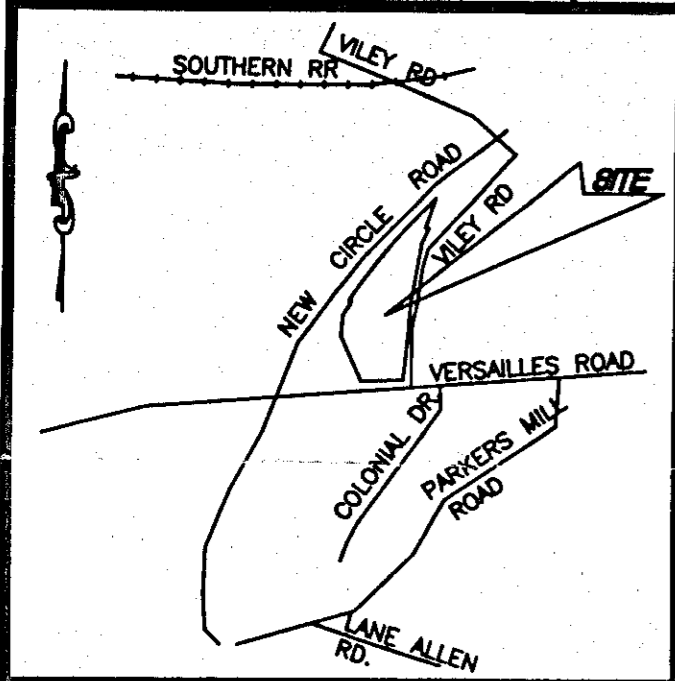


99-79

PLAT CAB "K" SLIDE 793



GENERAL NOTES:

1. ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES, OR SMALL GRAINS, SLOPES EXCEEDING 4:1 SHALL HAVE THE ADDITIONAL PROTECTION OF MULCHING OR BODDING TO PREVENT EROSION.
2. ALL LOT FRONT DIMENSIONS IN CURVED PORTIONS OF STREET ARE CHORD DISTANCES.
3. SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, FILLING OR OTHER CONSTRUCTION ACTIVITY.
4. THERE IS BUT NOT SHOWN A 3' DRAINAGE & UTILITY EASEMENT PARALLEL TO ALL SIDE AND REAR LOT LINES.
5. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING DRAINAGE AND OTHER EASEMENTS NOT IN H.O.A. AREAS.
6. LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESTRICTION.
7. THE DEVELOPMENT SHOWN HEREON SHALL COMPLY WITH THE ARTICLE 8-9 OF THE LAND SUBDIVISION REGULATIONS REGARDING STREET TREES.
8. THERE SHALL BE NO DIRECT ACCESS TO NEW CIRCLE ROAD OR VILEY ROAD FOR LOTS EXCEPT AT APPROVED STREETS.
9. WARDS MAY BE AVERAGED IN ACCORDANCE WITH ARTICLE 15 OF THE ZONING ORDINANCE.
10. COMMON AREAS TO BE MAINTAINED BY A HOME OWNERS ASSOCIATION, I.E. H.O.A. AREAS.
11. THE 20' ARTERIAL SCREENING EASEMENT ALONG NEW CIRCLE ROAD SHALL CONSIST OF ONE LARGE STREET TREE PER 30 LF. AND A CONTINUOUS HEDGE.
12. ALL EASEMENTS ARE TO REMAIN OPEN FOR THEIR INTENDED USE.
13. THE EMBANKMENT ON LOT 33 HAS RECEIVED A "C" CLASSIFICATION FROM THE DIVISION OF WATER AND WILL BE PLACED ON THEIR BI-ANNUAL INSPECTION LIST.

UTILITY EASEMENT NOTES:

1. UTILITY EASEMENTS ALONG SIDE & REAR LOT LINES HAVE BEEN ESTABLISHED FOR INSTALLATION, REPAIR & MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE AND CABLE T.V. SERVICE.
2. UNDERGROUND ELECTRIC UTILITY LINES SHALL BE INSTALLED NO CLOSER THAN 6' FROM SANITARY SEWER LINES WITHIN THE SUBDIVISION, EXCLUDING CROSSINGS REQUIRED BY UTILITY COMPANY TO PROVIDE ELECTRICAL SERVICE.

