PLOT DATE: 3/1/2026 8:46 PM

C:\USERS\SFLINCHUM\RTC360 DROPBOX\THOROUGHBRED ENGINEERING\ACTIVE PROJECTS\255 NEW COLEMAN LANE\SURVEY\CAD\255 NEW COLEMAN LANE 03.DWG

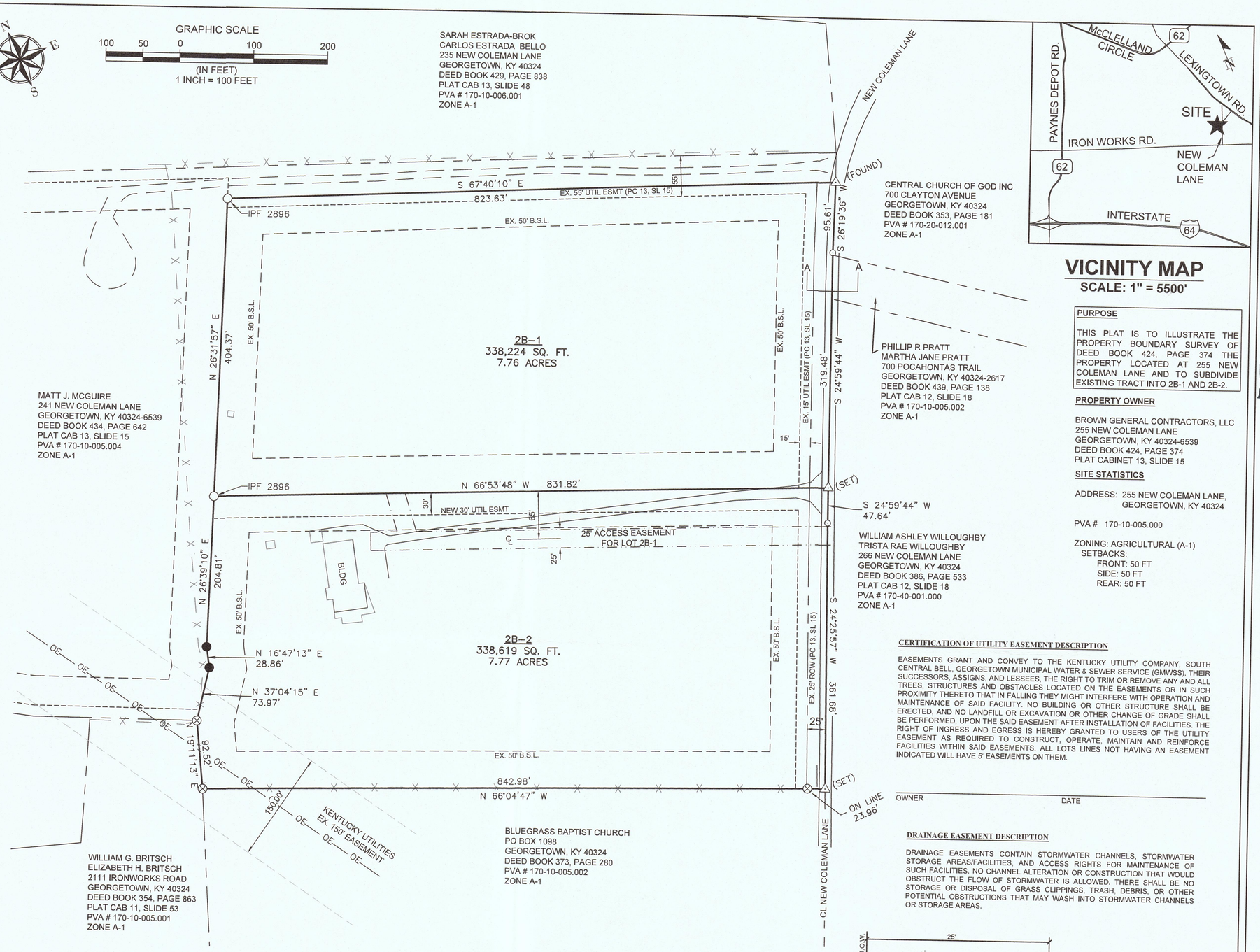
LEGEND

- PROPERTY CORNER FOUND (AS NOTED)
- IPS - 5/8" x 18" IRON PIN W/ CAP "LS 2896" SET
- MAGNAIL FOUND (UNLESS NOTED)
- IRON PIN FOUND WITH NO CAP
- MEANDER CORNER/ PROPERTY CORNER (NOT SET)
- PROPERTY BOUNDARY LINE
- ADJOINERS APPR. BOUNDARY
- OE — OVERHEAD ELECTRIC LINE
- B.S.L. - BUILDING SETBACK LINE
- EASEMENT LINE
- EDGE OF ASPHALT
- X — FENCE LINE

GRAPHIC SCALE

100 50 0 100 200

(IN FEET)
1 INCH = 100 FEET



VICINITY MAP

SCALE: 1" = 5500'

SURVEYOR NOTES

SURVEY PERFORMED BY: THOROUGHBRED
SURVEY TYPE: URBAN
FIELD DATE: 2/28/2026
METHOD: RTK GNSS
COORDINATE SYSTEM: NAD83 KY NORTH
VERTICAL: NAVD88
GEOID MODEL: 12B
EQUIPMENT: TRIMBLE R10 / R12i GNSS RECEIVERS,

1. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY RECORDED OR UNRECORDED.
2. CURRENCY: DATA REGARDING UTILITIES AND EASEMENTS WERE OBTAINED FROM LOCAL & FEDERAL GOVERNMENT AGENCIES AND FIELD OBSERVATION.
3. NO CEMETERY OR BURIAL GROUNDS WERE OBSERVED INSIDE THE SUBJECT TRACTS DURING THE COURSE OF THIS SURVEY.
4. FLOOD MAP #21209C0191D EFFECTIVE DATE 12/21/2017 SHOWS THE SUBJECT SITE IS LOCATED IN FLOOD ZONE X, AREA AT MINIMAL FLOOD HAZARD RISK.
