

THE INTENT OF THIS PLAT IS TO
 CREATE TRACT 1-A FROM TRACT 1 AS SHOWN ALONG
 WITH EXTENDING THE ACCESS EASEMENT
 AS SHOWN, ESTABLISHING THE BUILDING
 SETBACK LINES & THE UTILITY EASEMENT

ZONED A-1
 JOSH ISON &
 CHELSEA ISON
 HUSBAND & WIFE
 D.B. 385 / PG. 10
 TRACT 4 P.C. 5 SLIDE 1916

P.O.B. KY SPC 1Z
 N:4023266.39
 E:5263210.60

TRACT 1
 REMAINING PORTION OF
 JOANN C. WARNER
 D.B. 435 / PG. 611
 +/- 92.57 ACRES BEFORE DIVISION
 +/- 82.71 ACRES AFTER DIVISION
 (NOT SURVEYED)

TRACT 1-A
 ZONED A-1
 429438 Sq. Feet
 9.86 Acres
 3222.6 Perimeter

ZONED A-1
 LANE T. CRAWLEY &
 KIMBERLY A. CRAWLEY
 HUSBAND & WIFE
 D.B. 336 / PG. 30

ZONED A-1
 MARK QUINTARD &
 AMANDA QUINTARD-MUDD
 HUSBAND & WIFE
 D.B. 367 / PG. 666

ZONED A-5
 WILLIAM TYLER SOUTHWORTH &
 BETTY MARIE SOUTHWORTH
 HUSBAND & WIFE
 D.B. 459 / PG. 626
 P.C. 13 SLIDE 279

TRACT 1
 REMAINING PORTION OF
 JOANN C. WARNER
 D.B. 435 / PG. 611
 +/- 92.57 ACRES BEFORE DIVISION
 +/- 82.71 ACRES AFTER DIVISION
 (NOT SURVEYED)

LEGEND

- These standard symbols will be found in the drawing.
- 40' WIDE DRAINAGE EASEMENT ESTABLISHED THIS SURVEY
 - CENTER OF ROADWAY
 - RIGHT OF WAY LINE
 - 20' WIDE ACCESS EASEMENT
 - BUILDING SETBACK LINE AS SHOWN
 - 30' WIDE UTILITY EASEMENT ESTABLISHED THIS SURVEY
 - APPROXIMATE ADJOINING PROPERTY LINE
 - SUBJECT PROPERTY LINE
 - 6" DIA. WOODEN CORNER POST FOUND
 - 1/2" DIA. STEEL PIN WITH ILLEGIBLE CAP FOUND
 - 1/2" DIA. X 24" LNG. STEEL PIN WITH CAP #4648 SET

Final Development Plans and Final Subdivision Plats -
 CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES
 I hereby certify that KU shall supply the property shown as Tract 1 with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Company representative (title)
 Final Subdivision Plat and Development Plan
 CERTIFICATION OF UTILITY EASEMENT DESCRIPTION
 Easements grant and convey to the Kentucky Utility Company, South Central Bell, Georgetown Municipal Water & Sewer Service (GMWSS), Kentucky American Water, their successors, assigns, and lessees, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereto that in falling they might interfere with operation and maintenance of said facility. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon the said easement after installation of facilities. The right of ingress and egress is hereby granted to users of the utility easement as required to construct, operate, maintain and reinforce facilities within said easements. All lots lines not having an easement indicated will have 5' easements on them.

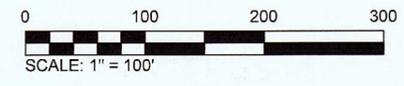
CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plat/plan of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, 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.

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.

CERTIFICATION OF GIS DEPARTMENT APPROVAL
 I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital submission requirements set forth in the Subdivision and Development Regulations.

GIS Analyst/Technician, Georgetown-Scott County Planning Commission

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS
 I hereby certify that the private sewage disposal system installed, or proposed to be installed on Tract 1 shown hereon fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.



