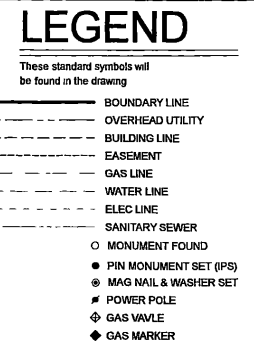


ACCEPTANCE OF EASEMENT RESTRICTIONS
 The areas indicated on the site plan by dashed lines and marked utility easements are hereby reserved for use by Frankfort Plant Board Columbia Gas of Kentucky Inc. identified utilities and City of Frankfort/Franklin County facilities for the purpose of providing utility services which include, but are not limited to 1. construct, maintain operate, replace, or rebuild pole lines gas lines, pipelines and/or underground lines together with valves line markers service connections lateral connections and all appurtenances facilities to the same 2. Right of ingress and egress over all lots to and from indicated easements 3. Right to trim or remove any trees shrubs or undergrowth necessary to maintain proper service and 4. right to keep said easements free of any structures or obstacles that may create a hazard or prevent use of the easement for its intended purpose, or to limit or hinder access through over and along easement, to the said service of poles cables transformers enclosures, or lines. It is understood that as part of the easement stipulation that owners, their heirs, or assigns hereby agree that no excavation will be attempted within five (5) feet of any buried facilities installed within the easement herein defined Buried facilities shall be located prior to excavation by following the Kentucky dig law and calling 811 or 1-800-752-5007 Property owners who place, construct, build or install structures trees fences landscaping or any other item within the easement, shall be subject to charges relating to the removal of such items Property owners are to use and enjoy the said lands included in the easement strips shown hereon but such use shall not interfere with the right and privileges herein reserved

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we) and the owner(s) of the property shown and described hereon and that I (we) hereby agree to the plan of subdivision with (our) free consent, establish the minimum utility easements, enclosures, or lines. It is understood that all streets, alleys, yards, parks and other open spaces to public for private use as noted

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FRANKFORT AND FRANKLIN COUNTY KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK
 7-5-2022 [Signature]
 DATE
 CHAIRMAN THE BOARD FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION

Certification of Sanitary Sewers When Sewers are Existing and Adjacent
 The Frankfort Sewer Department hereby certifies that LOT 1 PARCEL 1 A created by this action can be served by a public sewer by access across public right of way or dedicated easement and without otherwise crossing private property We further certify that all easements or rights of ways noted on the platplan are acceptable to the Frankfort Sewer Department and based on the information provided to us meet the property rights requirements of the Frankfort Sewer Department. This action does not release any property right not specifically noted
 7-5-2022 [Signature]
 Date Name



FLOOD NOTE
 ACCORDING TO FIRM MAP NUMBERS 2107300133D AND 2107300141D REVISED JUNE 18 2015 THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA

NOT TO SCALE

RB ZONING

CL ZONING

IG ZONING

CERTIFICATION OF APPROVAL BY FRANKFORT PLANT BOARD
 THE FRANKFORT PLANT BOARD HEREBY CERTIFIES THAT WE HAVE REVIEWED THE FINAL PLAT AND HEREBY AGREE WITH THE EXISTING AND PROPOSED UTILITY EASEMENTS FOR NEW CONSTRUCTION AND MAINTENANCE
 7-5-22 [Signature]
 DATE
 FPB ELECTRIC

CERTIFICATION BY REVIEW AGENCIES
 I (WE) HEREBY CERTIFY THAT THESE PLANS REVIEWED BY OUR AGENCY AND THE IMPROVEMENTS SHOWN HEREON MEET OR EXCEED ALL REQUIREMENTS OF OUR AGENCY (AGENCIES) AND BUILDING PERMITS MAY BE ISSUED PURSUANT TO THESE PLANS
 7/6/22 [Signature]
 DATE
 FRANKLIN COUNTY FIRE DEPARTMENT

