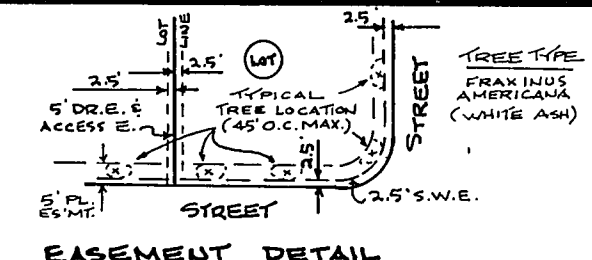


**NOTE**

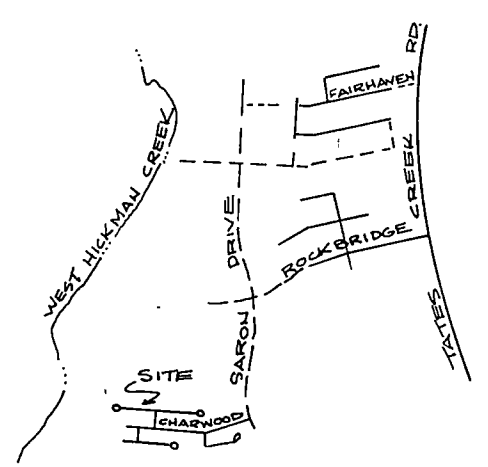
UTILITY EASEMENTS (MARKED U.E.) ALONG SIDE AND REAR LOT LINES ARE NOT FOR USE BY KENTUCKY AMERICAN WATER COMPANY, COLUMBIA GAS COMPANY OR THE LEXINGTON FAYETTE URBAN COUNTY GOVERNMENT UNLESS SPECIFICALLY NOTED FOR THEIR USE ON SAID UTILITY EASEMENTS SHOWN ON THIS FINAL RECORD PLAN. THE DESIGNATION S.L.E. INDICATES STREET LIGHT EASEMENT FOR PURPOSE OF UNDERGROUND ELECTRIC SERVICE TO STREET LIGHTS.

**NOTE:**

THERE IS A 5.0' WIDE DR.E. & PERMANENT PEDESTRIAN ACCESS ESMT. FOR MAINTENANCE OF THE EXTERIOR PORTION OF THE ADJACENT LOT LINE WALL ALONG ALL SIDE LOT LINES ON THIS PLAT UNLESS OTHERWISE NOTED HEREON. THIS 5.0' WIDE ESMT. IS CENTERED ON SAID LOT LINES AS SHOWN IN THE DETAIL AT RIGHT.



