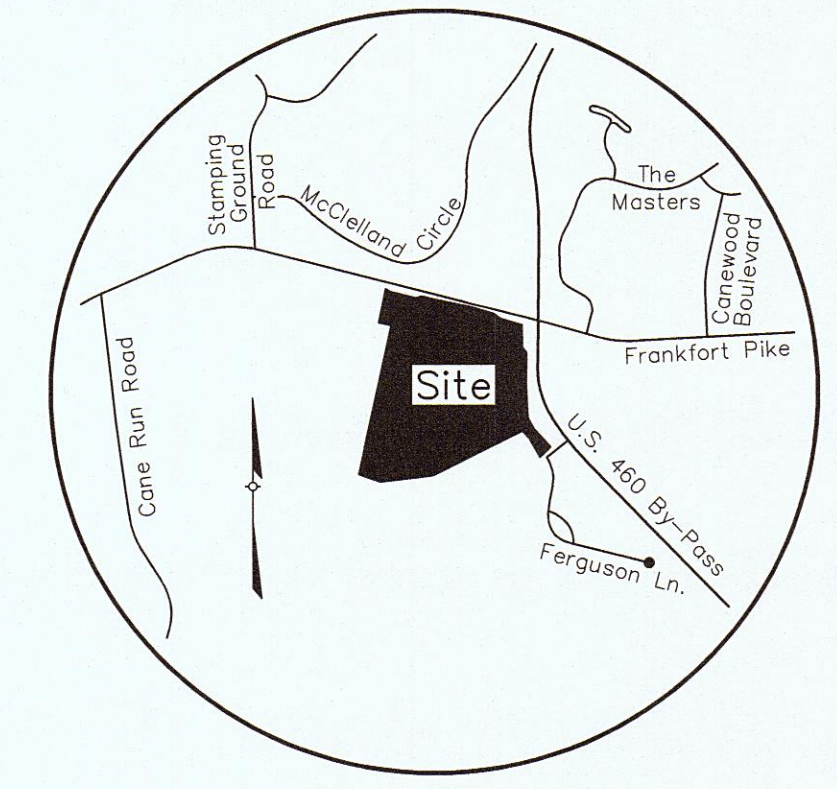
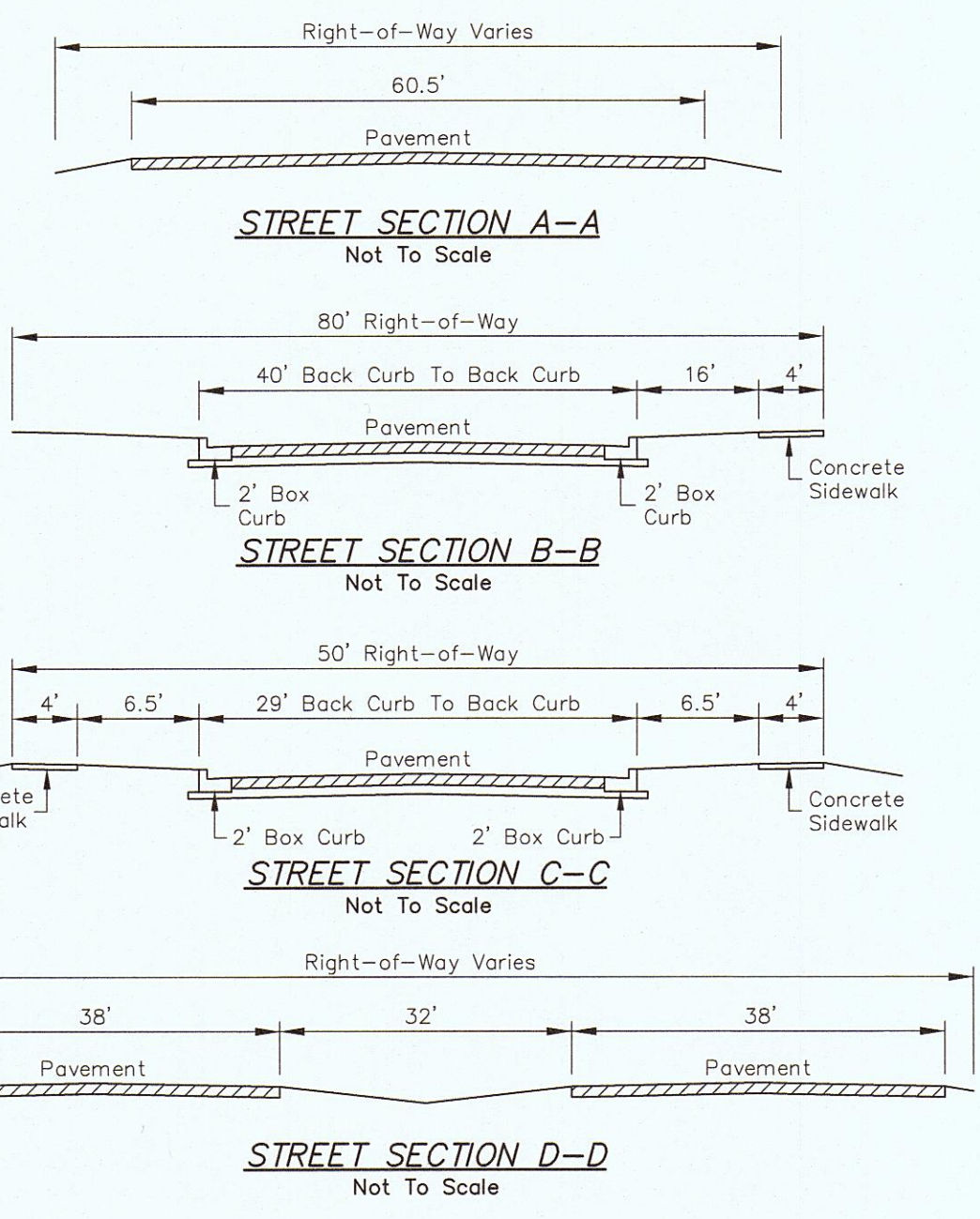
