

SITE LEGEND

SYMBOLS	DESCRIPTION
---	EXISTING BOUNDARY
- - - -	PROPOSED BOUNDARY
X	FENCE
980	EXISTING ELEVATION
980	PROPOSED ELEVATION
79.5	PROPOSED SPOT ELEVATION
D.I.	DROP INLET
H.W.	HEADWALL
→	STORM WATER DIRECTION
M.H.	MANHOLE
F.H.	FIRE HYDRANT
UP	UTILITY POLE
LP	LIGHT POLE
ADDRESS	ADDRESS
LOT	LOT NUMBER
R/W	R/W MARKER
MON	MONUMENT FOUND
⊕	MONUMENT SET
---	EXISTING UTILITIES NOTED ON PLAN
- - - -	PROPOSED UTILITIES NOTED (PROP) ON PLAN

CERTIFICATE OF SANITARY SEWERS
WHEN SEWERS ARE EXISTING AND ADJACENT

THE FRANKFORT SEWER DEPARTMENT HEREBY CERTIFIES THAT THE PROPERTY (PROPERTIES) CREATED BY THIS ACTION CAN BE SERVED BY A PUBLIC SEWER BY ACCESS ACROSS PUBLIC RIGHT OF WAY OR DEDICATED EASEMENT AND WITHOUT OTHERWISE CROSSING PRIVATE PROPERTY. WE FURTHER CERTIFY THAT ALL EASEMENTS OR RIGHTS OF WAY NOTED ON THIS PLAN ARE ACCEPTABLE TO THE FRANKFORT SEWER DEPARTMENT AND BASED ON THE INFORMATION PROVIDED TO US, MEET THE PROPERTY RIGHTS REQUIREMENTS OF THE FRANKFORT SEWER DEPARTMENT. THIS ACTION DOES NOT RELEASE ANY PROPERTY RIGHT NOT SPECIFICALLY NOTED.

DIRECTOR - FRANKFORT SEWER DEPARTMENT DATE

NOTICE OF PERFORMANCE GUARANTEE REQUIREMENT

AFTER CONSTRUCTION APPROVAL AND RELEASE OF THE SUBDIVIDER'S BOND, THE OWNER OF ANY LOT MAY BE REQUIRED TO POST A PERFORMANCE GUARANTEE AS A CONDITION OF OBTAINING A BUILDING PERMIT.

THE PURPOSE OF THIS PLAN IS TO:

Divide 12.05 acres owned by HMN127, LLC recorded at DB 433 Pg 193 of the FRANKLIN COUNTY CLERK'S OFFICE INTO 8 LOTS AS SHOWN IN THE TABLE BELOW. The property divided consists of the portion of the total tract which falls within Zone "CH" as shown on the Frankfort City Zone Map.

1 1.605 acres	5 1.286 acres
2 1.862 acres	6 1.575 acres
3 0.953 acres	7 0.570 acres
4 1.898 acres	8 1.412 acres

Roadway 0.889 acres
Total Acreage = 11.480 acres

ZONING INFORMATION

THE ZONING DISTRICT INFORMATION DEPicted ON THE RECORD PLAT WAS ACCURATE AS OF THE DATE OF APPROVAL AND EXECUTION BY THE PLANNING COMMISSION. HOWEVER, SUCH INFORMATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE APPROPRIATE PLANNING OFFICE PRIOR TO RELIANCE ON THE CONTENT.

PROPERTY OWNER'S OBLIGATION

CERTAIN IMPROVEMENTS IN THIS SUBDIVISION ARE REQUIRED AS SPECIFIED BY AN APPROVED CONSTRUCTION PLAN ON FILE IN THE OFFICE OF THE ENGINEERING OFFICIAL. IT IS THE OBLIGATION OF EVERY PROPERTY OWNER IN THE SUBDIVISION NOT TO DAMAGE, ALTER OR DESTROY THOSE IMPROVEMENTS AND NOT TO ALLOW ANY CONDITION OR ACTIVITY ON HIS PROPERTY THAT WILL IMPAIR THE PROPER FUNCTIONING OF THOSE IMPROVEMENTS. FOR VIOLATION OF THIS PROVISION, THE PROPERTY SHALL BE SUBJECT TO THE IMPOSITION OF A LIEN FOR THE AMOUNT NECESSARY TO REMEDY THE VIOLATION THAT MAY BE INCURRED IN THE SAME MANNER THAT MORTGAGES ARE ENFORCED, AND PERSONS RESPONSIBLE SHALL BE SUBJECT TO FINE.

BUILDER'S OBLIGATION

THE BUILDER OF EACH LOT IN THIS SUBDIVISION IS REQUIRED TO GRADE THE LOT SO THAT CROSS-LOT DRAINAGE IS IN CONFORMANCE WITH THE APPROVED DRAINAGE PLAN FOR THE SUBDIVISION AND ALL DRAINAGE FROM THE LOT IS DIRECTED TO A PUBLIC DRAINAGE FACILITY IN EASEMENT OF RIGHT-OF-WAY.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS DEVELOPMENT PLAN WITH MY FREE CONSENT, WITH THE EXCEPTION OF SUCH VARIANCES OR OTHER CONDITIONS OF APPROVAL, IF ANY, AS ARE NOTED HEREON OR IN THE MINUTES OF THE FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION. I FURTHERMORE UNDERSTAND THAT BUILDING PERMITS FOR CONSTRUCTION CAN ONLY BE ISSUED FOLLOWING THIS PLAN AND THAT AMENDMENTS TO THE PLAN CAN BE MADE ONLY BY OFFICIAL COMMISSION ACTION.

