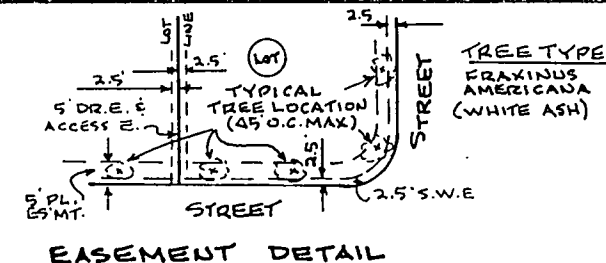


NOTE

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:

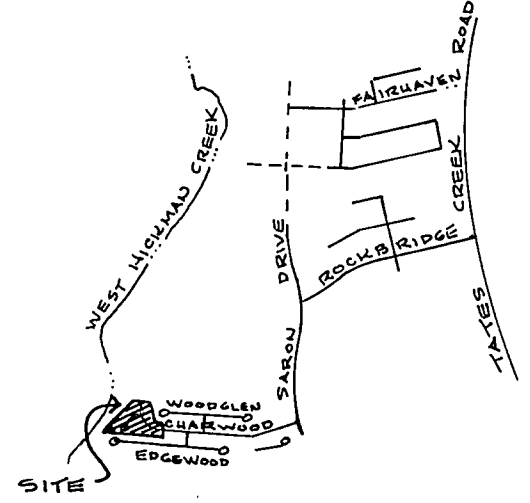
THERE IS A 5.0' WIDE D.E. & PERMANENT PEDESTRIAN ACCESS ESMT. FOR MAINTENANCE OF THE EXTERIOR PORTION OF THE ADJACENT LOT LINE WALL ALONG ALL SIDE LOT LINES ON THIS PLAT UNLESS OTHERWISE NOTED HEREON. THIS 5.0' WIDE ESMT. IS CENTERED ON SAID LOT LINES AS SHOWN IN THE DETAIL AT RIGHT.



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. A 5' WIDE PLANTING ESMT. IMMEDIATELY ADJACENT TO ALL PUBLIC STREET RIGHTS OF WAY IS ALSO ESTABLISHED IN LIKE MANNER AS SHOWN IN DETAIL ABOVE.