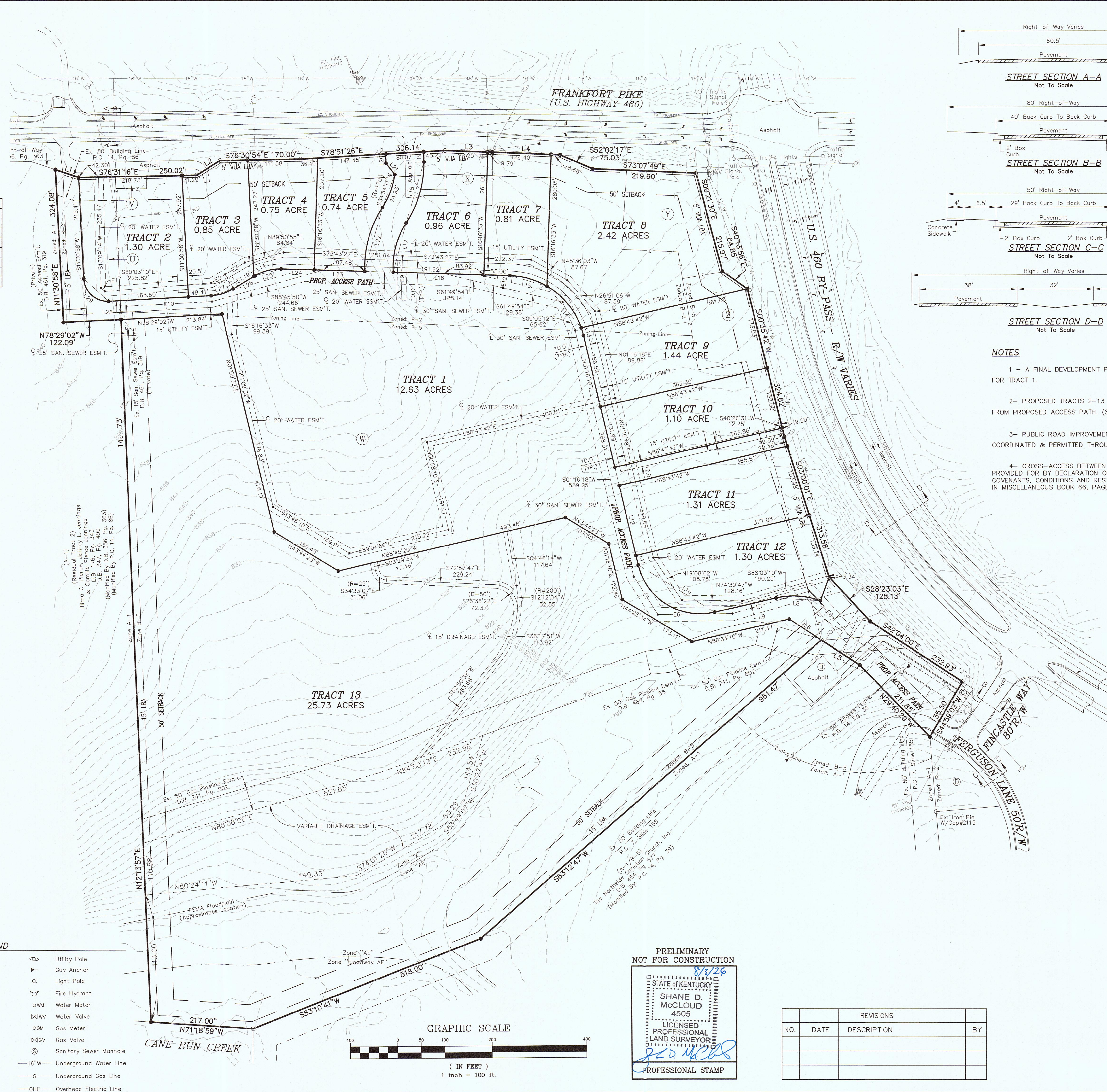