DATE HMN127, LLC PROPERTY DEED BOOK 433, PAGE 193 AGENT - JACK McDONALD 701 LEAWOOD DRIVE FRANKFORT, KY 40601

ACCEPTANCE OF EASEMENT RESTRICTIONS
FRANKFORT PLANT BOARD

THE AREA INDICATED ON THE SITE PLAN BY DASHED LINES AND MARKED UTILITY EASEMENTS ARE HEREBY RESERVED FOR USE BY FRANKFORT PLANT BOARD FACILITIES, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES WHICH INCLUDE BUT NOT LIMITED TO:

- CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES, PIPELINES, AND/OR UNDERGROUND LINES;
- RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM INDICATED EASEMENTS;
- RIGHT TO TRIM OR REMOVE ANY TREES, SHRUBS, OR UNDERGROWTH NECESSARY TO MAINTAIN PROPER SERVICE;
- RIGHT TO KEEP SAID EASEMENTS FREE FROM ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD, OR PREVENT USE OF THE EASEMENT FOR ITS INTENDED PURPOSE, OR TO LIMIT OR HINDER ACCESS THROUGH, OVER, AND ALONG EASEMENT, TO THE SAID SERVICE OF POLES, CABLES, TRANSFORMERS, ENCLOSURES, OR LINES.

IT IS UNDERSTOOD THAT AS PART OF THE EASEMENT STIPULATION THAT OWNERS, THEIR HEIRS, OR ASSIGNS HEREBY AGREE THAT NO EXCAVATION WILL BE ATTEMPTED WITHIN FIVE (5) FEET OF ANY BURIED FACILITIES INSTALLED WITHIN THE EASEMENT HEREIN DEFINED. BURIED FACILITIES SHALL BE LOCATED PRIOR TO EXCAVATION BY CALLING "BUID" 1-800-752-6007. FURTHERMORE, THERE SHALL BE A MINIMUM BUILDING SETBACK OF FIVE (5) FEET FROM ALL EASEMENTS. PROPERTY OWNERS WHO PLACE, CONSTRUCT, BUILD, OR INSTALL STRUCTURES, TREES, FENCES, LANDSCAPING, OR ANY OTHER ITEM WITHIN THE EASEMENT, MAY BE SUBJECT TO CHARGES RELATED TO THE REMOVAL OF SUCH ITEMS. PROPERTY OWNERS ARE TO USE AND ENJOY THE SAID LANDS INCLUDED IN THE EASEMENT STRIPS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT AND PRIVILEGES HERON RESERVED.

OWNER/APPLICANT DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FRANKFORT AND FRANKLIN COUNTY KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE FRANKFORT-FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHAIRMAN OR DESIGNEE DATE OWNER: HMN127, LLC 690 DUNCAN ROAD FRANKFORT, KY 40602

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1 : 22350 AND THE TRAVERSE WAS NOT ADJUSTED. THE SURVEY DESCRIBED HEREON IS A CLASS "A" SURVEY, AND THE ACCURACY AND PRECISION OF SAID SURVEY MEET ALL THE SPECIFICATIONS OF THIS CLASS.

BEARINGS SHOWN HEREON ARE BASED ON STATE PLAN COORDINATES FOR NORTH ZONE KENTUCKY NAD83 AND ARE TRUE NORTH.

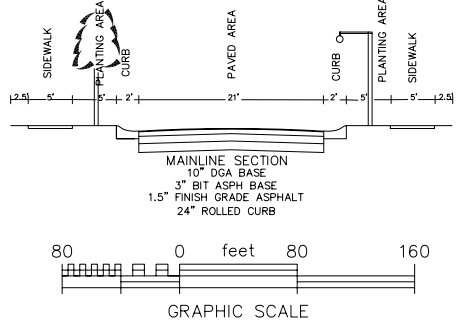
I FURTHER CERTIFY THAT THE BOUNDARY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN HEREON TO THE SPECIFICATIONS OF THE CITY ENGINEER.

HARRY F. GIRDLER, LS 2075 DATE

SETBACK NOTE:
FRONT SETBACKS SHOWN
REAR SETBACKS PER ZONE DISTRICT

ACCESS NOTE

ACCESS FOR ALL LOTS SHALL BE FROM THE WATER TOWER PLACE RIGHT-OF-WAY ONLY



Girdler Associates, Inc.
CIVIL ENGINEERING—LAND SURVEYING
PO BOX 555
FRANKFORT, KENTUCKY 40602
(502) 223-3168

FINAL PLAT
WATER TOWER PLACE
PROPERTY LOCATED ON THE WEST SIDE OF COLLINS LANE SOUTH OF CENTURY PLAZA, AND NORTH OF KY 676
Frankfort, Franklin County, Ky
February 5, 2009

ORIGINAL
SHEETS REVISIONS/NOTES
JOB NO. 2003.12.011
SHEET OF

COUNTY CLERK, RECORDING AREA