PLAT COB."F", SLIDE 525



VICINITY MAP

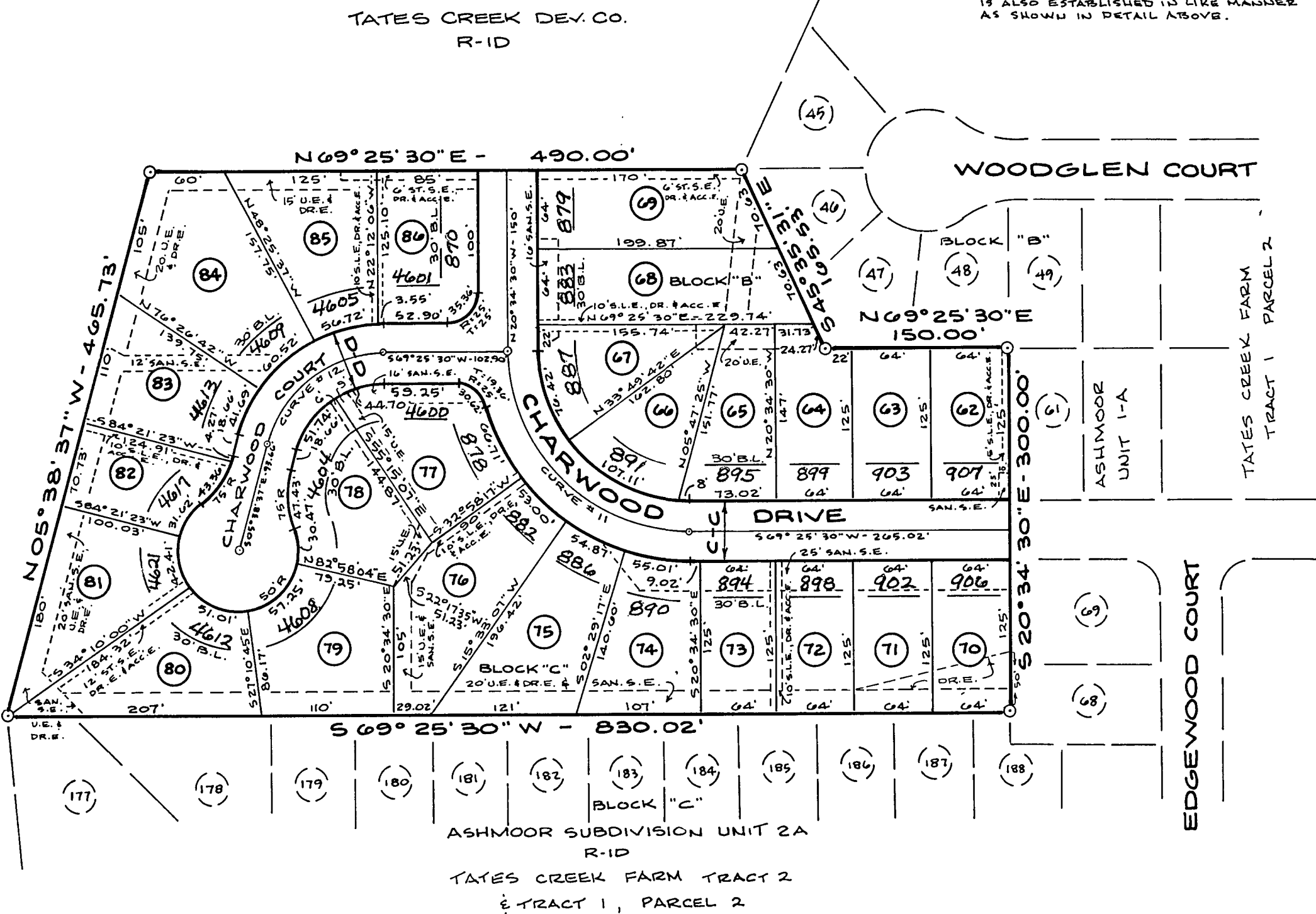
STREET TREE DATA

LOTS	BLOCK	TREES
70-76	"C"	2 EA.
77-78	"C"	4 EA.
79-85	"C"	2 EA.
86	"C"	4
62-65, 68, 69	"B"	2 EA.
66-67	"B"	3 EA.

CURVE # 11
 $\Delta = 90^{\circ}00'00''$
 $D_c = 38.1972'$
 $T = 150.00'$
 $L = 235.62'$
 $\epsilon R = 150.00'$

CURVE # 12
 $\Delta = 75^{\circ}04'07''$
 $D_c = 57.2958'$
 $T = 76.83'$
 $L = 131.02'$
 $\epsilon R = 100.00'$

URBAN COUNTY RIBBON PARK



STATISTICS

TOTAL AREA = 7.318 AC.
 STREET R/W = 1.22 AC. \pm
 LOTS 25 R-ID

STREET CONSTRUCTION

50/31 650.6 L.F.
 50/28 352.6 L.F.
 NOTE: MINIMUM LOT SIZE SHOWN HEREON IS 8,000 SQ. FEET.

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" 5L 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 THE EASEMENTS SHOWN HEREON AND 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 PERMITS UTILITIES (WATER, GAS, ELECTRICITY, TELEPHONE, AND WHERE APPLICABLE, SANITARY SEWERS) MAY BE INSTALLED, AND THE DEED OR CONTRACT SHALL CONTAIN A STATEMENT THAT NO BUILDING OCCUPANCY CERTIFICATE MAY BE SECURED UNTIL ANY SUCH UTILITY IS INSTALLED.

