

Final Subdivision Plat and Construction Plans

CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Tackett Farm Subdivision fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

_____ Date

(County Health Department official)

Preliminary Subdivision Plat and Final Development Plan

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 located at 3594 Long Lick Pike Stamping Ground, KY 40379 with water service. 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.

_____ Date

General Manager

Final Subdivision Plat and Final Development Plan

CERTIFICATION OF WATER

I hereby certify that Georgetown Municipal Water & Sewer Service (GMWSS), by and through the City of Georgetown, KY, has facilities within the water distribution and sanitary sewer collection and conveyance system to supply the property located at 3594 Long Lick Pike Stamping Ground, KY 40379 with water. 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, and related appurtenances for the proposed system. Construction of the proposed water distribution and conveyance 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 and sanitary sewer collection and conveyance system shall be acquired by the developer and dedicated to GMWSS.

_____ Date

General Manager

Final Development Plans and Final Subdivision Plats - One Form Needed for Each Applicable Utility

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that KU shall supply the Tackett Farm Subdivision with electric and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

_____ Date

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), 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.

_____ Date

Owner

Final Subdivision Plat and Development Plan

CERTIFICATION OF FIRE DEPARTMENT APPROVAL

I hereby certify that the development plan shown hereon has been reviewed and found to comply with the (insert either Georgetown or Scott County) Fire Department regulations, including any conditions of approval or exceptions, noted hereon.

_____ Date

(Signature and title of Fire Dept. representative)

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.

_____ Date

(owner or owners)

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.

_____ Date

Zachary W. Heath KY PLS #4648

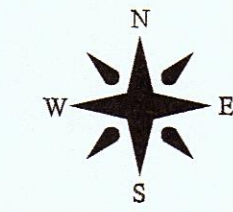
CERTIFICATION OF GIS DEPARTMENT APPROVAL

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

_____ Date

GIS Analyst/Technician, Georgetown-Scott County Planning Commission

TACKETT FARM DIVISION



LINE	BEARING	DISTANCE
L1	N 84°18'41" E	27.25'
L2	N 88°59'02" E	30.75'
L3	S 86°57'00" E	56.94'
L4	S 84°56'55" E	112.91'
L5	S 82°59'11" E	92.97'
L6	S 82°37'05" E	38.36'
L7	S 82°37'05" E	85.16'
L8	S 83°46'59" E	118.71'
L9	S 84°52'59" E	110.34'
L10	S 85°35'50" E	79.78'
L11	S 85°29'36" E	90.46'
L12	S 83°09'56" E	28.78'
L13	S 82°53'49" E	102.51'
L14	S 83°02'00" E	82.28'
L15	S 84°10'16" E	239.49'
L16	S 82°51'03" E	226.90'
L17	S 83°05'01" E	181.78'
L18	S 82°46'44" E	178.82'
L19	S 06°19'24" W	150.97'
L20	S 05°55'15" W	154.07'
L21	S 05°37'45" W	105.58'
L22	S 05°37'45" W	202.18'
L23	S 05°11'32" W	212.29'
L24	S 05°51'37" W	249.41'
L25	S 06°30'51" W	141.22'
L26	S 06°44'22" W	82.25'
L27	S 07°17'37" W	137.02'
L28	S 06°46'05" W	78.53'
L29	S 06°56'35" W	39.08'
L30	S 07°00'31" W	45.91'
L31	S 06°51'03" W	122.97'
L32	S 07°45'05" W	178.49'
L33	S 07°45'05" W	73.81'
L34	S 08°26'32" W	114.81'
L35	S 08°26'32" W	85.72'
L36	S 08°53'14" W	166.29'
L37	S 06°29'06" E	12.42'
L38	S 05°27'01" W	15.56'
L39	S 05°26'59" W	14.25'
L40	S 05°27'26" W	18.95'
L41	N 83°15'56" W	19.07'
L42	N 83°15'55" W	20.12'
L43	S 89°52'11" W	18.94'
L44	S 89°30'49" W	17.99'
L45	N 88°32'20" W	17.99'
L46	N 78°28'44" W	16.67'

