

CERTIFICATE OF AVAILABILITY OF WATER SERVICE

I HEREBY CERTIFY THAT THE JESSAMINE WATER DISTRICT NO. 1 WILL SUPPLY BRITANNY HEIGHTS UNIT 1-B SECT. 2E WITH WATER SERVICE

Carl Waters 9-12-2006
 AUTHORIZED REPRESENTATIVE DATE

CERTIFICATE OF AVAILABILITY OF SEWER SERVICE

I HEREBY CERTIFY THAT THE CITY OF NICHOLASVILLE SHALL SUPPLY BRITANNY HEIGHTS UNIT 1-B SECT. 2E WITH SEWER SERVICES.

James C Bell 9-29-06
 CITY ENGINEER OR AUTHORIZED REP. DATE

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HERETO 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.

James C Bell 9-29-06
 OWNER DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I DO 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 SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE JESSAMINE COUNTY CLERK'S OFFICE.

Denise D Hagen 9-14-06
 CHAIRMAN OR ADMINISTRATOR DATE

CERTIFICATE OF ACCURACY

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 IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER.

Eric McAlpin 2053 8-24-06
 C.E. MCALPIN L.S. DATE

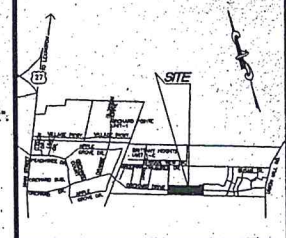
PUBLIC UTILITIES

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

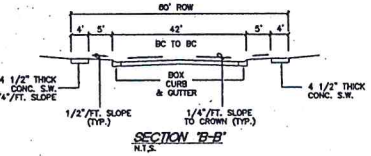
PLAT CAR 10 SLIDE 189

LEGEND

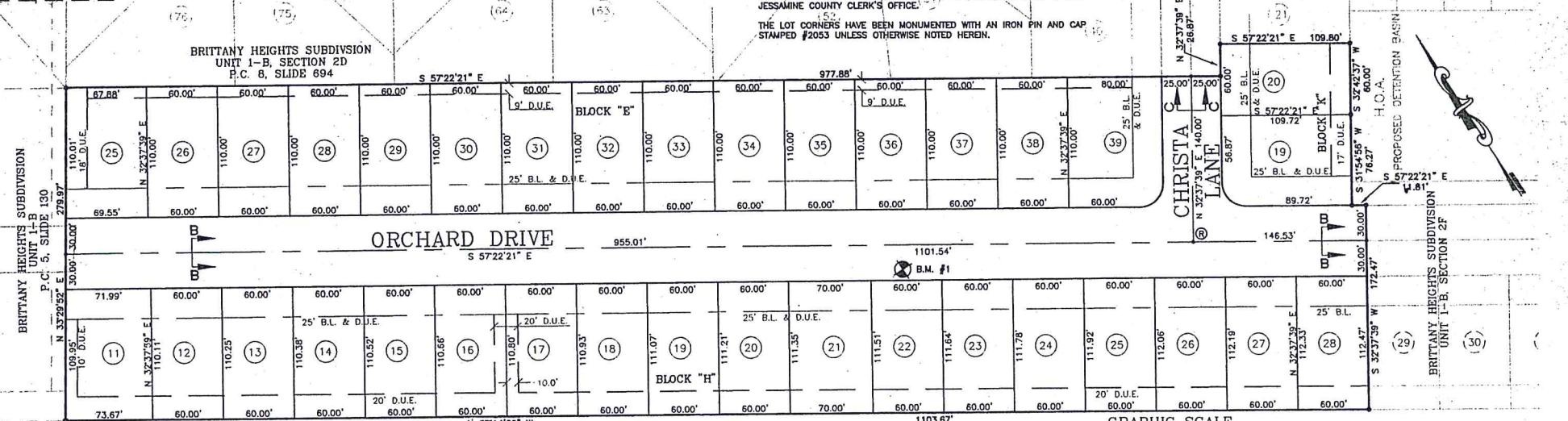
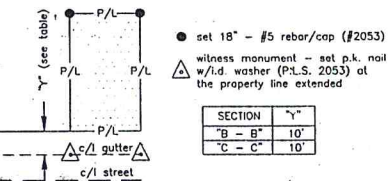
- PLAT BOUNDARY
- P.K. NAIL
- P.M.
- PERMANENT MONUMENT
- LOT CORNER 18" I.P. WITH 1/0" CAP OR CHISELED "X"
- Ⓡ RAILROAD SPIKE



VICINITY MAP (n.t.s.)