LINE	BEARING	DISTANCE
L1	S 67°13'54" E	72.01
L2	N 19°16'47" E	20.03

ACRES BEFORE DIVISION:
 TRACT 1 = +/- 92.57 ACRES
 TRACT 1-A = 0.00 ACRES
 ACRES AFTER DIVISION:
 TRACT 1 = +/- 82.71 ACRES
 TRACT 1-A = 9.86 ACRES

- SURVEY NOTES:
- SOURCE OF TITLE: JOANN C. WARNER PORTION OF DEED BOOK 435 PAGE 611
 - A GRID NORTH READING WAS OBSERVED THE DAY OF THE SURVEY AND ALL DATA SHOWN COINCIDES WITH SAID READING.
 - THE FIELD DATA WAS COLLECTED 12-10-2025.
 - THE PROPERTY SHOWN HEREON IS CONSIDERED A RURAL SURVEY.
 - THIS SURVEY WAS PERFORMED USING A TOPCON HIPER VR GPS SYSTEM WITH DUAL FREQUENCY RECEIVERS UTILIZING REAL TIME KINEMATICS (RTK). THE HORIZONTAL DATUM USED WAS: NAD83, THE VERTICAL DATUM USED WAS: NAVD88, & THE GEOID MODEL USED WAS: GEOID18.
 - THIS SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS OF A RURAL SURVEY AS PER 201 KAR 18:150.
 - THE BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED.
 - THIS PROPERTY IS SUBJECT TO ANY PLANNING AND ZONING REGULATIONS, SUBDIVISION REGULATIONS OR APPROVALS.
 - THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FIRM MAP #21209CD125C, EFFECTIVE ON 1/8/2014.
 - NO EASEMENTS WERE ELIMINATED BY THIS PLAT.
 - ANY FURTHER DIVISION OF THIS PROPERTY SHALL REQUIRE APPROVAL BY THE GEORGETOWN SCOTT COUNTY JOINT PLANNING COMMISSION.
 - NO TITLE SEARCH WAS PROVIDED, AND THIS SURVEY IS SUBJECT TO THE FINDINGS OF SUCH.
 - THERE WERE NO CEMETERIES OBSERVED ON THE PROPERTY DURING THE FIELD WORK PER 201 KAR 18:150 (10)(5)(P).
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL PREVIOUSLY CONVEYED EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD AND NOT OF RECORD IF ANY, SPECIFICALLY PREVAILING RIGHTS OF WAY OF ANY PUBLIC ROADS.
 - THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18:150.

ACCESS EASEMENT MAINTENANCE NOTE:
 The owner/owners of this property and any successors in title agree to assume full liability and responsibility for construction, maintenance, reconstruction, snow removal, cleaning or any other needs related to the private street/access easement shown on this development plan/plot to the extent of use. This access easement only serves two (2) total tracts which are as follows: Tract 1A & Tract 1.

JOANN C. WARNER

- GMWSS Water Line Notes:
- If applicable, a testable backflow preventer (BFP) will be required on the customer side of the water meter. BFP's shall be owned and maintained by the property owner and tested yearly. Properties 10 acres or greater are required to install a BFP.
 - Owner shall not cause the grade to be less than 30 inches or more than 60 inches. Any grade changes greater than said depths shall have prior written approval from GMWSS.
 - Any construction over the existing water main shall maintain proper cover per the GMWSS Standard Specifications.
 - When a Water Main relocation is required, it shall be at the cost of the owner.

CERTIFICATION FOR WATER ONLY SERVICE - Outside City Limits
 I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution system to supply the property shown hereon as Tract 1-A. Certification for water service outside the city limits of Georgetown, KY is limited to domestic service only. Fire flow protection is not guaranteed. Provision of development, construction, and service is contingent upon the developer obtaining a current approved Availability of Capacity Request from the GMWSS Board of Commissioners; and GMWSS review and approval of all plans and specifications for required on-site and off-site improvements including but not limited to water lines, elevated storage tanks, booster pump stations, and related appurtenances for the proposed system. Construction of the proposed water distribution system shall be at the cost of the developer without reimbursement by GMWSS and constructed according to GMWSS and Kentucky Division of Water approved plans and specifications. Easements required for the proposed water distribution system shall be acquired by the developer and dedicated to GMWSS.

General Manager

HEATH LAND SURVEYING LLC
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 EMAIL: ZACH@HEATHLANDSURVEYING.COM

FINAL SURVEY PLAT FOR:
 PARCEL OWNER / PARCEL LOCATION:
 JOANN C. WARNER
 154 DOUBLE CULVERT ROAD
 GEORGETOWN, KY 40324
 NORTH SIDE OF PVA MAP #155-00-031.000
 CLIENT:
 MICHELLE MCCALL
 154 DOUBLE CULVERT ROAD
 GEORGETOWN, KY 40324

12-12-2025

REV	DATE

SHEET
 1 OF 1

LAND SURVEYOR