CERTIFICATION OF APPROVAL BY FRANKFORT PLANT BOARD
 THE FRANKFORT PLANT BOARD HEREBY CERTIFIES THAT WE HAVE REVIEWED THE FINAL PLAT AND HEREBY AGREE WITH THE EXISTING AND PROPOSED UTILITY EASEMENTS FOR NEW CONSTRUCTION AND MAINTENANCE
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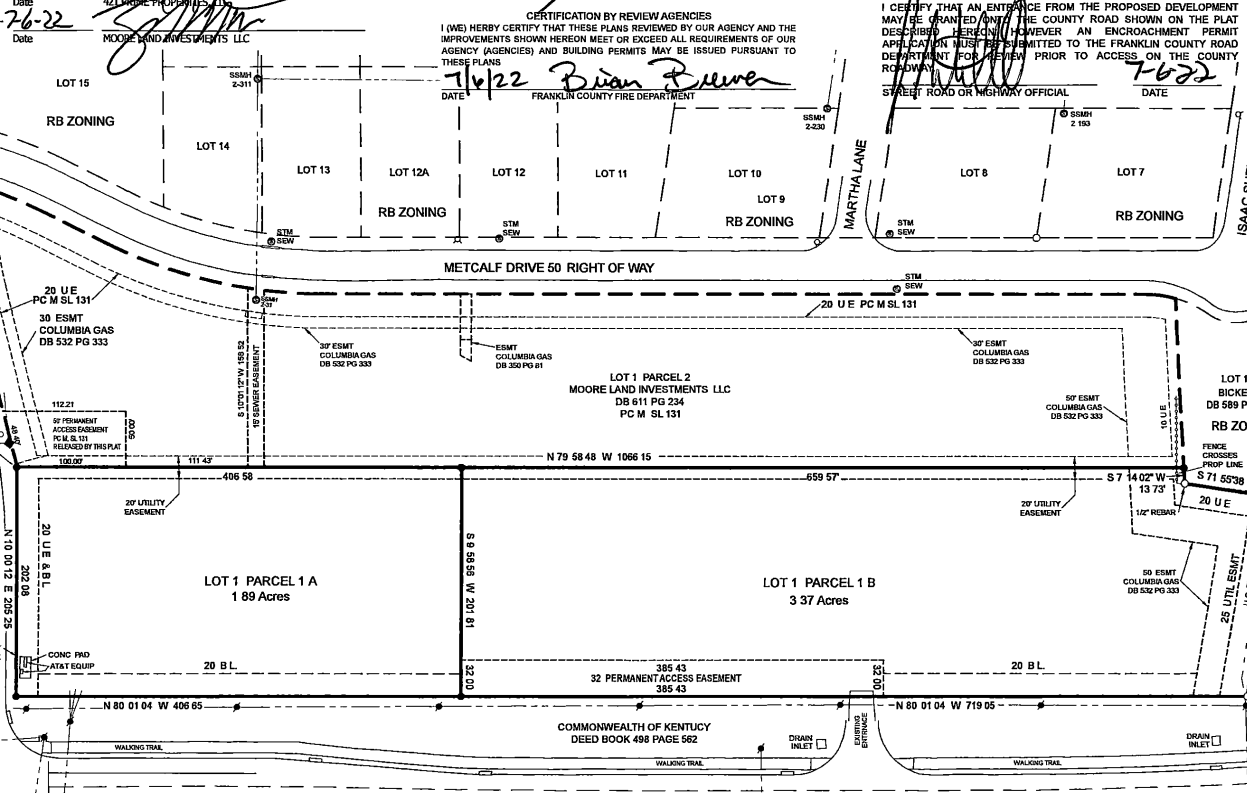
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 7/6/22 [Signature]
 DATE
 FRANKLIN COUNTY FIRE DEPARTMENT

Certification of Sanitary Sewer Department for subdivision/development not adjacent to Sewers
 The Frankfort Sewer Department hereby certifies that LOT 1 PARCEL 1 B created by this action are not presently served by public sewers However the owner agrees to provide access across public right of way or dedicated easement without otherwise crossing private property to serve this property at no cost to the Frankfort Sewer Department We further certify that all easements or rights of ways noted on this plat are acceptable to the Frankfort Sewer Department and based on the information provided to us meet the property rights requirements of the Frankfort Sewer Department. This action does not release any property right not specifically noted
 7-5-2022 [Signature]
 Date Name

ROADWAY ENTRANCE CERTIFICATE
 I CERTIFY THAT AN ENTRANCE FROM THE PROPOSED DEVELOPMENT MAY BE DRAWN AND THE COUNTY ROAD SHOWN ON THE PLAT DESCRIBED HEREON HOWEVER AN ENCROACHMENT PERMIT APPLICATION MUST BE SUBMITTED TO THE FRANKLIN COUNTY ROAD DEPARTMENT FOR REVIEW PRIOR TO ACCESS ON THE COUNTY ROADWAY
 7-6-22 [Signature]
 DATE
 STREET ROAD OR HIGHWAY OFFICIAL

UNLESS OTHERWISE NOTED
 ANY MONUMENT REFERRED TO AS AN IRON PIN AND CAP SET IS A 5/8 INCH DIAMETER STEEL REBAR EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP IDENTIFIER STAMPED REFERENCE PLS 3839
 ANY MONUMENT REFERRED TO AS A REFERENCE MONUMENT IS A 5/8 INCH DIAMETER STEEL REBAR EIGHTEEN INCHES IN LENGTH WITH A PLASTIC CAP IDENTIFIER STAMPED REFERENCE PLS 3839
 ANY MONUMENT REFERRED TO AS A MAG HUB AND WASHER SET IS A 1 1/2 INCH MAG NAIL WITH A 1 1/2 INCH DIAMETER STAINLESS STEEL WASHER STAMPED 3 STEVENS PLS 3839