STREET TREE NOTES:

- A. DENOTES NUMBER OF STREET TREES PER LOT.
- B. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE L.F.U.C.G. URBAN FORESTER.
- C. STREET TREES WILL BE MAINTAINED BY THE PROPERTY OWNER AND KEPT IN A NEAT, ORDERLY MANNER.
- D. THE REQUIRED STREET TREES SHALL BE FROM THE FOLLOWING LIST:
ACER SACCHARUM (SUGAR MAPLE)
CELTIS LAEVIGATA (SUGAR HACKBERRY)
FRAXINUS QUADRANGULATA (BLUE ASH)
OLETISIA TRIACANTHOS (THORNTLESS HONEY LOCUST)
KOELREUTERIA PANCULATA (GOLDENRAINTREE)
LIQUIDAMBAR STRYCIPIUM (SWEETGUM)
ALL TREES SHALL HAVE A MINIMUM 1-3/4" DIAMETER.
- E. STREET TREES SHALL BE PLANTED IN A 5' TREE PLANTING EASEMENT ADJACENT TO SIDEWALK.
- F. STREET TREES TO BE SPACED 45' O.C.
- G. TOTAL NUMBER OF STREET TREES THIS PLAT IS 93.

SURVEYORS NOTES:

THIS PLAT IS BASED ON A SURVEY PERFORMED IN THE FIELD BY EAGLE ENGINEERING IN JUNE 1998, BY METHOD OF RANDOM TRAVERSE WITH AN UNADJUSTED ERROR OF CLOSURE OF 1" IN 185,000'. THE TRAVERSES WERE ADJUSTED FOR CLOSURE USING THE COMPASS RULE METHOD.
THE ORIGIN OF BEARINGS FOR THIS PLAT IS BASED ON THE STATE PLANE COORDINATES OF LFUCG GPS STA. #0024 AND AZIMUTH MARK #0024 AZ.
LOT CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN AND CAP STAMPED 2053 UNLESS OTHERWISE NOTED HEREIN.

MINIMUM FLOOR NOTES:

* THE MINIMUM FLOOR ELEVATION INCLUDING BASEMENTS AND CRAWL SPACES FOR LOTS 32 THRU 34 = 941.8'
NOTE: \odot BENCHMARK - RM OF CATCH AT THE FRONT OF LOT 31 AND HAVING AN ELEV. OF 956.7'.
** LOTS 30 & 31 SHALL HAVE NO FRONT OPENINGS BELOW ELEV. 959.00 OR REAR OPENING BELOW ELEV. 950.00.

OWNERS CERTIFICATION:

"I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF RECORD OF THE PROPERTY PLATTED HEREON WHICH IS RECORDED IN DEED BOOK _____ PAGE _____ IN THE FAYETTE COUNTY CLERK'S OFFICE. DO HEREBY ADOPT THIS AS MY (OUR) PLAN OF LOTS FOR THIS PROPERTY; DO HEREBY DEDICATE THE STREETS AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; AND DO ESTABLISH THAT THE EASEMENTS SHOWN HEREON ARE RESERVED FOR THE USE SO INDICATED AND NO STRUCTURE, TREE, OR OTHER OBSTRUCTION OF ANY KIND SHALL BE ERRECTED OR PERMITTED TO REMAIN UPON OR OVER ANY PORTION OF SAID EASEMENTS; AND DO HEREBY DEDICATE THE SANITARY SEWER SYSTEM TO PUBLIC USE. ALSO I (WE) DO HEREBY AGREE THAT BEFORE ANY LOT HEREIN IS SOLD OR TRANSFERRED, THE PURCHASER SHALL BE NOTIFIED IN THE CONTRACT OR DEED OF ANY PRIVATE UTILITIES (WATER, GAS, ELECTRICITY, TELEPHONE, AND WHERE APPLICABLE, SANITARY SEWERS) NOT INSTALLED, AND THE DEED OR CONTRACT SHALL CONTAIN A STATEMENT THAT NO BUILDING OCCUPANCY CERTIFICATE MAY BE SECURED UNTIL ANY SUCH UTILITY IS INSTALLED."

