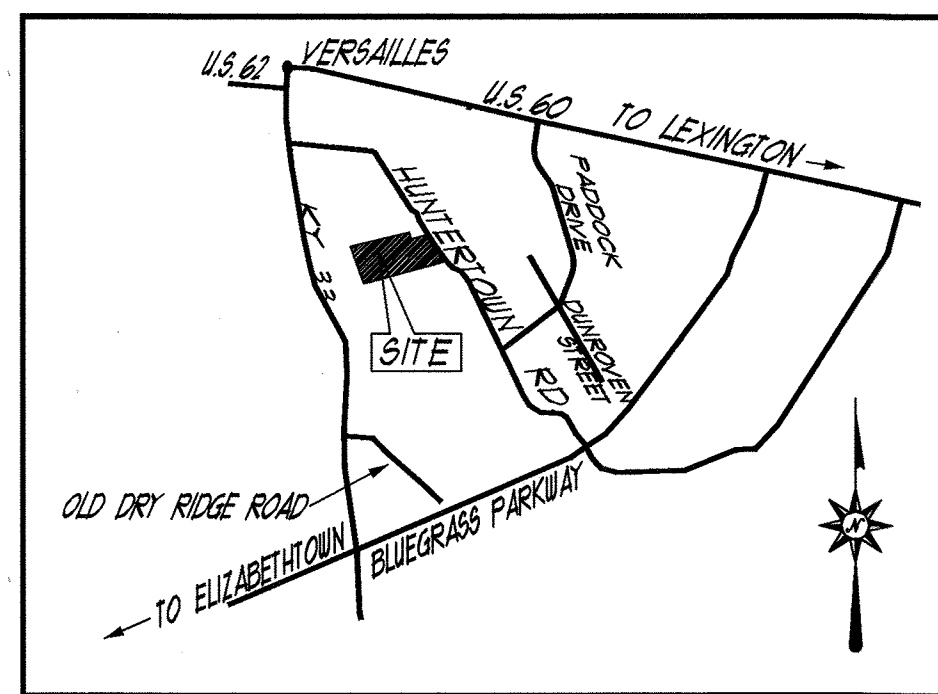
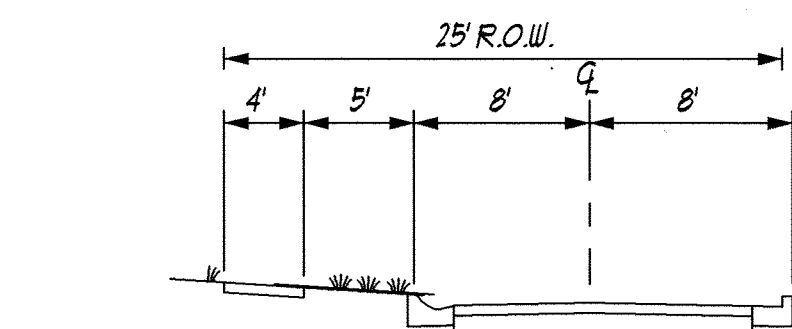
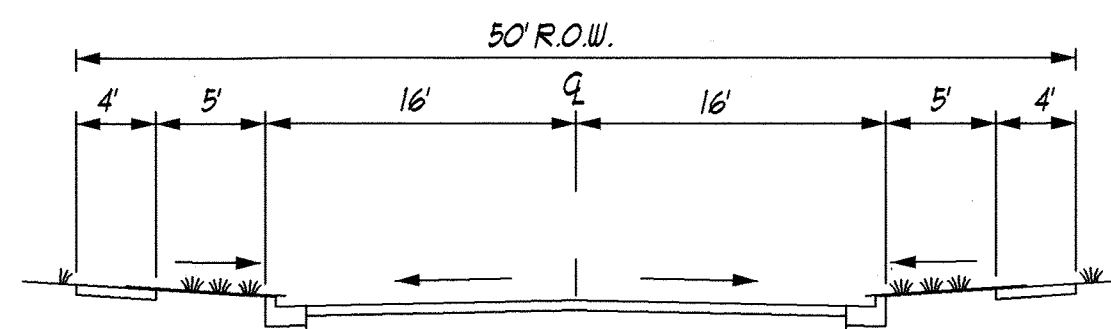