EXISTING EASEMENT INFORMATION	
①	Ex. 20' Gravity Sewer Esm't. D.B. 307, Pg. 404
②	Ex. 20' Force Main Esm't. D.B. 307, Pg. 404
③	Ex. 30' Gas Pipeline Esm't. D.B. 241, Pg. 796
④	Ex. 50' Drainage Esm't. Plat Cab. 9, Slide 225

EASEMENT LINE TABLE	
E1	S33°29'02"E 10.62'
E2	N73°25'16"E 34.37'
E3	N73°25'16"E 48.51'
E4	S16°34'44"E 32.59'
E5	S17°57'52"E 96.04'
E6	S76°15'21"E 157.67'
E7	N88°03'10"E 169.61'
E8	S27°24'26"E 128.52'
E9	S16°16'33"W 94.00'
E10	N78°29'02"W 181.47'
E11	S12°13'57"W 62.50'
E12	N23°41'52"E 26.63'

PROPERTY LINE/CURVE TABLE	
L1	S57°13'52"E 51.50'
L2	N72°31'16"E 58.31'
L3	S73°32'55"E 100.04'
L4	S73°09'54"E 143.08'
L5	N42°15'10"W 97.67'
L6	N42°15'10"W 80.71'
L7	S34°33'13"W 53.45'
L8	N72°00'29"W 94.06' R=165'
L9	N88°34'10"W 133.41'
L10	N43°38'56"W 190.65' R=135'
L11	N01°16'18"E 21.00'
L12	N01°16'18"E 153.55'
L13	N01°35'47"W 16.51' R=165'
L14	N24°45'14"W 114.43' R=165'
L15	N59°23'01"W 81.74' R=165'
L16	N73°43'27"W 246.62'
L17	N29°11'27"E 107.57' R=170'
L18	N30°35'16"E 134.85' R=230'
L19	N13°32'28"E 21.80'
L20	S13°32'28"W 19.98'
L21	S23°27'55"E 30.03'
L22	S29°54'48"W 140.02' R=230'
L23	N73°43'27"W 107.08'
L24	N73°43'27"W 69.76'
L25	S89°50'55"W 57.13' R=101'
L26	S73°25'16"W 54.33'
L27	S87°28'07"W 48.55' R=100'
L28	N78°29'02"W 217.01'
L29	N33°29'02"W 70.71' R=50'

LEGEND	
Ex.	Existing
Esm't.	Easement
R/W	Right-of-Way
(TBR)	To Be Removed
②	Existing Tract Pre-Consolidation
①	Existing 20' Gravity Sewer Easement D.B. 307, Pg. 404
②	Existing 20' Force Main Easement D.B. 307, Pg. 404
③	Existing 30' Gas Pipeline Easement D.B. 241, Pg. 796
④	Existing 50' Drainage Easement P.C. 9, Slide 225
⊕	Utility Pole
⬮	Guy Anchor
⊙	Light Pole
⊙	Fire Hydrant
⊙	Water Meter
⊙	Water Valve
⊙	Gas Meter
⊙	Gas Valve
⊙	Sanitary Sewer Manhole
—16"W—	Underground Water Line
—G—	Underground Gas Line
—OHE—	Overhead Electric Line



PROJECT DATA OVERALL	
SITE OVERALL GROSS AREA	= 51.34 AC (2,236,370 SF)
EXISTING ZONING TO REMAIN	= B-2 (10.16 AC)
	= B-5 (40.7 AC)
EXISTING USE	= UNDEVELOPED / SINGLE FAMILY
PROP. USE	= GROCERY STORE / RETAIL
PROPOSED TRACTS	
TRACT 1	= 12.63 Ac.
TRACT 2	= 1.30 Ac
TRACT 3	= 0.85 Ac
TRACT 4	= 0.75 Ac
TRACT 5	= 0.74 Ac
TRACT 6	= 0.96 Ac
TRACT 7	= 0.81 Ac
TRACT 8	= 2.42 Ac
TRACT 9	= 1.44 Ac
TRACT 10	= 1.10 Ac
TRACT 11	= 1.31 Ac
TRACT 12	= 1.30 Ac
TRACT 13	= 25.73 Ac
TOTAL NET AREA	= 51.34 Acres
SMALLEST LOT AREA	= 0.74 ACRE (TRACT 5)
B-2 DIMENSIONAL STANDARDS	
MIN FRONT YARD	= 50'
MIN SIDE YARD	= 0'/25' ADJACENT TO RESIDENTIAL
MIN REAR YARD	= 0'/25' ADJACENT TO RESIDENTIAL
B-5 DIMENSIONAL STANDARDS	
MIN FRONT YARD	= 25'/50' WHEN ABUTTING STATE ROAD
MIN SIDE YARD	= 10'
MIN REAR YARD	= 20'/30' WHEN SERVICED FROM REAR
PERIPHERY BOUNDARY	= 50'/100' ADJACENT TO RESID. OR AGRICULT. USES