5. RIGHT-OF-WAY FOR NEW COLEMAN ROAD IS TWENTY-FIVE (25) FEET FROM CENTERLINE AND WAS DEDICATED ON PLAT CABINET 13, SLIDE 15. NO RECORD RIGHT-OF-WAY DEED WAS FOUND.
6. METHODOLOGY: THE BOUNDARY SHOWN HEREON IS A TRUE AND CORRECT SURVEY AND IS AN URBAN CLASS SURVEY. THE MONUMENTS ARE AS SHOWN. METHOD OF SURVEY WAS CONDUCTED BY GPS "RTK" (REAL TIME KINEMATIC) WITH A RELATIVE POSITIONAL ACCURACY OF 0.025' + 50 PPM AT A 95% CONFIDENCE LEVEL. THE HORIZONTAL DATUM IS NAD 1983. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE KENTUCKY STATE PLANE NORTH ZONE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE BEARINGS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED TRAVERSE. ALL PROPERTY CORNERS INDICATED HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED PLS #4119 UNLESS OTHERWISE NOTED HEREON.
7. ACCURACY: THE TRIMBLE R10 / R12i RECEIVER HAS A STATED HORIZONTAL RTK ACCURACY OF 8MM + 1PPM AND A RTK VERTICAL ACCURACY OF +/- 15 MM + 1 PPM.
8. PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E.; SCOTT COUNTY PVA). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION OR THE APPROXIMATE GRAPHICAL REPRESENTATIONS OF SUCH (ADJOINING PROPERTY LINES INCLUDING EASEMENTS ETC). THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
9. DUE TO THE ABOVE, THOROUGHBRED ENGINEERING, ASSUMES NO LIABILITY WITH REGARDS TO INFORMATION PERFORMED BY OTHERS, SHOWN OR OTHERWISE INFERRED. NOTHING CONTAINED HEREIN SHALL BE HELD AS A LEGAL WARRANTY, EXPRESSED OR IMPLIED.