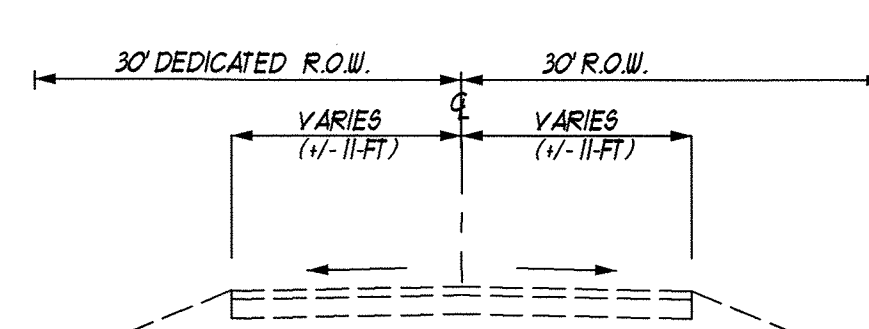
VICINITY MAP  
(NOT TO SCALE)



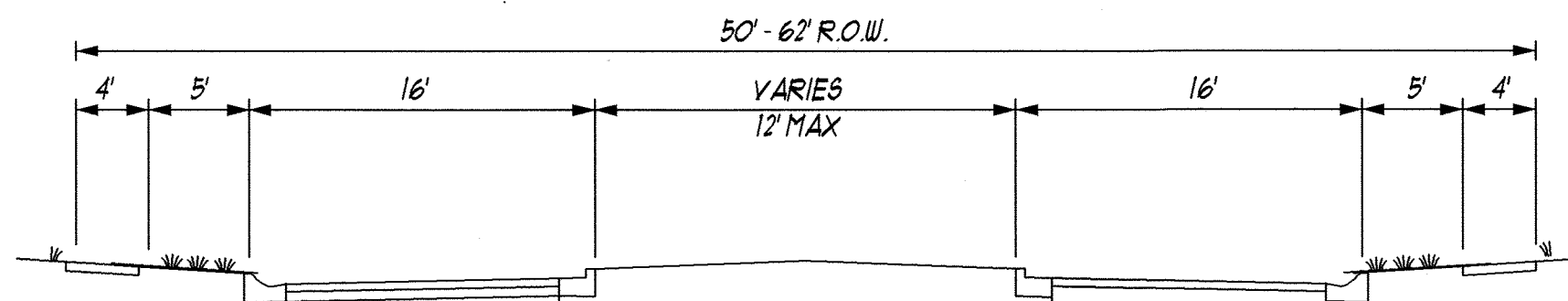
SECTION A-A



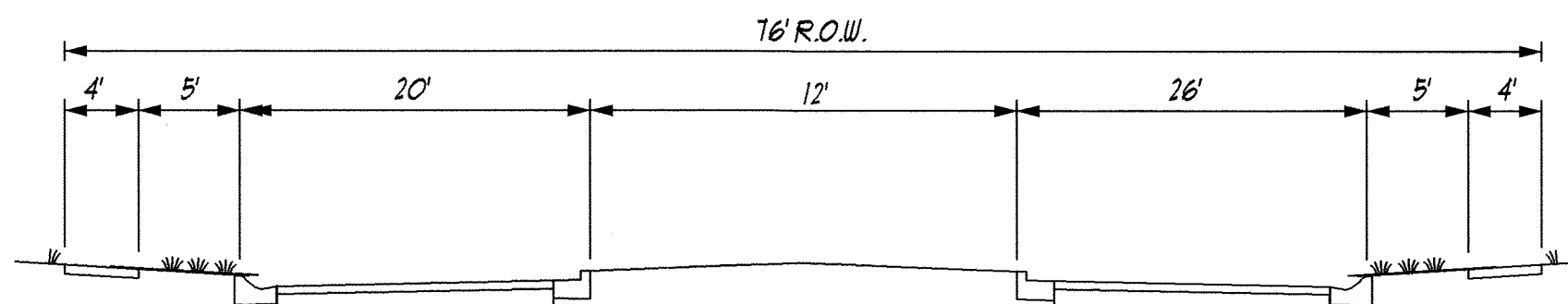
SECTION B-B



SECTION E-E



SECTION C-C



SECTION D-D

- NOTES
- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT OR CONDOMINIUM PLAT.
  - 2) THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE PLANNING COMMISSION.
  - 3) ACCESS DETAILS ARE SUBJECT TO THE APPROVAL OF THE COUNTY ENGINEER.
  - 4) STORM SEWERS AND SANITARY SEWERS SHALL MEET THE SPECIFICATIONS AND APPROVAL OF THE COUNTY ENGINEER.
  - 5) BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THIS PROPERTY DOES NOT LIE WITHIN THE F.L.A. FLOOD HAZARD AREA. (FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 20230 0080 A, JUNE 1, 1978).
  - 6) ALL DRAINAGE SWALES AND AREAS OF RUNOFF ONTO ADJACENT PROPERTIES SHALL BE PROTECTED WITH SILT FENCES AND OR SILT CHECKS DURING CONSTRUCTION TO PREVENT SILTATION.
  - 7) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER SHALL CONSIST OF ANNUAL GRASSES OR SMALL GRAIN SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
  - 8) SEWER MANHOLES SHALL NOT BE COVERED BY ANY CONSTRUCTION ACTIVITY.
  - 9) ACCURATE DIMENSIONS AND AREA TO BE SHOWN ON FINAL PLATS.
  - 10) ALL EASEMENT NECESSARY FOR SANITARY SEWERS, STORM SEWERS, DRAINAGE SWALES, DETENTION AREAS, WATER, GAS, TELEPHONE, CABLE OR ANY OTHER UTILITY SERVING THIS SUBDIVISION SHALL BE DETERMINED WITH THE PREPARATION OF CONSTRUCTION PLANS AND THE REQUIREMENTS OF THE UTILITY COMPANIES. THESE EASEMENTS WILL BE SPECIFICALLY DEFINED ON THE FINAL PLATS.
