR LOTS 28-31 AND 39-41 BLOCK "O" UNTIL THE DETENTION BASIN OR RETENTION BASIN LOCATED ON THOSE LOTS HAS BEEN CONSTRUCTED TO CITY OF NICHOLASVILLE SPECIFICATIONS.

NOTES:

1. THE NICHOLASVILLE CITY ORDINANCE PREVENTS THE NICHOLASVILLE BOARD OF ADJUSTMENTS FROM GRANTING ANY VARIANCES FROM A SUBDIVISION AND/OR LOT REQUIREMENT IMPOSED BY EITHER THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES OF THE CITY OF NICHOLASVILLE IF THE VARIANCE WAS MADE NECESSARY BY THE ENFORCEMENT OF A DEED RESTRICTION EFFECTING THESE LOTS.
2. SILT CONTROL FACILITIES SHALL BE USED TO PREVENT OFF-SITE SILTATION DURING CONSTRUCTION.
3. SILT CONTROL MEASURES MAY CONSIST OF TEMPORARY SILT FENCE OR STRAW BALES BEHIND IN PLACE. SILT SHALL BE REMOVED PERIODICALLY AS REQUIRED DURING CONSTRUCTION.
4. ALL DISTANCES IN CURVES ARE CHORD DISTANCES.
5. NO BUILDINGS WITH IDENTICAL FRONT ELEVATIONS AND IDENTICAL ROOF LINES SHALL BE CONSTRUCTED ON ADJACENT LOTS.
6. DEED OF RESTRICTIONS ARE RECORDED IN D.B. [illegible] IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.
7. THERE IS, BUT NOT SHOWN, A SIX FOOT (6') DRAINAGE & UTILITY EASEMENT ON EITHER SIDE OF ALL LOT LINES, UNLESS OTHERWISE NOTED.
8. A SITE DEVELOPMENT PLAN FOR THIS PROPERTY IS ON FILE IN THE STAFF OFFICE OF THE NICHOLASVILLE PLANNING COMMISSION. CONSTRUCTION ON THESE LOTS SHALL CONFORM TO THIS PLAN.
9. "NO PART OF A PRINCIPAL BUILDING, INCLUDING CRAWLSPACES OR BASEMENTS, PROPOSED TO BE CONSTRUCTED UPON LOTS 31 & 39, BLOCK "O", SHALL BE LOCATED BELOW ELEVATION 951.10 WHICH IS 1 FOOT ABOVE THE TOP OF DAM ELEVATION.
10. ACCESS TO CORNER LOTS SHALL BE IN COMPLIANCE WITH SECTION 211.12 OF THE SUBDIVISION REGULATIONS. DISTANCES ARE MEASURED FROM THE INTERSECTION OF THE RIGHT-OF-WAYS.
11. THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL BE NOT LESS 2 FEET ABOVE THE MANHOLE TOP OF THE FIRST DOWNGRADE SANITARY SEWER MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE. FOR BASEMENT SERVICE, THE BASEMENT FLOOR ELEVATION SHALL BE NOT LESS THAN 2 FEET ABOVE THE MANHOLE TOP AT THE FIRST DOWN GRADE MANHOLE PAST THE SERVICE CONNECTION FOR THE STRUCTURE, AND NO SERVICE CONNECTION WILL BE PERMITTED FOR A STRUCTURE WHOSE FLOOR ELEVATION IS LESS THAN 3 FEET ABOVE THE TOP OF THE PUMP STATION WET WELL SERVING THE AREA, UNLESS THE OWNER OF THE PROPERTY HAS INSTALLED AN INDIVIDUAL SEWAGE PUMPING FACILITY AT THE STRUCTURE WITH THE ELEVATION OF OF THE DISCHARGE POINT MEETING THE REQUIRED DISTANCES ABOVE THE TOPS OF THE MANHOLES AND PUMP STATION WET WELLS, AND HAS EXECUTED A WAIVER AND RELEASE AND HOLD HARMLESS AGREEMENT WITH THE CITY OF NICHOLASVILLE.
12. HOUSES SHALL CONSIST OF A MINIMUM OF 1,300 SQUARE FEET LIVING AREA, EXCLUSIVE OF GARAGES AND PORCHES.