LEGEND

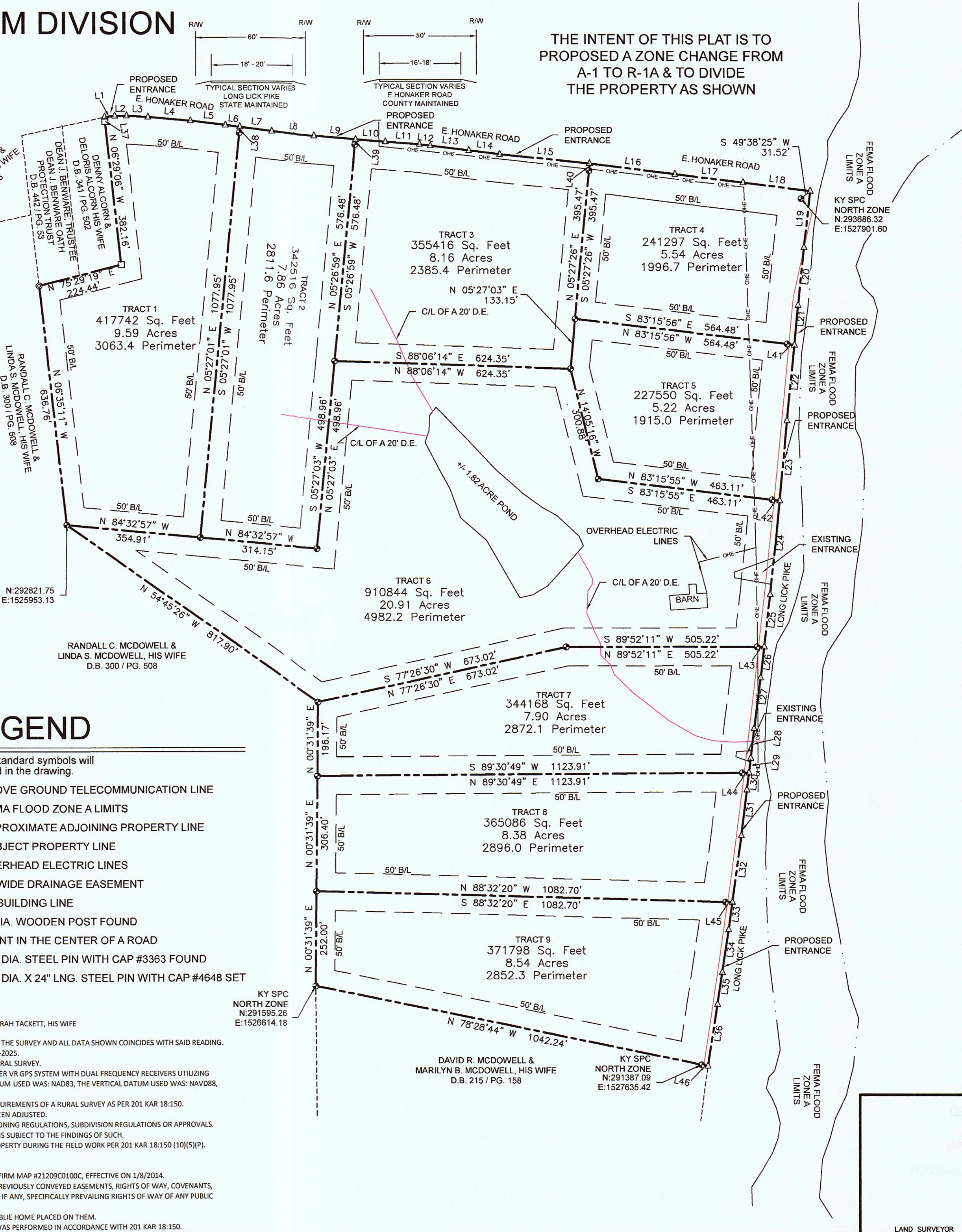
These standard symbols will be found in the drawing.

- ABOVE GROUND TELECOMMUNICATION LINE
- - - FEMA FLOOD ZONE A LIMITS
- - - APPROXIMATE ADJOINING PROPERTY LINE
- - - SUBJECT PROPERTY LINE
- - - OVERHEAD ELECTRIC LINES
- - - 20' WIDE DRAINAGE EASEMENT
- - - 50' BUILDING LINE
- 6" DIA. WOODEN POST FOUND
- △ POINT IN THE CENTER OF A ROAD
- ⊙ 5/8" DIA. STEEL PIN WITH CAP #3363 FOUND
- ⊕ 1/2" DIA. X 24" LNG. STEEL PIN WITH CAP #4648 SET

SURVEY NOTES:

- SOURCE OF TITLE: GERALD TACKETT & DEBORAH TACKETT, HIS WIFE DEED BOOK 385 PAGE 706
- A GRID NORTH READING WAS OBSERVED THE DAY OF THE SURVEY AND ALL DATA SHOWN COINCIDES WITH SAID READING.
- THE FIELD DATA WAS COLLECTED 04-14-2025 - 04-30-2025.
- 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.
- 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 CURRENT ZONING FOR THIS PROPERTY IS A-1.
- THE PROPOSED ZONING FOR THIS PROPERTY IS A-5.
- THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FIRM MAP #21209C0100C, EFFECTIVE ON 1/8/2014.
- 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.
- ALL TRACTS SHOWN HEREON SHALL NOT HAVE A MOBILE HOME PLACED ON THEM.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18:150.

THE INTENT OF THIS PLAT IS TO PROPOSED A ZONE CHANGE FROM A-1 TO R-1A & TO DIVIDE THE PROPERTY AS SHOWN



LAND SURVEYOR

HEATH LAND SURVEYING LLC
ZACHARY W. HEATH KY PLS #4648
P.O. BOX 985 GEORGETOWN, KY 40324
CELL: (270) 331-7250
EMAIL: ZACH@HEATHLANDSURVEYING.COM

FINAL SUBDIVISION & REZONE PLAT FOR:

PARCEL LOCATION:
3594 LONG LICK PIKE
STAMPING GROUND, KY 40379

CLIENT / PARCEL OWNER:
GERALD & DEBORAH TACKETT
386 SKINNERSBURG ROAD
STAMPING GROUND, KY 40379

4-30-2025

REV	DATE

SHEET
1 OF 1