  - 11) ALL COMMON AREAS / OPEN SPACE ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, TO BE FORMED BY THE DEVELOPER. THE DEVELOPER WILL MAINTAIN SUCH AREAS UNTIL DEEDED TO THE HOMEOWNERS ASSOCIATION.
  - 12) GEOLOGICAL FEATURES MAY BE PRESENT ON THIS PROPERTY. THESE FEATURES WILL BE SURVEYED, TESTED AND MONITORED BY A GEOTECHNICAL ENGINEERING FIRM. ANY RECOMMENDATIONS OF THESE AREAS SHALL BE ADDRESSED IN CONJUNCTION WITH THE PREPARATION OF CONSTRUCTION PLANS.
  - 13) DETENTION AREAS SHOWN ARE PRELIMINARY AND MAY BE REMOVED OR UTILIZED AS FUTURE SUBMITTALS AND DETENTION ANALYSIS DETERMINE.
  - 14) EXISTING VEGETATION IS SHOWN CONCEPTUALLY. NO MORE THAN 20% OF THE HEALTHY VEGETATION SHALL BE REMOVED. THIS SHALL BE FURTHER DEFINED WITH THE PRELIMINARY SUBDIVISION PLAN.

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN WITH MY (OUR) FREE CONSENT AND DEDICATE ALL STREETS TO PUBLIC USE.

AZALEA PROPERTIES, LLC  
BY: *[Signature]*  
OWNER

8/22/06  
DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUALITY REQUIRED BY THE VERSAILLES-MIDWAY-WOODFORD COUNTY, KENTUCKY PLANNING COMMISSION AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATION OF THE BOARD.

*[Signature]*  
SIGNATURE

8/22/06  
DATE

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE VERSAILLES-MIDWAY-WOODFORD COUNTY, KENTUCKY REGULATIONS WITH THE EXCEPTIONS OF VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED.