B. Frye 2-10-99
OWNER: J. WILLIAMS INC. DATE:
Officer 2-10-99
WITNESS DATE:

ENGINEERS AND SURVEYORS CERTIFICATION:

"I DO HEREBY CERTIFY THAT THIS RECORD PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT ALL WORK PERFORMED BY ME OR UNDER MY DIRECTION, INCLUDING ENGINEERING DESIGN WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE PLANNING COMMISSION; THAT ALL MONUMENTS INDICATED HEREON DO EXIST AND THEIR LOCATIONS, SIZE, AND MATERIAL ARE CORRECTLY SHOWN; THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE."

W. McAlpin 2053 2-10-99
SIGNED: W. McALPIN, JR. # 2053 DATE:

COMMISSIONS CERTIFICATION:

"I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON APRIL 16, 1998; AND IS NOW ELIGIBLE FOR RECORDING."

Erin D. Honan 2/24/99
SIGNED: PLANNING COMMISSION SECRETARY DATE:

URBAN COUNTY ENGINEER'S CERTIFICATION:

"I DO HEREBY CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY MY OFFICE, ARE IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS, AND THE ESTIMATED COSTS FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY MY OFFICE. I FURTHER CERTIFY THAT A PERFORMANCE BOND, IN THE AMOUNT DETERMINED BY MY OFFICE TO COVER THE FULL COST OF REQUIRED IMPROVEMENTS HAS BEEN POSTED IN MY OFFICE BY THE DEVELOPER."

E. House 2/12/99
SIGNED: URBAN COUNTY ENGINEER DATE:

DETENTION BASIN MAINTAINANCE REQUIREMENTS:

THE H.O.A. SHALL MAINTAIN ALL DETENTION/RETENTION EASEMENTS: FREE AND CLEAR OF ALL DEBRIS, TRASH, SILT, AND OTHER OBSTRUCTIONS; IN SUCH A FASHION AS NOT TO CREATE A POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD; INCLUDING MOWING AND THE CARE OF LANDSCAPE ITEMS; INCLUDING THE SOODING AND/OR SEEDING OF ERODED AREAS TO PROVIDE VEGETATIVE COVER. STORM WATER MAY COVER THE ENTIRE EASEMENT DEPENDING UPON STORM CONDITIONS. NO FENCE, OR ANY OTHER OBSTRUCTIONS MAY BE CONSTRUCTED, OR ANY OTHER ALTERATION OF THE APPROVED CONDITIONS MADE WITHIN THE EASEMENT.

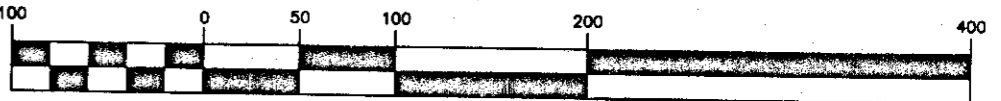
SILT CONTROL REQUIREMENTS

OWNER WHOSE SIGNATURE APPEARS HEREON SHALL CLEAN AND MAINTAIN IN PROPER ORDER THESE AREAS UNTIL SUCH TIME AS RELEASED BY LFUCG DIVISION OF ENGINEERING. THEY SHALL REMAIN AS DESIGNED OR UNTIL ALTERATIONS APPROVED BY LFUCG DIVISION OF ENGINEERING OR BOX OF THE CONTRIBUTING WATERSHED HAS HAD BUILDINGS CONSTRUCTED AND PROPER VEGETATION IS RE-ESTABLISHED. THE REQUEST FOR THIS RELEASE WILL BE INITIATED BY THE ABOVE SIGNED OWNER, THROUGH THE ENGINEER OF RECORD, TO THE DIVISION OF ENGINEERING.

CONDITIONAL ZONING RESTRICTIONS:

ALONG VERSAILLES ROAD THE EXISTING FARM FENCE SHALL BE MAINTAINED. SMALL FLOWERING TREES 30' ON CENTER AND LARGE DECIDUOUS TREES 45' ON CENTER SHALL BE PLACED IN A 50' BUFFER AREA.

