

VICINITY MAP NOT TO SCALE

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: Wiseman Minor Subdivision fully meets the requirements of the Kentucky State Health Department and hereby is approved as shown.

\_\_\_\_\_ Date

(County Health Department official)

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 Manager/Analyst, Georgetown-Scott County Planning Commission

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)

\_\_\_\_\_ Date

(owner or owners)

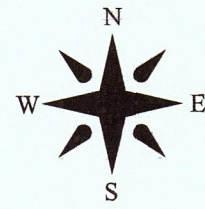
CERTIFICATE OF ACCURACY

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  
SURVEY NOTES:

- SOURCE OF TITLE: FRANK L. WISEMAN & KAY BURKHART WISEMAN, HIS WIFE  
DEED BOOK 401 PAGE 588, WILL BOOK 29 PAGE 636, PLAT CABINET 12 SLIDE 169.
- A GRID NORTH READING WAS OBSERVED THE DAY OF THE SURVEY AND ALL DATA SHOWN COINCIDES WITH SAID READING.
- THE FIELD DATA WAS COLLECTED 05-31-2025.
- 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).
- NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN HEREON.
- THERE ARE NO ENCROACHMENTS ONTO THIS PROPERTY AND NO IMPROVEMENTS ENCROACH ON TO OTHERS.
- 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.
- ZONING FOR ALL PARCELS SHOWN = A1.
- THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FIRM MAP #21209C0150D, EFFECTIVE ON 12/21/2017.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18:150.



0 100 200 300  
SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	S 07°10'14" W	53.82'
L2	S 01°51'34" W	31.62'
L3	S 03°56'36" E	32.38'
L4	S 08°43'24" E	26.71'
L5	N 85°12'41" W	30.13'
L6	S 58°37'37" W	14.72'
L7	S 78°35'40" W	85.35'
L8	S 79°34'11" W	52.65'
L9	S 85°28'55" W	37.58'
L10	S 87°09'25" W	69.90'
L11	S 68°22'04" W	75.83'
L12	S 54°05'08" W	44.91'
L13	N 87°48'35" W	22.61'
L14	N 16°17'20" W	25.38'
L15	N 15°13'34" E	26.91'
L16	N 10°28'18" W	78.63'
L17	S 84°28'06" E	22.02'

VALARIE ADAMS &  
LEE ADAMS  
WIFE & HUSBAND  
D.B. 452 / PG. 733  
TRACT 2B OF  
PLAT CABINET 2 SLIDE 831

LEGEND

These standard symbols will be found in the drawing.

- CENTERLINE OF 14' WIDE ACCESS EASEMENT ESTABLISHED THIS SURVEY
- RIGHT OF WAY LINE OF FINNELL PIKE
- OVERHEAD ELECTRIC TRANSMISSION LINES
- 50' BUILDING OFFSET LINE & UTILITY EASEMENT
- APPROXIMATE ADJOINING PROPERTY LINE
- SUBJECT PROPERTY LINE
- MAG NAIL WITH WASHER STAMPED #2536 FOUND
- 4" DIA. WOODEN CORNER POST FOUND
- △ POINT IN THE CENTER OF FINNELL PIKE
- ▲ POINT IN THE CENTER OF A 14' WIDE ACCESS EASEMENT ESTABLISHED THIS SURVEY
- ⊙ 1/2" DIA. STEEL PIN WITH CAP #2536 FOUND
- ⊙ 1/2" DIA. X 24" LNG. STEEL PIN WITH CAP #4648 SET

PRIVATE STREET/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/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 private street/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

CERTIFICATION OF PROVISION OF WATER SERVICE

I hereby certify that Kentucky American has reviewed the plans and specs for the proposed water distribution system for Allen subdivision, that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distribution of water, and that Kentucky American shall supply said development with water services.

\_\_\_\_\_ Date

THE INTENT OF THIS PLAT IS TO  
CREATE TRACT 2A AS  
SHOWN AND TO ESTABLISH THE  
BUILDING SETBACK LINES &  
UTILITY EASEMENTS AS SHOWN

REMAINING PORTION OF  
FRANK L. WISEMAN &  
KAY B. WISEMAN, HIS WIFE  
D.B. 401 / PG. 588  
W.B. 29 / PG. 636  
TRACT 2 OF PLAT CABINET 12 SLIDE 169  
+/- 25.00 ACRES

GARNETT W. RAINS &  
DARLENE RAINS  
D.B. 239 / PG. 245  
D.B. 291 / PG. 245  
TRACT 1 PLAT CABINET 12 SLIDE 169

P.O.B.  
KY SPC  
NORTH ZONE  
N:285554.49  
E:1583379.24

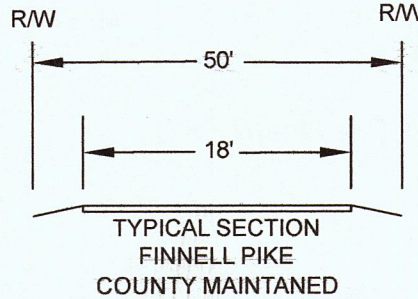
45' EASEMENT TO K.A.W.C.  
D.B. 214 / PG. 277

EAST PROPERTY LINE  
GENERALLY RUNS ALONG  
THE CENTER OF FINNELL PIKE

EXISTING  
ENTRANCE

FRANK L. WISEMAN  
D.B. 171 / PG. 339  
W.B. 29 / PG. 636

C/L OF 14' WIDE EASEMENT  
FOR INGRESS / EGRESS  
ESTABLISHED THIS SURVEY



Final Development Plans and Final Subdivision Plats -

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that KU shall supply the Wiseman Division with electric services 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), 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.

\_\_\_\_\_ Date

Owner

LAND SURVEYOR

FINAL SUBDIVISION PLAT FOR:

PARCEL LOCATION:  
238 FINNELL PIKE  
GEORGETOWN, KY 40324

CLIENT / PARCEL OWNER:  
FRANK L. WISEMAN & KAY B. WISEMAN, HIS WIFE  
234 FINNELL PIKE  
GEORGETOWN, KY 40324

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

6-2-2025

REV DATE

SHEET

1 OF 1