STANLEY LAND COMPANY
 Made of Stanley, PRES. 8/5/86 Edward L. Cummins 8-5-86
 OWNER DATE WITNESS
 11-3-86
 OWNER DATE WITNESS

ENGINEER'S CERTIFICATION

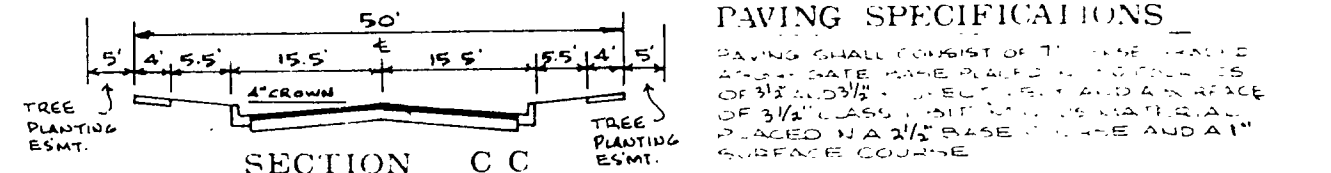
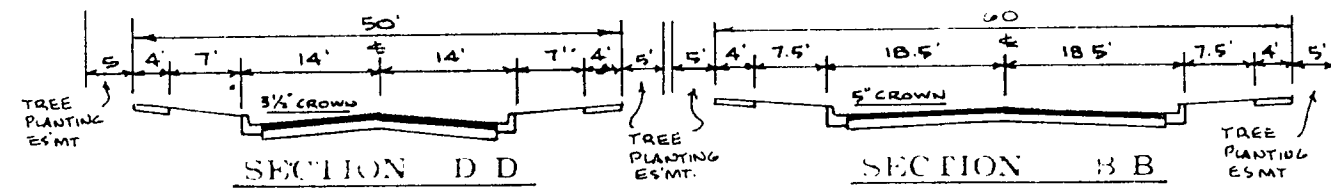
I DO HEREBY CERTIFY THAT THIS RECORD IN ALL WAS PREPARED BY ME OR UNDER MY DIRECTION INCLUDING CONNECTION THAT ALL WORK PERFORMED BY ME OR UNDER MY DIRECTION INCLUDING ENGINEERING DESIGN WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS AND THE REQUIREMENTS OF THE PLAT AS A COMMISSIONER THAT ALL NECESSARY DO EXIST AND THEIR LOCATIONS, SIZE AND DATE SHALL BE INDICATED BY ME, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SHOWN HEREON IS ACCURATE.

Edward L. Cummins 8-5-86
 EDWARD L. CUMMINS 3198 CUSTER DR. SUITE 104 - LEX., KY. DATE



NOTES

- ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED SUCH COVER SHALL CONSIST OF ANNUAL GRASSES, OR SMALL GRASS, 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" CALIPER AND SHALL CONSIST OF FRAXINUS AMERICANA (WHITE ASH) TYPE.



PAVING SPECIFICATIONS

PAVING SHALL CONSIST OF 7\"/>

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.

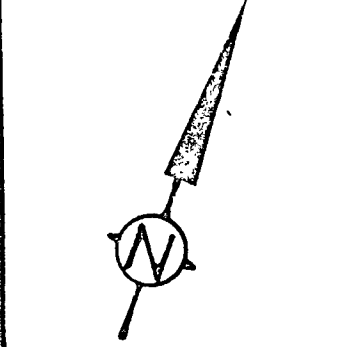
David Chatter 11/3/86
 URBAN COUNTY ENGINEER DATE

COMMISSION'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING ON 8/31/86 AND IS NOW ELIGIBLE FOR RECORDING.

Franklin D. Thompson 12/4/86
 COMMISSION SECRETARY DATE

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.

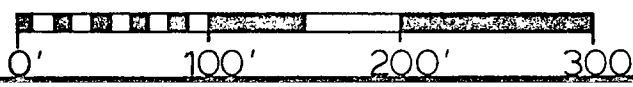


FINAL RECORD PLAN

ASHMOOR SUBDIVISION-Unit 2b

(FORMERLY TATES CREEK FARM-TRACT 2, PARCEL 2)
 LEXINGTON, FAYETTE COUNTY, KENTUCKY

DATE: AUG., 1986 SCALE: 1"=100'



DRAWN BY: ROGER W. BISHOP