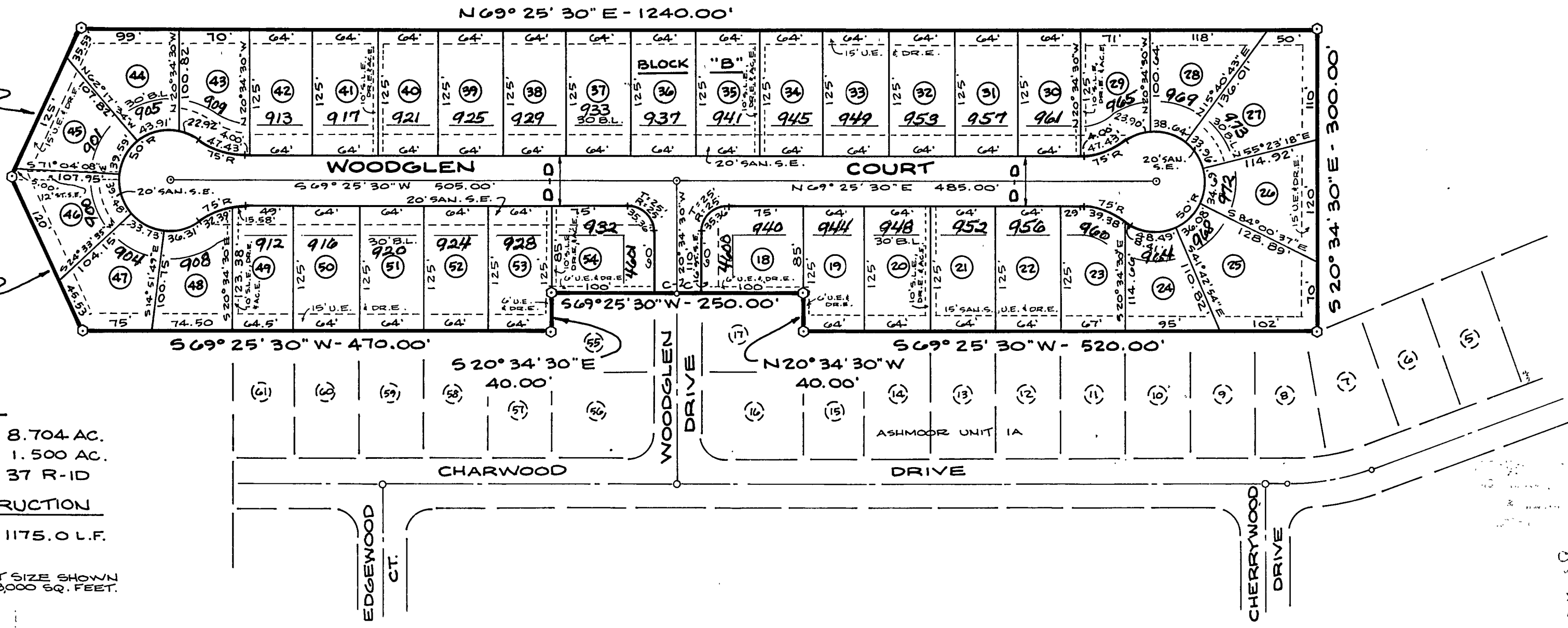
**NOTE:**  
A SIDEWALK ESMT. 2.5' IN WIDTH IS HEREBY ESTABLISHED ADJACENT TO THE PUBLIC RIGHTS OF WAY ON ALL LOTS ON THIS FINAL RECORD PLAN. SEE THE DETAIL ABOVE. LINES FOR THIS SIDEWALK ESMT. ARE NOT DRAWN ON INDIVIDUAL LOTS ON THIS PLAT TO AVOID CLUTTER.



VICINITY MAP

TATES CREEK DEV. CO.  
R-1-D

LOTS	BLOCK	TREES
18 & 54	"B"	4 EA.
19 - 24	"B"	2 EA.
25, 26, 27, 28	"B"	1 EA.
29 - 44	"B"	2 EA.
45, 46, 47	"B"	1 EA.
48 - 53	"B"	2 EA.



**STATISTICS**  
TOTAL AREA = 8.704 AC.  
STREET R/W = 1.500 AC.  
LOTS 37 R-1D  
**STREET CONSTRUCTION**  
50/31 1175.0 L.F.  
NOTE: MINIMUM LOT SIZE SHOWN HEREON IS 8,000 SQ. FEET.

EDWARD L. CUMMINS  
REGISTERED PROFESSIONAL ENGINEER  
NO. 1772  
EXPIRES 12/31/88

**OWNER'S CERTIFICATION**

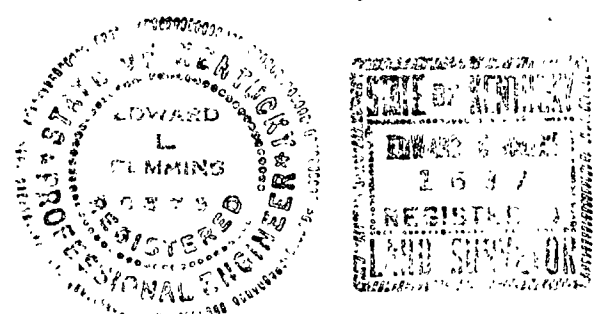
WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY PLATTED HEREON WHICH IS RECORDED IN PG. "E" SL. 85, IN THE FAYETTE COUNTY CLERK'S OFFICE. DO HEREBY ADOPT THIS AS OUR PLAN OF LOTS FOR THIS PROPERTY. DO HEREBY DEDICATE THE STREETS AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE, AND 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.