SURVEY NOTES
 SURVEY COMPLETED 4/27/2022
 PLAT COMPLETED 7/5/2022
 KY COUNTY FRANKLIN
 CLASS OF SURVEY URBAN
 GPS EQUIPMENT USED TOPCON HIPER LITE+(L1L2) RTK
 RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 0.05 + 100 PPM
 BEARINGS AND DISTANCES ARE NOT BASED ON ADJUSTED TRAVERSE
 BASIS OF BEARINGS GRID NORTH KY SINGLE ZONE NAD 83
 DEED SOURCE: DB 589 PG 59 & 92 DB 611 PG 234
 PLAT SOURCE: PLAT CABINET M SLIDE 131
 THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 16 150
 ALL MONUMENTS ARE ESTABLISHED BY GPS UNLESS OTHERWISE NOTED
 ANY MONUMENT WITH A "M" SYMBOL IN THE DESCRIPTION WAS DERIVED FROM SDDS/SHOTS TAKEN FROM GPS ESTABLISHED CONTROL POINTS
 THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT DISCLOSE ALL INFORMATION DISCLOSED IN AN ACCURATE AND CURRENT TITLE REPORT
 THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR APPARENT



OWNERS
 421 PRIME PROPERTIES LLC
 101 ARROWHEAD CT
 FRANKFORT KY 40601
 DEED BOOK 588 PAGE 59
 DEED BOOK 588 PAGE 62
 PLAT CABINET M SLIDE 131

MOORE LAND INVESTMENTS LLC
 895 ELKHORN HILLS LANE
 FRANKFORT KY 40601
 DEED BOOK 611 PAGE 234
 PLAT CABINET M SLIDE 131

CERTIFICATION OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ENGINEER.
 7-5-2022 [Signature]
 DATE
 JARED D STEVENS PLS 3839

CERTIFICATION OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FRANKFORT AND FRANKLIN COUNTY KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK
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SITE STATISTICS
 TOTAL AREA 5.25 ACRES
 NUMBER OF LOTS 2
 AVERAGE LOT SIZE 2.625 ACRES

ZONING CLASSIFICATION
 CL - RURAL LIMITED COMMERCIAL DISTRICT
 MIN LOT SIZE 1.5 ACRES SEPTIC
 NONE PUBLIC SEWERS

MIN LOT FRONTAGE 75
MIN FRONT YARD 20
MIN SIDE YARD 10
MIN REAR YARD 20
MAX LOT COVERAGE NONE
MAX HEIGHT 35
MIN LANDSCAPE AREA 20%

PROJECT 19 1197
 SCALE 1 = 80

DESIGNED BY	NAME	DATE
DESIGNED BY	STEVENS	7/5/2022
DRAWN BY	STEVENS	7/5/2022
CHECKED BY	STEVENS	7/5/2022
AS BUILTS		

MINOR SUBDIVISION PLAT
 LOT 1 PARCEL 1 A AND LOT 1 PARCEL 1 B GOVERNORS PLATE SUBDIVISION
 US 421 / ISAAC SHELBY CIR WEST FRANKFORT KY 40601
 DEED BOOK 588 PAGE 59 & DEED BOOK 588 PAGE 62 - PLAT CAB M SLIDE 131
 FRANKFORT FRANKLIN COUNTY KENTUCKY

JARED D STEVENS LAND SURVEYING
 523 MEMORINEE TRAIL
 FRANKFORT KENTUCKY
 PHONE 859/230-2559
 EMAIL jared@stevenssurveys.com

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FRANKFORT AND FRANKLIN COUNTY KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE FRANKFORT/FRANKLIN COUNTY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK
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PURPOSE OF PLAT
 1 TO DIVIDE LOT 1 PARCEL 1 AS SHOWN ON PLAT OF RECORD IN PLAT CABINET M SLIDE 131 INTO LOT 1 PARCEL 1-A AND LOT 1 PARCEL 1 B AS SHOWN HEREON
 2 TO DEDICATE A 15' SANITARY SEWER EASEMENT ACROSS LOT 1 PARCEL 2 AS SHOWN HEREON
 3 TO RELEASE THE 50' PERMANENT ACCESS EASEMENT LOCATED ON THE SOUTHWEST CORNER OF LOT 1 PARCEL 2 AS SHOWN ON PLAT OF RECORD IN PLAT CABINET M SLIDE 131
 4 TO CREATE A 32' PERMANENT ACCESS EASEMENT ACROSS LOT 1 PARCEL 1 B FOR THE BENEFIT OF LOT 1 PARCEL 1 A

DOCUMENT NO 668746
RECORDED July 06 2022 02 23 00 PM
TOTAL FEES \$50.00
COUNTY CLERK JEFF HANCOCK
DEPUTY CLERK NATALIE HACKETT
COUNTY FRANKLIN COUNTY
BOOK CAB N PAGES 61 - 61

