LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "TEI 2586"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Point in Road
- Metal Found in Road
- Railroad Spike Found
- Address

PURPOSE:

The purpose of this plat is to reconfigure two (2) existing tracts into three (3) tracts or parcels of land as shown hereon.

ADDRESS:

Newtown Pike (KY 922)
Georgetown, KY 40324
(Scott County)

OWNERS:

Rocky M. Mason
Wendy N. Mason
#3244 Beaumont Centre Circle
Lexington, KY 40513

ZONE:

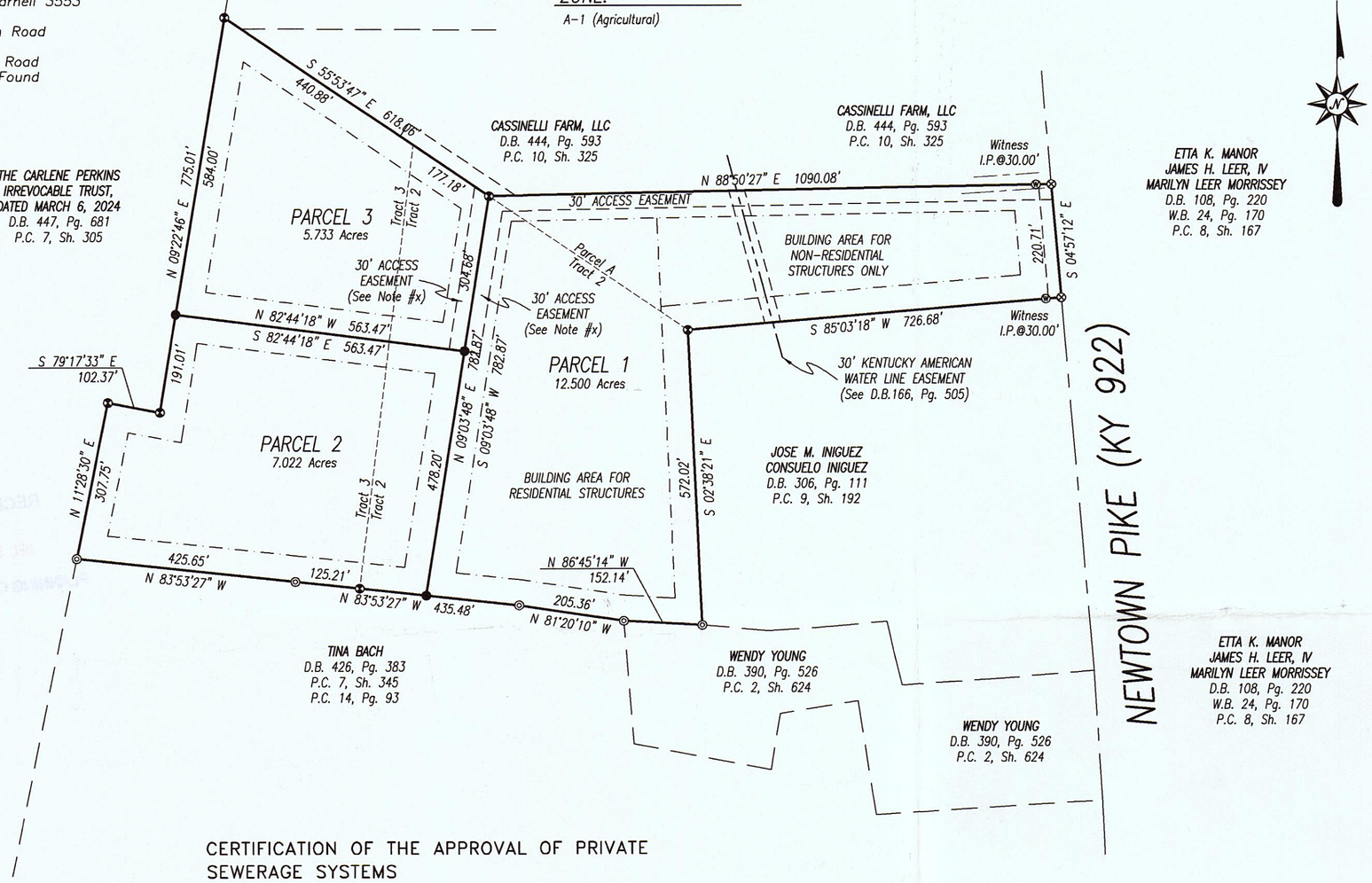
A-1 (Agricultural)