CERTIFICATION OF FINAL SUBDIVISION PLAT APPROVAL

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

CHAIRMAN, GEORGETOWN-SCOTT COUNTY PLANNING COMM. — DATE

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.

GIS ANALYST/TECHNICIAN, GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION — DATE

HEALTH DEPARTMENT CERTIFICATION

I HEREBY CERTIFY THAT THE PRIVATE SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED TO BE INSTALLED FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND HEREBY IS APPROVED AS SHOWN.

(COUNTY HEALTH DEPARTMENT OFFICIAL) — DATE

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.

(OWNER OR OWNERS) — DATE

ACCESS EASEMENT & MAINTENANCE AGREEMENT 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 ACCESS EASEMENT SHOWN ON THIS DEVELOPMENT PLAN/PLAT. THIS AGREEMENT RELIEVES THE CITY OF GEORGETOWN/CITY OF STAMPING GROUND/CITY OF SADIEVILLE/SCOTT COUNTY GOVERNMENT FROM ANY SUCH RESPONSIBILITIES. IF THE OWNER/OWNERS REQUEST THAT THE ACCESS EASEMENT BE DEDICATED AS PUBLIC STREETS, THE OWNER/OWNERS BEAR THE FULL EXPENSE OF ANY RECONSTRUCTION REQUIRED TO COMPLY WITH CITY/COUNTY STANDARDS PRIOR TO DEDICATION AND ACCEPTANCE AND ALL CONDITIONS OUTLINED IN SECTION 4, D. HAVE BEEN MET.

(OWNER OR OWNERS) — DATE

CERTIFICATION OF PROVISION OF WATER SERVICE

I HEREBY CERTIFY THAT KENTUCKY AMERICAN HAS REVIEWED THE PLAT FOR *TRACT 2B-1 AND TRACT 2B-2* THAT THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS OF THE FUTURE WATER MAIN EXTENTION, AND THAT KENTUCKY AMERICAN SHALL SUPPLY SAID DEVELOPMENT WITH WATER SERVICES WHEN THE FORMAL REQUEST IS MADE PER OUR TARIFF WITH THE PUBLIC SERVICE COMMISSION.

GENERAL MANAGER — DATE

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

I HEREBY CERTIFY THAT: KENTUCKY UTILITIES COMPANY SHALL SUPPLY TRACT 2B-1 AND TRACT 2B-2 WITH ELECTRIC SERVICES AND THE PROPOSED UTILITY EASEMENTS OF SAID DEVELOPMENT MEETS WITH THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER APPLICABLE REQUIREMENTS.

ELECTRIC Co. OFFICER — DATE

PURPOSE

THIS PLAT IS TO ILLUSTRATE THE PROPERTY BOUNDARY SURVEY OF DEED BOOK 424, PAGE 374 THE PROPERTY LOCATED AT 255 NEW COLEMAN LANE AND TO SUBDIVIDE EXISTING TRACT INTO 2B-1 AND 2B-2.

PROPERTY OWNER

BROWN GENERAL CONTRACTORS, LLC
255 NEW COLEMAN LANE
GEORGETOWN, KY 40324-6539
DEED BOOK 424, PAGE 374
PLAT CABINET 13, SLIDE 15

SITE STATISTICS

ADDRESS: 255 NEW COLEMAN LANE, GEORGETOWN, KY 40324

PVA # 170-10-005.000

ZONING: AGRICULTURAL (A-1)
SETBACKS:
FRONT: 50 FT
SIDE: 50 FT
REAR: 50 FT

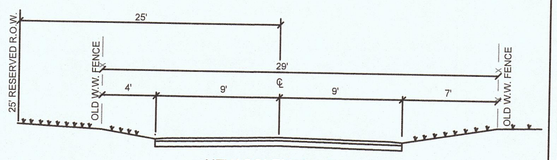
CERTIFICATION OF UTILITY EASEMENT DESCRIPTION

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.