OWNER: Ball Homes, Inc. & Stanley Land Co. DATE: 5-7-86  
WITNESS: Edward L. Cummins DATE: 5-7-86

**ENGINEER'S 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 MEASUREMENTS DO EXIST AND THEIR LOCATIONS, SIZE, AND MATERIALS ARE CORRECTLY SHOWN. THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON IS ACCURATE.

Edward L. Cummins DATE: 5-5-86  
EDWARD L. CUMMINS 3198 CUSTER DR. SUITE 104 - LEX., KY.



**URBAN COUNTY ENGINEER'S CERTIFICATION**

I 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 COST 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.

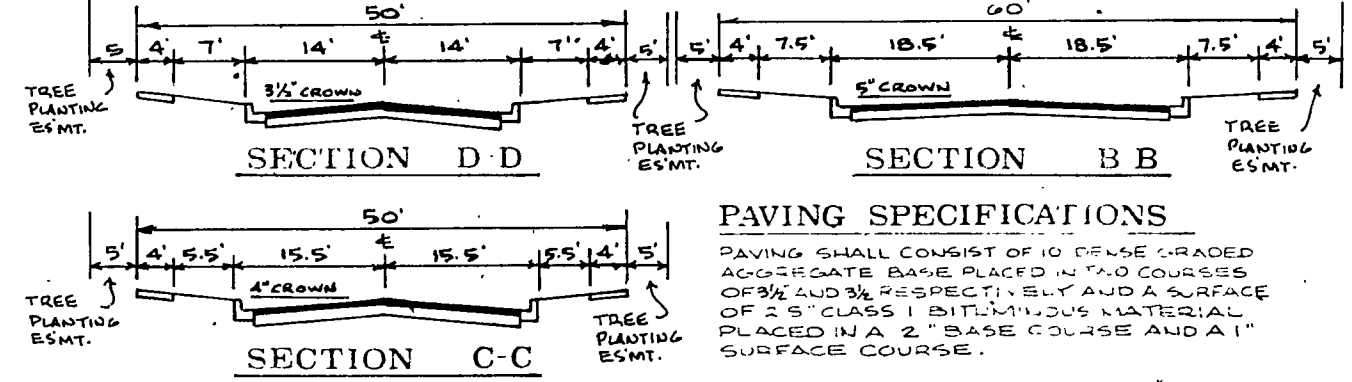
David Waketter DATE: 6/23/86  
URBAN COUNTY ENGINEER

**COMMISSION'S CERTIFICATION**

I DO HEREBY CERTIFY THAT THIS RECORD PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON 6/16/86 AND IS NOW ELIGIBLE FOR RECORDING.  
Walter Thomas DATE: 6/26/86  
COMMISSION SECRETARY

**NOTES**

- 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 SODDING TO PREVENT EROSION.
- SANITARY SEWERS TO BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF URBAN COUNTY ENGINEER.
- SEWER MANHOLES SHALL NOT BE COVERED BY GRADING, SODDING OR ANY OTHER CONSTRUCTION OPERATION.
- ALL LOT FRONT DIMENSIONS IN CURVED PORTIONS OF STREET ARE CHORD DISTANCES.
- STREET TREES SHALL BE PLANTED IN THE TREE PLANTING EASEMENT AT AN AVERAGE DISTANCE OF 45 FEET AND SHALL BE MAINTAINED IN ACCORDANCE WITH ARTICLE 6-3 AND THE PLANTING MANUAL. INSTALLATION SHALL BE 2-2 1/2" CALIBER AND SHALL CONSIST OF FRAXINUS AMERICANA (WHITE ASH) TYPE.



DEVELOPERS - TATES CREEK DEV. CO.,  
BALL HOMES, INC. & STANLEY LAND CO.  
3399 TATES CREEK ROAD - LEX., KY.  
ENGINEER  
CUMMINS ENGR. & SURVEYING CO.  
3198 CUSTER DR. SUITE 104 - LEX., KY.

**FINAL RECORD PLAN**  
**ASHMOOR SUBDIVISION-Unit 1b**  
(FORMERLY TATES CREEK FARM - TRACT 1, PARCEL 2)  
LEXINGTON, FAYETTE COUNTY, KENTUCKY SECTION 2  
DATE: MAY, 1986  
SCALE: 1"=100'