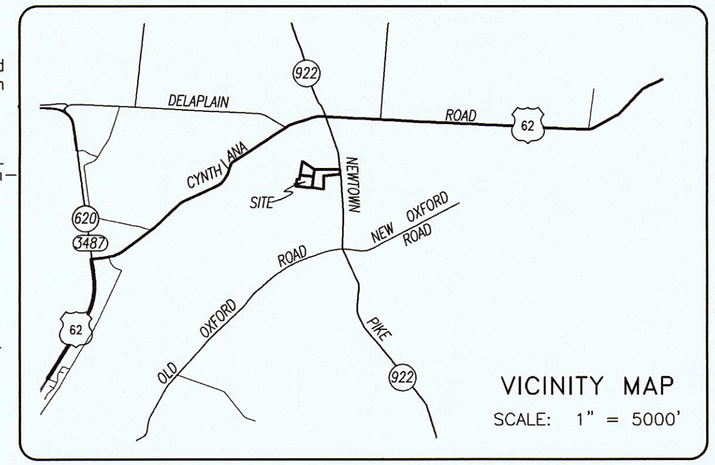
CERTIFICATION OF GIS DEPARTMENT APPROVAL

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





OWNER'S CERTIFICATION

I(we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by John F. Cannon, Jr. & Jennie Pat Cannon, by deed dated August 31, 2009, and recorded in Deed Book 326, page 602 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness — Owner

Owner

Address

Date — Address

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are rotated to Kentucky North Zone State Plane.

December 1, 2025
Date

P.O. Box 175
Cynthiana, Kentucky 41031

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: MASON PROPERTY fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

Date — Scott County Health Department Official

CERTIFICATION OF PROVISION OF WATER ONLY

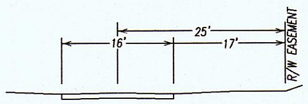
I hereby certify that Kentucky American has facilities within the water distributions conveyance system to supply the property located at Newtown Pike ((KY 922), that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

Date — General Manager Kentucky American Water

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the MASON property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

Date — Kentucky Utilities Representative



TYPICAL SECTION
NEWTOWN PIKE (KY 922)

NOTES:

1. Parcel 1, Parcel 2, and Parcel 3 platted hereon are the same as Tract 2 and Tract 3 shown on Plat Cabinet 10, Sheet 146 and further described in Deed Book 326, Page 602. See also Plat Cabinet 9, Sheet 192.
2. Property shown hereon is subject to a water line easement in favor of Kentucky American Water Company as recorded in Deed Book 166, Page 505.
3. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
4. Property shown hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning classification.
5. Any further division of the property platted hereon shall require approval of the Georgetown-Scott County Planning Commission.
6. Property shown hereon does not lie within a flood hazard area as shown on FEMA FIRM Community Panel No. 210067 0040 E dated March 3, 2014.
7. The purpose of this plat is to reconfigure two existing tracts or parcels of land into three separate and legal tracts.
8. Each property platted hereon shall share in the maintenance and upkeep of that access easement hereon.
9. Property shown hereon and all adjacent properties are currently zoned agricultural (A1).
10. Access easement being created by this plat and acknowledged by the Owner's Certification hereon. Same being located on Parcel 1 and Parcel 3 and benefits all parcels. Each shall share in the maintenance thereof.
11. All building setbacks are also reserved for utility easements. Same being established by this plat, and acknowledged by the Owner's Certification hereon.

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line
- Existing Overhead Utility Lines

0' 200' 400' 600'

PLOTTED: 12/01/25 @ 5:00 BY APD

MINOR SUBDIVISION PLAT

ROCKY M. MASON
WENDY N. MASON

OXFORD-NEWTOWN ROAD

STATE of KENTUCKY
ALLEN PATRICK DARNELL
3553
LICENSED PROFESSIONAL LAND SURVEYOR

SCALE	DATE
1" = 200'	10/01/25
FILE NO. 25-6268	FILENAME MASONROC
FIELD CREW JF/WR/AM	.CRD FILE MASONROC
DRAWN BY APD	CHECKED BY APD

DARNELL ENGINEERING, INC.
P.O. Box 175
Cynthiana, Kentucky 41031
(859) 234-8957

"THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150."