NOTES

1 - A FINAL DEVELOPMENT PLAN WAS APPROVED FOR TRACT 1.

2- PROPOSED TRACTS 2-13 SHALL BE ACCESSED FROM PROPOSED ACCESS PATH. (SEE NOTE 3 ALSO)

3- PUBLIC ROAD IMPROVEMENTS TO BE COORDINATED & PERMITTED THROUGH KYTC.

4- CROSS-ACCESS BETWEEN TRACTS 1-13 PROVIDED FOR BY DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN MISCELLANEOUS BOOK 66, PAGE 305.

CERTIFICATION OF PRELIMINARY PLAT APPROVAL

I hereby certify that the preliminary subdivision plat shown hereon has been found to comply with the Subdivision and Development Regulations for Georgetown and Scott County, Kentucky, with exception of such variances, if any, as are noted in the minutes of the Planning Commission. Upon certification of the Commission Engineer of the approval of water quality protection plan and all construction plans, construction may begin.

_____ (date), 20____

Chairman, Georgetown-Scott County Planning Comm.

CERTIFICATION OF OWNERSHIP

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.

August 3rd _____ (date), 2026

Elkhorn Village Center, LLC

MARKETPLACE FRANKFORT PIKE

PRELIMINARY SUBDIVISION PLAT

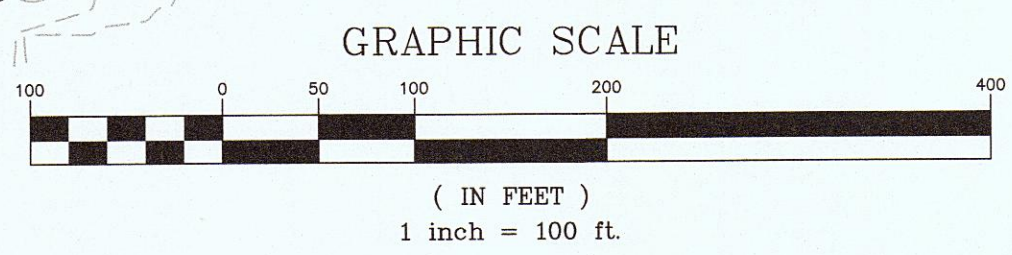
SITE ADDRESS: A PORTION OF 101 FERGUSON LANE AND 1962, 1998 and 2010 FRANKFORT PIKE, GEORGETOWN, KY 40324	PREPARED BY: LAND DESIGN & DEVELOPMENT, INC. 503 WASHBURN AVENUE, SUITE 101 LOUISVILLE, KENTUCKY 40222 PHONE: (502) 426-9374 FAX: (502) 426-9375
DEVELOPER: PRIME PROPERTY DEVELOPMENT CO. LLC 4801 OLYMPIA PARK PLAZA, SUITE 1450 LOUISVILLE, KENTUCKY 40241	JOB: 23041 DATE: 08/03/2026
Owner: ELKHORN VILLAGE CENTER, LLC (f/k/a HOGAN HOLDINGS 107, LLC) 9300 SHELBYVILLE ROAD, SUITE 1300 LOUISVILLE, KENTUCKY 40222 DEED BOOK 457, PAGE 218 - DEED BOOK 459, PAGE 794 DEED BOOK 459, PAGE 800 - DEED BOOK 459, PAGE 807 DEED BOOK 461, PAGE 311	
TAX PARCEL NO: 112-40-022.000 TAX PARCEL NO: 112-40-024.000 TAX PARCEL NO: 112-40-025.000 TAX PARCEL NO: 113-20-003.001 TAX PARCEL NO: 113-20-007.000 TAX PARCEL NO: 113-20-008.002	

PRELIMINARY
NOT FOR CONSTRUCTION

8/3/26

STATE OF KENTUCKY
SHANE D. MCCLLOUD
4505
LICENSED PROFESSIONAL LAND SURVEYOR

PROFESSIONAL STAMP



REVISIONS			
NO.	DATE	DESCRIPTION	BY