

LEGEND:

- Iron Pipe Found
- Iron Pin Found with I.D. Cap bearing "Meridian 2536"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set this Survey
- Peg Nail Set in Road
- Point in Road
- Point @ Right-of-Way
- Center of Creek
- Bank of Creek
- Address

ZONE:

A1 (Agricultural)

ADDRESS:

#3701 Paris Pike
Georgetown, KY 40324
(Scott County)

OWNERS:

Holcom Vaughn Marshall Estate,
Betty Joyce Marshall Ruth Estate, &
William Clifton Marshall Estate
#3701 Paris Pike
Georgetown, KY 40324

PURPOSE:

The purpose of this plat is to reconfigure and subdivide into five legal and separate parcels of land as shown hereon.

NOTES:

1. Parcel 1, Parcel 2, Parcel 3, Parcel 4, and Parcel 5 platted hereon are the same as Tract No. 1 described in Deed Book 82, Page 450 and that tract property or tract of land described in Deed Book 64, Page 345.
2. Property shown hereon is subject to a water line easement in favor of Kentucky-American Water Company as recorded in Deed Book 172, Page 696.
3. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
4. Property shown hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
5. Floodplain shown hereon is based on information in FEMA FIRM Community Panel No. 21209C 0812D and No. 21209C 0184D dated December 21, 2019 and does not represent an actual flood determination performed by Darnell Engineering. Any dwelling that is suspected to be located in the floodplain should have the floor elevation determined to see if it lies below the 100 year flood elevation.
6. Access easement shown hereon is being created by this plat. Same access easement being located on Parcel 2; and benefits Parcel 3, Parcel 2 and Parcel 3 shall share in the maintenance thereof.
7. Parcel 1 platted hereon is benefited by an ingress and egress easement more particularly described in Deed Book 404, Page 679.
8. Access easement shown hereon is hereby created by this plat; being located on Parcel 3 and Parcel 4; and benefits Parcel 2 and Parcel 4. Each parcel shall share in the maintenance thereof. No more than three lots may utilize same access easement. Parcel 5 shall utilize the existing entrance.
9. Any further subdivision of this property will require review and approval of the Georgetown-Scott County Planning Commission.
10. Any new entrances on Paris Pike (US 460) shall require encroachment permit from the Commonwealth of Kentucky, Department of Transportation.

LINETYPE LEGEND:

- Survey Boundary
- - - Parent Tract Line
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line

SOURCES OF TITLE:

Being a portion of that property deeded Alice Marshall by Lizzie E. Florence, Mary Frank Lent, Eugene Lent, et al. by deed dated March 15, 1939 and recorded in Deed Book 64, Page 345.
Being a portion of that property deeded Alice Marshall & Holcom Marshall by W.C. Marshall, Nancy Marshall, & H.V. Marshall by deed dated March 1, 1953 and recorded in Deed Book 82, Page 450.
See the Will of Alice Marshall recorded in Will Book X, Page 333.
See the Will of Holcom Marshall recorded in Will Book 4, Page 639.
See the Will of Betty M. Ruth recorded in Will Book 4, Page 403.
See the Will of Holcom Vaughn Marshall recorded in Will Book 2, Page 345.
See the Will of William Clifton Marshall recorded in Will Book 25, Page 334.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1726.61'	308.72'	387.90'	S 85°28'37" E

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for the Marshall & Ruth Estates property, that the water distribution system of said development meets the requirements of the agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.

Date _____ General Manager _____

LAND SURVEYOR'S CERTIFICATION

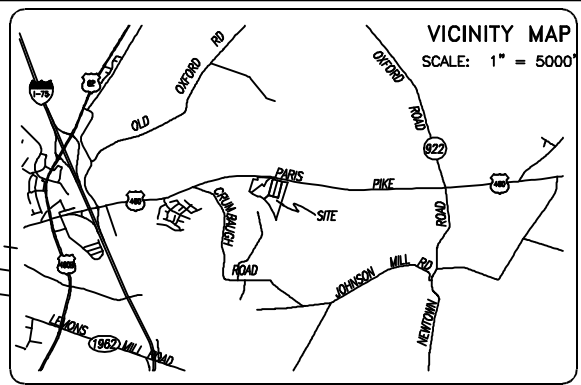
I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was $\frac{1}{128,000}$ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class B₁ survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to Plat Colinet & S&A 99

April 20, 2019 Date _____ P.O. Box 175
Cynthiana, Kentucky 41031

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I hereby certify that the preliminary subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission. Upon certification of the Commission Engineer of the approval of the water quality protection plan and all construction plans, construction may begin.

Date _____ Chairman, Georgetown-Scott County Planning Commission _____



CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) 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, ports, 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.

1. Site shall be constructed and maintained in accordance with this plan. Any deviation from the plan, including landscaping, shall first be approved by the Planning Director and the Commission Engineer. Major modifications of the plan shall first be approved by the Planning Commission.
2. Storm and drainage facilities, including retention basins, shall be maintained for proper functioning free of any debris, silt, or trash.
3. A Certificate of Occupancy shall not be issued and the buildings shall not be occupied until all site improvements shown on the Final Development Plan and listed in these conditions are either installed, or a bond or irrevocable letter of credit is submitted to the Planning Director for 125% of the cost of the work remaining to be done as authorized by cost estimates approved by the Planning Director. Landscaping must be certified as complete by the Landscape Inspector or bonded as described above.
4. There shall be no grading or construction until the Final Development Plan has been approved and signed by the Planning Commission, except as construction drawings are approved by the Planning Director for site development. The building permit shall not be issued until the Final Development Plan is approved and signed.

Date	Owner
_____	_____
_____	_____
_____	_____

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that our company shall supply the Marshall & Ruth Estates property with electric services and that the proposed utility assessments of said development meet the requirements of this agency and all other applicable requirements.

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewerage disposal system installed, or proposed to be installed in the development entitled: Holcom Vaughn Marshall Estate, Betty Joyce Marshall Ruth Estate, & William Clifton Marshall Estate fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

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 the monuments have been placed as shown herein to the specifications of the Planning Commission or other authorized officer.

PLOTTED: 04/20/19 @ 1600 BY APD Date _____ Registered Surveyor _____

MINOR SUBDIVISION PLAT
HALCOM VAUGHN MARSHALL ESTATE
BETTY JOYCE MARSHALL RUTH ESTATE,
& WILLIAM CLIFTON MARSHALL ESTATE
#3701 PARIS PIKE (US 460)

STATE OF KENTUCKY	SCALE 1" = 200'	DATE 02/18/19	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
ALLEN PATRICK DARNELL 5553	FILE NO. 18-3867	FEE/NO. MARLANI	
LICENSED PROFESSIONAL LAND SURVEYOR	FIELD BOOK	JOB FILE MARLANI	
	DRAWN BY APD	CHECKED BY APD	

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KRC 162.05.