GRAPHIC SCALE



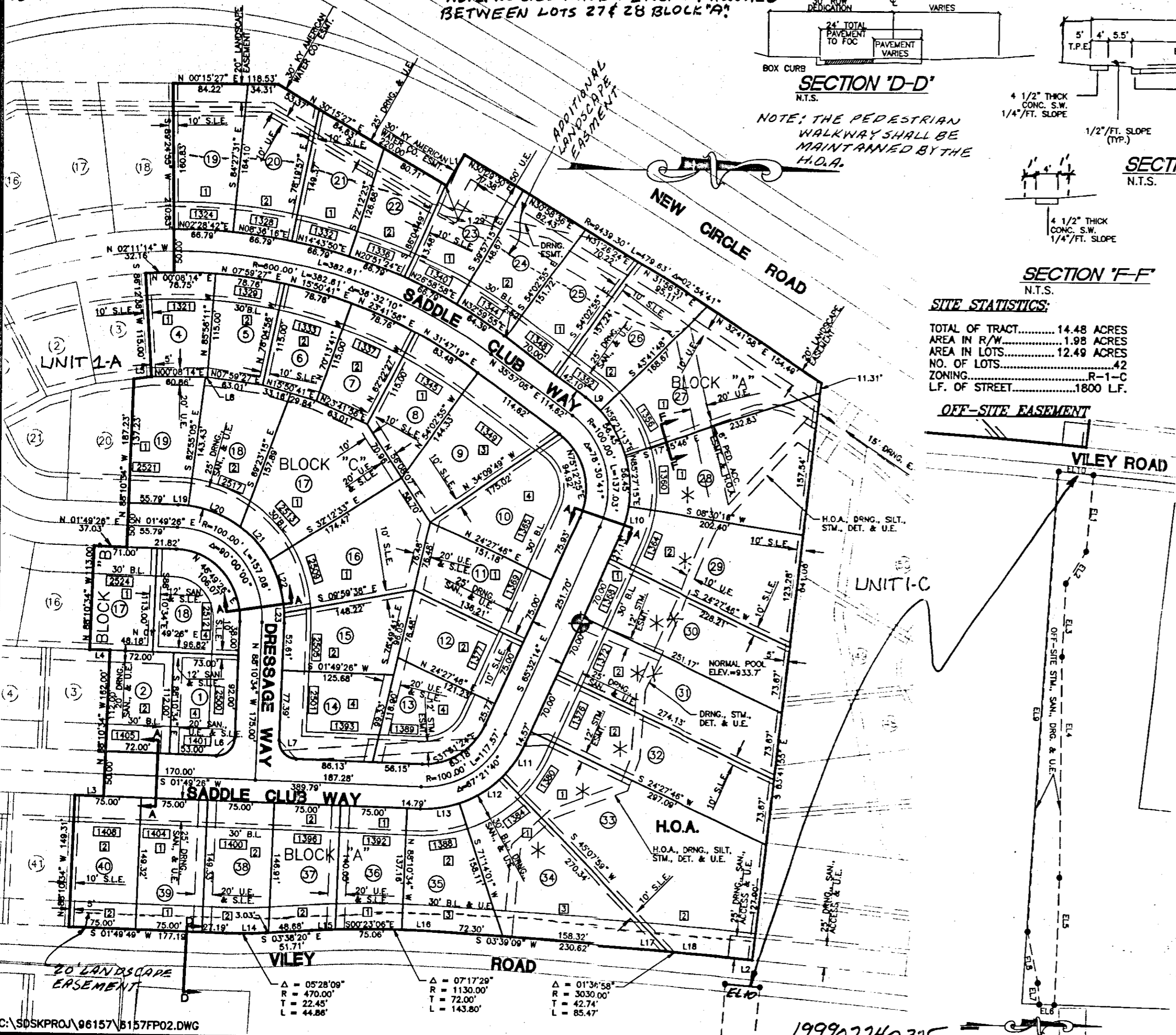
(IN FEET)
1 inch = 100 ft.