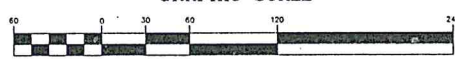


MONUMENT DETAIL



B.M. #1: CHISELED ON CATCH BASIN
 ELEVATION = 985.77

NORA DEAN
 503 LAKE STREET
 NICHOLASVILLE, KY 40356
 ZONE A-1 COUNTY



NOTES (CONT'D):

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-WAY WITH THE CENTERLINE OF THE STREET.
11. THE FLOOR ELEVATION OF THE FIRST FLOOR OF A STRUCTURE WITH SANITARY SEWER SERVICE SHALL BE NOT LESS THAN 2 FEET ABOVE THE MANHOLE TOP OF THE FIRST DOWNSIDE SANITARY 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 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. BUILDING PERMIT SHALL NOT BE ISSUED FOR LOTS 19 AND 20, BLOCK "K" UNTIL THE DETENTION BASIN OR RETENTION BASIN LOCATED ON THOSE LOTS HAS BEEN CONSTRUCTED TO CITY OF NICHOLASVILLE SPECIFICATIONS.

SITE STATISTICS

TOTAL AREA: 7.15 ACRES
 TOTAL AREA IN LOTS: 6.50 ACRES
 TOTAL AREA IN R/W: 1.65 ACRES
 TOTAL NO. OF LOTS: 35
 TOTAL LEN. OF STREETS: 1,241.5 FT.
 ZONE: R-1E
 SMALLEST LOT IS LOT 20 WITH 6,586 S.F.

R-E ZONE REQUIREMENTS

MINIMUM LOT SIZE: 6,500 s.f.
 MINIMUM LOT WIDTH: 60'
 MINIMUM FRONT YARD: 25' (see a. below)
 MINIMUM SIDE YARD: 5'
 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').

METHOD OF SURVEY

THIS PLAT IS BASED ON A RETRACEMENT SURVEY PERFORMED BY EAGLE ENGINEERING IN MARCH, 1999 BY METHOD OF RANDOM TRAVERSE. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:11,778 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 HEREIN.

DETENTION NOTE

"DETENTION EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN SUCH A FASHION TO ENSURE THAT VEGETATIVE GROWTH SHALL NOT EXCEED TWO INCHES (2") IN HEIGHT, THAT ALL FOREIGN OBJECTS, DERIS AND SILT WILL BE REMOVED FROM THE SITE, AND THAT NO POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARDS ARE CREATED. THE EASEMENTS FENCED, LANDSCAPED, OR OTHERWISE ALTERED FROM THE APPROVED PLANS WITHOUT WRITTEN CONSENT OF THE NICHOLASVILLE CITY COMMISSION. THE PROPERTY OWNER(S) SHALL PERFORM PERIODIC MAINTENANCE TO INSURE THE HYDRAULIC FUNCTION OF THE PROJECT(S). THE OWNER IS TO PERMIT NECESSARY ACCESS TO THE CITY OF NICHOLASVILLE OR THEIR REPRESENTATIVE FOR INSPECTION OF THE DETENTION SITE. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS SHALL ALLOW THE CITY OF NICHOLASVILLE TO TAKE NECESSARY STEPS TO CORRECT THE NON-COMPLIANCE AND THE COST THEREOF SHALL BE BORNE BY THE PROPERTY OWNER. THE CITY OF NICHOLASVILLE SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO INSURE PAYMENT FOR MAINTENANCE (I.E. LABOR AND MATERIALS) PERFORMED ON THE SITE IN ORDER TO BRING SAME WITH THE AFORESAID REQUIREMENTS."

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 BRITANNY HEIGHTS UNIT 1-B SECTION 2E OR (2) THAT A SECURITY BOND IN THE AMOUNT OF _____ HAS BEEN POSTED WITH THE CITY LEGISLATIVE BODY TO ASSUME COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CITY ENGINEER OR AUTHORIZED REPRESENTATIVE DATE
James C Bell 9-14-06
 CITY ENGINEER OR AUTHORIZED REPRESENTATIVE DATE

FINAL PLAT OF BRITANNY HEIGHTS UNIT 1-B SECTION 2E FOR JJK - SCHNEIDER DEVELOPMENT CO., L.L.C. 1363 DAVENPORT DRIVE LEXINGTON, KENTUCKY		CERTIFIED BY: <i>Wendy</i>	CERTIFIED BY:
PROJECT: 98496 DRAWN BY: XXXX DATE: DEC. 2004	BY EAGLE ENGINEERING 2351 VERSAILLES ROAD LEXINGTON, KY		

RECORDERS CERTIFICATION
 DOCUMENT NO: 130815
 RECORDED ON: SEPTEMBER 18, 2006 AT 2:22:47
 TOTAL FEES: \$20.00
 COUNTY CLERK: ERIK L. MCNEEL, CLC
 COUNTY: JESSAMINE COUNTY
 BOOK CLERK: NELLE MURPHY
 BOOK DATE: PAGES 187 - 189