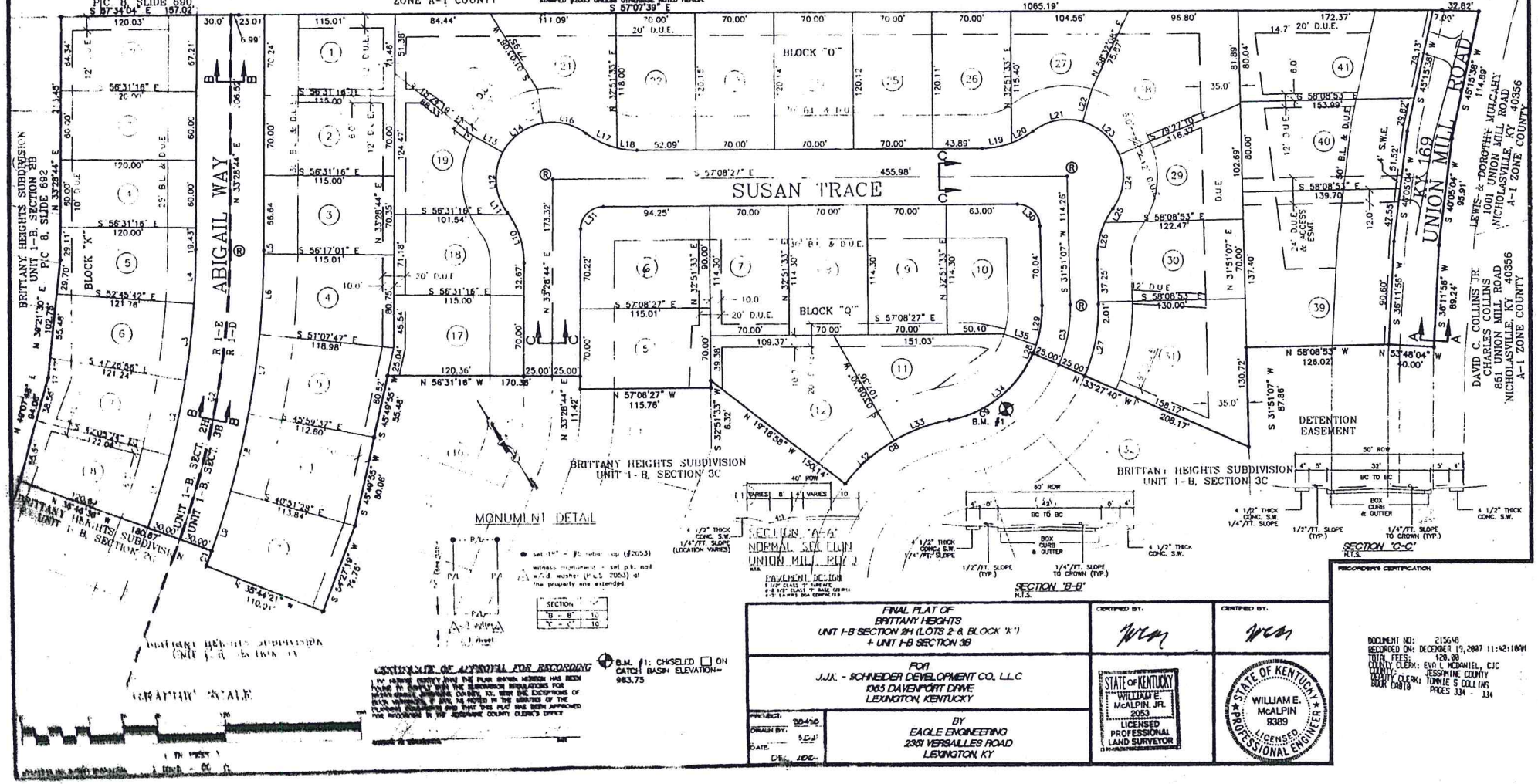
VICINITY MAP
(n.t.s.)

LEGEND

- ● PLAT BOUNDARY
- P.K. P.K. NAIL
- P.M. PERMANENT MONUMENT
- LOT CORNER 18" I.P. WITH I/D/ CAP OR CHISELED "X".
- Ⓡ RAILROAD SPIKE

SITE STATISTICS

TOTAL AREA ..... 10.38 ACRES
TOTAL AREA IN LOTS ..... 8.41 ACRES
TOTAL AREA IN R/W ..... 1.97 ACRES
TOTAL NO. OF LOTS 37
TOTAL LEN. OF STREETS ..... 1,582.4 FT
ZONE= R-1D AND R-1E
SMALLEST LOT IS LOT 4, BLOCK "H" WITH 7,200 S.F.



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NICHOLASVILLE, JESSAMINE COUNTY, KY, WITH THE EXCEPTIONS OF THOSE VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE JESSAMINE COUNTY CLERK'S OFFICE.

B.M. #1: CHISELED ☐ ON CATCH BASIN ELEVATION= 963.75

FINAL PLAT OF
BRITTANY HEIGHTS
UNIT 1-B SECTION 2H (LOTS 2-8, BLOCK "K")
+ UNIT 1-B SECTION 3B

FOR
J.J.K. - SCHNEIDER DEVELOPMENT CO., L.L.C
1065 DAVENPORT DRIVE
LEXINGTON, KENTUCKY

BY
EAGLE ENGINEERING
2351 VERSAILLES ROAD
LEXINGTON, KY

PROJECT: 98438
DRAWN BY: [illegible]
DATE: DEC. 2002

CERTIFIED BY: [signature]

STATE OF KENTUCKY
WILLIAM E. McALPIN, JR.
2053
LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFIED BY: [signature]

STATE OF KENTUCKY
WILLIAM E. McALPIN
9389
LICENSED PROFESSIONAL ENGINEER

RECORDER'S CERTIFICATION

DOCUMENT NO: 215648
RECORDED ON: DECEMBER 19,2007 11:42:10AM
TOTAL FEES: 120.00
COUNTY CLERK: EVA L MCDANIEL, CJC
COUNTY: JESSAMINE COUNTY
DEPUTY CLERK: TONNIE S COLLINS
BOOK CABIB PAGES 334 - 334