*[Signature]*  
CHAIRMAN, WOODFORD COUNTY PLANNING COMMISSION

10/12/06  
DATE

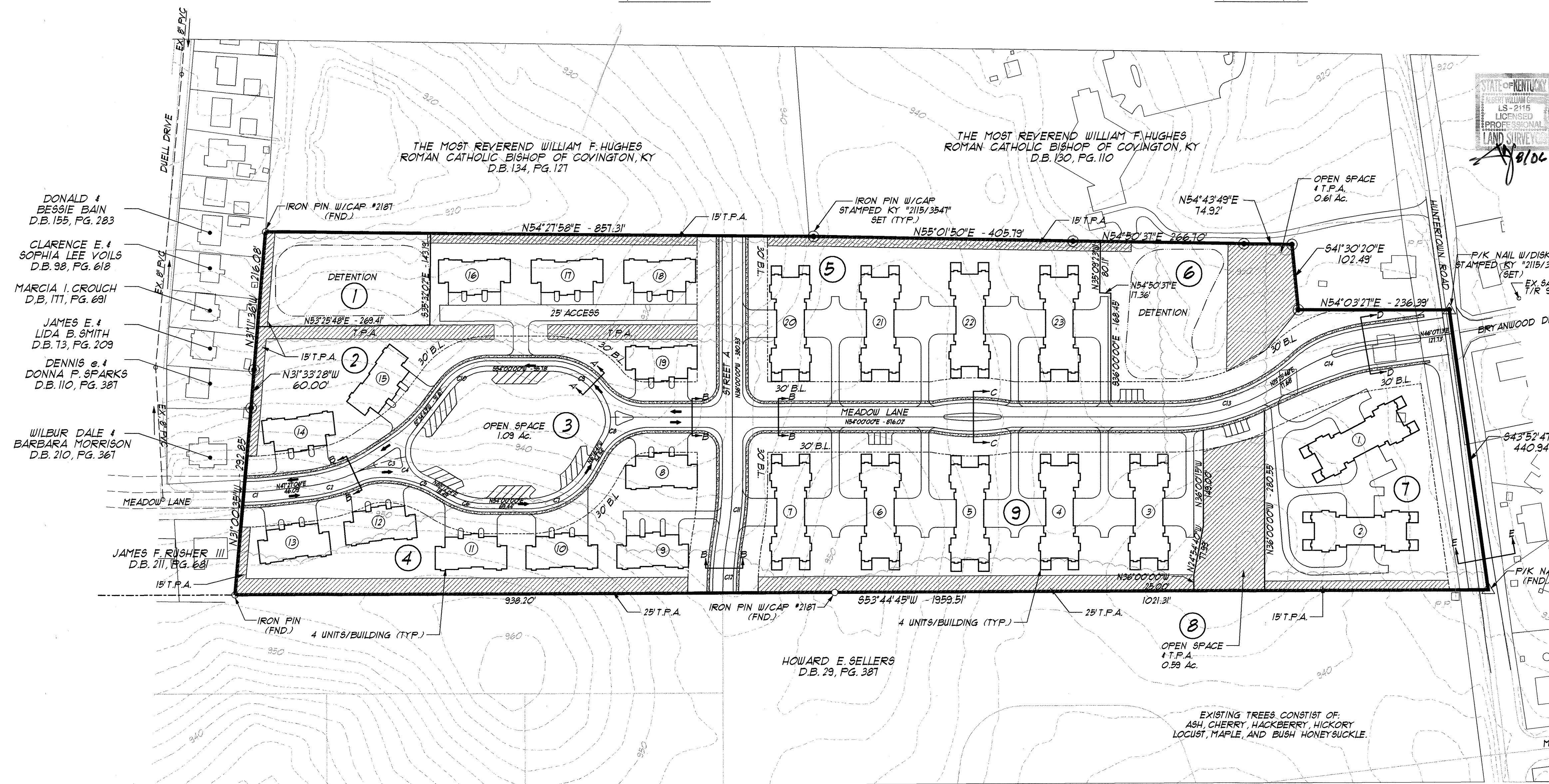
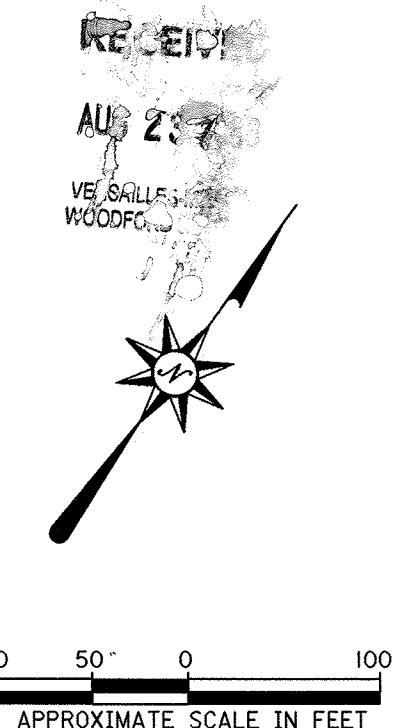
DETENTION MAINTENANCE NOTE