VICINITY MAP (NTS)

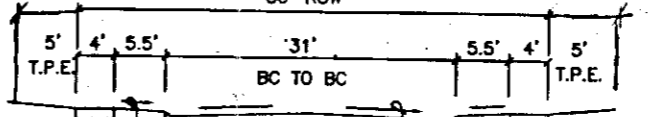
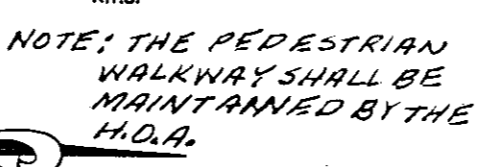
LANDSCAPING NOTE: LANDSCAPE SCREENING ALONG VILEY ROAD SHALL BE CONSTRUCTED AS PER NEIGHBORHOOD ASSOCIATION AGREEMENT AS SHOWN ON LANDSCAPE PLAN AND ARTICLE 18 OF THE LANDSCAPE REGULATIONS.

THE H.O.A. SHALL MAINTAIN SUFFICIENT, APPROPRIATE, FISH & PLAT LIFE SPECIES IN THE PERMANENT POOL TO MINIMIZE EUTROPHICATION.

NOTE: NO SIDEYARD FENCING ALLOWED BETWEEN LOTS 27 & 28 BLOCK "A"



SECTION 'D-D'



SECTION 'A-A'

SECTION 'F-F'

SITE STATISTICS:

TOTAL OF TRACT.....14.48 ACRES
AREA IN R/W.....1.98 ACRES
AREA IN LOTS.....12.49 ACRES
NO. OF LOTS.....42
ZONING.....R-1-C
L.F. OF STREET.....1800 L.F.

OFF-SITE EASEMENT

LINE	DIRECTION	DISTANCE
L1	N 59°44'55" W	40.02'
L2	S 05°18'07" W	42.09'
L3	N 01°49'26" E	32.51'
L4	S 01°49'26" W	22.82'
L5	N 07°42'58" W	19.83'
L6	S 43°10'34" E	28.28'
L7	S 48°49'26" W	28.83'
L8	N 00°08'14" E	2.14'
L9	N 41°07'38" E	22.55'
L10	S 73°30'59" E	34.70'
L11	S 55°12'08" E	44.85'
L12	S 31°49'00" E	56.43'
L13	S 05°28'18" E	44.88'
L14	S 00°54'18" E	44.85'
L15	S 02°57'49" E	26.64'
L16	S 02°35'07" W	42.09'
L17	S 03°58'06" W	29.89'
L18	S 04°44'36" W	55.58'
L19	N 04°27'11" E	11.47'
L20	N 21°40'32" E	62.99'
L21	N 47°53'19" E	50.64'
L22	N 73°09'39" E	58.44'
L23	N 89°15'07" E	11.22'

ORDERED TO RECORD
PAID \$ 25.50 INC TAX
AT 3:02 PM
24th DAY OF FEB 1999
DONALD W. BLEWIS
FAYETTE COUNTY CLERK
BY *Dee Bradley D.C.*

OFF-SITE EASEMENT CALLS

LINE	DIRECTION	DISTANCE
E1	S 85°15'20" E	84.63'
E2	S 56°40'58" E	41.38'
E3	S 87°44'30" E	80.35'
E4	N 89°55'03" E	244.86'
E5	S 88°14'28" E	141.26'
E6	S 01°21'02" W	17.13'
E7	S 83°07'15" W	24.01'
E8	S 78°05'57" W	58.94'
E9	N 86°44'58" W	507.71'
E10	N 04°57'02" E	39.56'

98-72F

FINAL RECORD PLAT CHESTNUT RUN UNIT 1B (SADDLE CLUB) LEXINGTON, KENTUCKY		CERTIFIED BY: <i>WEM</i>	CERTIFIED BY: <i>WEM</i>
FOR J. WILLIAMS INC. 2351 VERSAILLES RD., ST. 301 LEXINGTON, KENTUCKY		STATE OF KENTUCKY WILLIAM E. McALPIN, JR. LS 2053 REGISTERED LAND SURVEYOR	
PROJECT: 96157	DRAWN BY: JDH.	BY EAGLE ENGINEERING 2351 VERSAILLES ROAD LEXINGTON, KENTUCKY	
DATE: MAR, 1998		STATE OF KENTUCKY WILLIAM E. McALPIN 9399 REGISTERED PROFESSIONAL ENGINEER	