OWNER — DATE

DRAINAGE EASEMENT DESCRIPTION

DRAINAGE EASEMENTS CONTAIN STORMWATER CHANNELS, STORMWATER STORAGE AREAS/FACILITIES, AND ACCESS RIGHTS FOR MAINTENANCE OF SUCH FACILITIES. NO CHANNEL ALTERATION OR CONSTRUCTION THAT WOULD OBSTRUCT THE FLOW OF STORMWATER IS ALLOWED. THERE SHALL BE NO STORAGE OR DISPOSAL OF GRASS CLIPPINGS, TRASH, DEBRIS, OR OTHER POTENTIAL OBSTRUCTIONS THAT MAY WASH INTO STORMWATER CHANNELS OR STORAGE AREAS.



NEW COLEMAN LANE
SECTION A-A
TYPICAL SECTION
N.T.S

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THE BOUNDARY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION.

SURVEYOR: DRAFT - DO NOT RECORD
OR USE FOR LAND TRANSFER

STEPHEN M. FLINCHUM #4119 — DATE
sflinchum@tbredfirm.com
THOROUGHBRED ENGINEERING
PO BOX 481
LEXINGTON, KENTUCKY 40588
(859) 785-0383

P.O. BOX 481 LEXINGTON, KY 40588
(859) 785-0383
CIVIL DESIGN, LAND SURVEYING, ARCHITECTURE, GEOTECHNICAL ENGINEERING, DRILLING SERVICES, IBC SPECIAL INSPECTIONS, MATERIAL TESTING, CM-CEI-CONSTRUCTION SERVICES

ALL RIGHTS RESERVED IN THOROUGHBRED ENGINEERING. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THOROUGHBRED ENGINEERING AND ARE NOT TO BE USED FOR OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THOROUGHBRED ENGINEERING. REPRODUCTIONS OF THESE DRAWINGS AND SPECIFICATIONS CORRELATING WITH WORK AT THE JOB SITE, THOROUGHBRED ENGINEERING WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS IN THE PRINTS. THE REPRODUCTION OF DRAWINGS AND SPECIFICATIONS OR ANY PART THEREOF FOR USE ON OTHER PROJECTS WITHOUT WRITTEN CONSENT OF THOROUGHBRED ENGINEERING IS PROHIBITED. THE OWNER OF THE PROJECT, MATERIAL QUANTITIES AND VAC-CITS THAT MAY BE PROVIDED HEREON ARE ESTIMATES FOR THE OWNER'S USE IN PLANNING AND DESIGN. THOROUGHBRED ENGINEERING MAKES NO REPRESENTATIONS AS TO THEIR TRUE VALUE AND THEIR VAC-CITS ARE A COMPLETE PROJECT AS OTHERWISE DEFINED BY THOSE DRAWINGS AND SPECIFICATIONS.

THOROUGHBRED
DESIGN | ENGINEER | CONSTRUCT

MINOR SUBDIVISION PLAT
255 NEW COLEMAN LANE
GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324-6539

CLIENT / OWNER:
BROWN GENERAL CONTRACTORS, LLC
255 NEW COLEMAN LANE
GEORGETOWN, SCOTT COUNTY, KENTUCKY 40324

PROJECT NO.: 210280	DRAWN BY: TLS/CLG
DATE: 3/1/26	REVIEWED BY:
FILENAME: 255 NEW COLEMAN LANE 03.DWG	
REVISION: REV	DATE: 3/1/26
ORIG	2/8/22

PLAT SHOWN HEREON REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150