THE DETENTION EASEMENTS SHALL BE MAINTAINED IN SUCH A FASHION TO INSURE THAT VEGETATIVE GROWTH SHALL NOT EXCEED FIVE INCHES IN HEIGHT. THAT ALL FOREIGN OBJECTS, DEBRIS AND SILT WILL BE REMOVED FROM THE SITE AND THAT NO POTENTIAL OR ACTUAL HEALTH OR SAFETY HAZARD BE CREATED. THE PROPERTY OWNER SHALL PERFORM PERIODIC MAINTENANCE TO INSURE THE HYDRAULIC FUNCTION, STRUCTURAL AND LANDSCAPING INTRUSIONS ONTO THE RETENTION EASEMENTS SHALL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE COUNTY ENGINEER OR CITY PUBLIC WORKS DIRECTOR. THE PROPERTY OWNER SHALL PERMIT NECESSARY ACCESS TO THE COUNTY OR CITY ENGINEER FOR PERIODIC INSPECTION OF THE RETENTION EASEMENTS. FAILURE TO COMPLY WITH THE ABOVE REQUIREMENTS SHALL ALLOW THE COUNTY ENGINEER OR CITY PUBLIC WORKS DIRECTOR TO TAKE NECESSARY STEPS TO CORRECT THE NON-COMPLIANCE AND THE COST THEREOF SHALL BE BORNE BY THE OWNER. THE WOODFORD FISCAL COURT OR VERSAILLES CITY COUNCIL SHALL HAVE THE RIGHT TO ASSERT A LIEN ON THE PROPERTY TO INSURE PAYMENT.

EXISTING TREES CONSIST OF:  
ASH, CHERRY, HACKBERRY, HICKORY  
LOCUST, MAPLE, AND BUSH HONEYSUCKLE.

CENTERLINE CURVE DATA

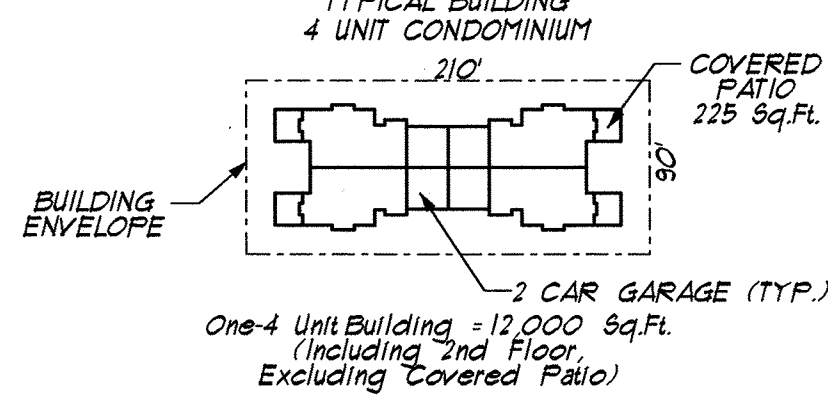
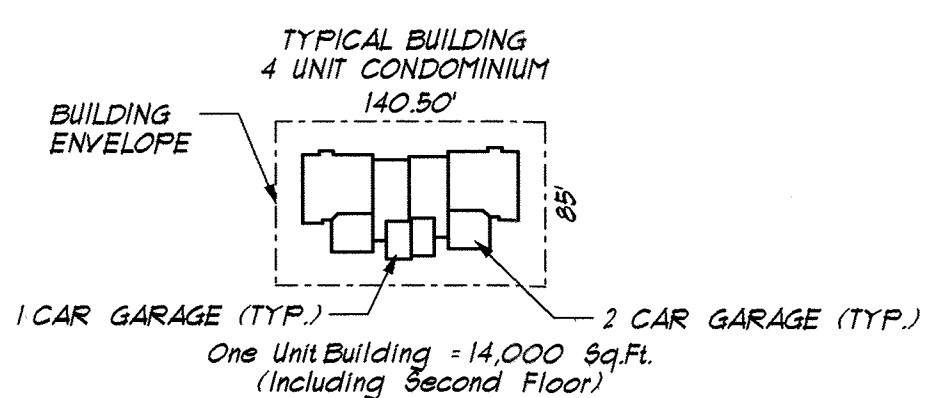
| CURVE | RADIUS  | ARC     | CHORD BEARING         |
|-------|---------|---------|-----------------------|
| C1    | 500.00' | 54.38'  | N 50°36'07"E, 54.38'  |
| C2    | 750.00' | 75.11'  | N 36°13'09"E, 75.11'  |
| C3    | 345.00' | 84.77'  | N 36°21'31"E, 84.77'  |
| C4    | 48.00'  | 88.16'  | S 80°07'01"E, 16.28'  |
| C5    | 161.00' | 24.30'  | N 80°31'07"E, 24.31'  |
| C6    | 108.00' | 58.86'  | N 69°36'49"E, 58.14'  |
| C7    | 108.00' | 113.62' | N 73°31'39"E, 108.45' |
| C8    | 58.00'  | 41.89'  | N 75°44'44"E, 46.50'  |
| C9    | 35.50'  | 120.16' | N 85°46'23"W, 112.88' |
| C10   | 83.00'  | 75.94'  | S 71°47'27"W, 73.32'  |
| C11   | 900.00' | 81.68'  | N 30°56'39"W, 81.31'  |
| C12   | 500.00' | 90.34'  | N 30°07'23"W, 90.12'  |
| C13   | 300.00' | 181.01' | N 36°42'53"E, 178.28' |
| C14   | 300.00' | 138.75' | N 32°46'30"E, 138.49' |



- DONALD & BESSIE BAIN  
D.B. 155, PG. 283
- CLARENCE E. & SOPHIA LEE VOILS  
D.B. 98, PG. 618
- MARCIA I. CROUCH  
D.B. 171, PG. 691
- JAMES E. & LIDA B. SMITH  
D.B. 73, PG. 209
- DENNIS & DONNA P. SPARKS  
D.B. 110, PG. 381
- WILBUR DALE & BARBARA MORRISON  
D.B. 110, PG. 361

JAMES F. RUSHER III  
D.B. 211, PG. 681

HOWARD E. SELLERS  
D.B. 29, PG. 381



| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 1     | 38,394 s.f.    |
| 2     | 191,816 s.f.   |
| 3     | 47,106 s.f.    |
| 4     | 126,350 s.f.   |
| 5     | 141,583 s.f.   |
| 6     | 72,320 s.f.    |
| 7     | 97,453 s.f.    |
| 8     | 25,873 s.f.    |
| 9     | 174,652 s.f.   |

SITE STATISTICS  
AREA = 23.54 ACRES  
ZONE = R-1B (PUD)  
AREA IN R.O.W. = 3.39 ACRES  
AREA IN LOTS = 21.04 ACRES  
No. LOTS = 9  
No. BUILDINGS = 23  
No. UNITS SHOWN = 92  
MAX UNIT ALLOWED = 94  
MAX DENSITY ALLOWED = 4 UNITS/ACRE  
DENSITY = 3.91 UNITS/ACRE  
OPEN SPACE PROVIDED = 2.30 AC.  
OPEN SPACE REQUIRED = 0.94 AC.

SITE STATISTICS (CONT.)  
LENGTH OF STREETS:  
MEADOWS LANE = 2,466.55'  
STREET A = 558.45'

DEVELOPER:  
AZALEA PROPERTIES  
58 AVENUE OF CHAMPIONS  
NICHOLASVILLE, KY 40356

PURPOSE OF PLAT  
CREATION OF 9 LOTS, ADDITION OF  
PLANNED UNIT DEVELOPMENT (PUD) TO  
THE PROPERTY, REFLECT DEVELOPMENT OF  
23 4-FLEX CONDOMINIUM BUILDINGS WITH  
ASSOCIATED DETENTION AND OPEN SPACE.

PRELIMINARY SUBDIVISION & FINAL DEVELOPMENT PLAN  
FOR PLANNED UNIT DEVELOPMENT

**SUGARTREE**

385 HUNTERTOWN ROAD  
VERSAILLES, WOODFORD COUNTY, KENTUCKY

DRAWN  
DATE 08/2006  
CHECKED  
REVISED

SHEET  
**1**