

- NOTES
1. BASED ON FIRST MAP 210230 0250A PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THIS PROPERTY DOES NOT LIE WITHIN THE F.I.A. FLOOD HAZARD AREA.
 2. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ON EACH SIDE OF ALL SIZE AND REAR LOT LINES UNLESS SHOWN OTHERWISE.
 3. REAR YARD BUILDING LINES SHALL BE 35'.
 4. THERE SHALL BE NO INTRUSION WITHIN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
 5. ALL DRIVEWAYS ARE TO CUT THE CURB AND TO BE MADE FLUSH WITH THE GUTTERLINE.
 6. HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND UPRKEEP OF ALL COMMON AREAS, TREE PROTECTION AREAS AND AREAS LABELED AS H.O.A.
 7. THIS SITE SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN.
 8. UTILITIES COMPANIES SHALL HAVE ACCESS TO ALL OPEN AREAS FOR THE PROVISION AND MAINTENANCE OF SERVICE.

DETENTION EASEMENTS

THE RETENTION 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 HAZARDS ARE CREATED. THE PROPERTY OWNERS SHALL PERFORM PERIODIC MAINTENANCE TO INSURE THE HYDRAULIC FUNCTION, STRUCTURAL AND LANDSCAPING INTRUSIONS INTO 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 ASSESS A LIEU ON THE PROPERTY TO INSURE PAYMENT.

SITE STATISTICS
 TOTAL AREA = 9.71 ACRES
 ZONE = R1B (PUD)
 AREA IN R.O.W. = 0.0 ACRES
 AREA IN LOTS = 9.71 ACRES
 NO. LOTS = 16 (14 BUILDABLE)
 NO. OF UNITS = 56 (14, 4-PLEXES)

CENTERLINE MONUMENT INFORMATION

MON.	DESCRIPTION	COORDINATES
"1"	P/K NAIL W/IDG. STAMPED TO 1101 OR TO 3417 SET AT THE INTERSECTION OF THE STREET CENTERLINES.	N - 101.72315 E - 130.910162
"2"	P/K NAIL W/IDG. STAMPED TO 1101 OR TO 3417 SET AT THE INTERSECTION OF THE STREET CENTERLINES.	N - 101.61411 E - 130.2493304

TAYLOR MANOR

THE MOST REVEREND WILLIAM F. HUGHES
 ROMAN CATHOLIC BISHOP OF COVINGTON, KY
 D.B. 130, PG. 110
 R1B ZONE

OWNERS CERTIFICATION

I (we) do hereby certify that I (we are) the owner(s) of the property platted hereon, said property being recorded in Deed Book _____, Page _____, in the Woodford County Clerk's office, and do hereby adopt this as my (our) record plan for this property.

ATLAS TRI-STATE S&E, LLC

Signature: *[Signature]* Date: 5/1/12

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that this (final record) plat was prepared under my direction and that to the best of my knowledge and belief, the boundaries of the property transferred are true and accurate, and that all monuments shown actually exist, and that their location, size and number are correctly shown.

Land Surveyor's Name and Address: *[Signature]* Date: 5/2/12
 Commission Number: 40818

COMMISSIONS CERTIFICATE

I do hereby certify that this record plat has met the requirements of the Versailles-Midway-Woodford County Planning Commission, and is now eligible for recording in the Woodford County Clerk's Office.

Commission Chairman Signature: *[Signature]* Date: 05/03/2012
 Planning Director

CURVE	LENGTH (FT.)	RADIUS (FT.)	DIRECTION	CHORD (FT.)
C1	149.30	380.00	N41°35'08"E	148.18
C2	88.36	345.00	N36°47'06"E	88.12
C3	50.83	50.00	N71°32'39"W	40.67
C4	40.40	50.00	N78°48'50"W	38.31
C5	23.87	167.00	N81°07'59"E	23.85
C6	58.86	108.00	S60°36'43"W	50.14
C7	113.62	108.00	S73°51'39"W	108.45
C8	24.48	58.00	S18°21'59"W	24.30
C9	23.37	58.00	N42°00'04"W	23.22
C10	75.94	83.00	N27°47'21"E	73.32
C11	120.76	95.50	S88°46'23"E	112.88
C12	87.68	500.00	S30°58'35"E	87.57
C13	90.24	500.00	S31°07'23"E	90.12
C14	83.58	1000.00	N51°36'43"E	83.35
C15	23.96	1000.00	N49°54'34"E	23.96

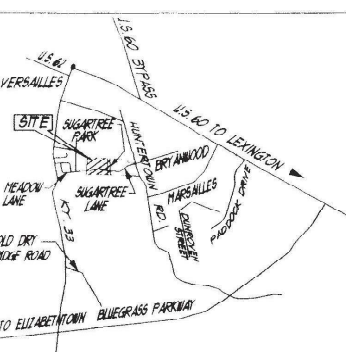
SUGARTREE
 UNIT 1
 P.C. 'D', SLIDE 276

NOTE:

BOUNDARY INFORMATION FOR THIS PLAT IS BASED ON PARENT DEEDS AND/OR PLATS OF RECORD. NO FIELD SURVEYS HAVE BEEN PERFORMED. NO BOUNDARY MONUMENTATION HAS BEEN ESTABLISHED.

PURPOSE OF PLAT:

- TO REMOVE ALL REFERENCES TO REQUIRED STREET TREES PER THE PLANNING COMMISSION'S ACTION ON APRIL 8, 2010
- THIS AFFECTS NO OTHER PORTION OF THE PARENT DOCUMENTS, P.C. 'D', SL 250 & P.C. 'D', SL 294

VICINITY MAP
(NOT TO SCALE)

DONALD I. 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. 13, PG. 308

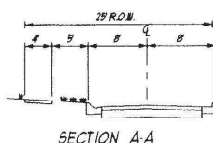
DENNIS E. & DONNA P. SPARKS
 D.B. 110, PG. 387

WILLIAM DALE I. BARBARA MORRISON
 D.B. 210, PG. 367

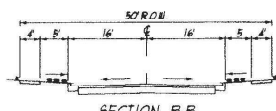
JAMES F. RUSHER III
 D.B. 211, PG. 681

TREE PROTECTION AREA SEE NOTE #1 T.P.A.'S SHALL BE MAINTAINED IN ACCORDANCE WITH THE WOODFORD COUNTY SUBDIVISION REGULATIONS.

BENCHMARK: CHISELED SQUARE ON SOUTHEAST CORNER OF CATCH BASIN. ELEV.: 935.03



SECTION A-A



SECTION B-B

* MINIMUM FLOOD PROTECTION ELEVATIONS FOR ALL NEW STRUCTURES, THE LOWEST FLOOR ELEVATION INCLUDING BASEMENTS SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION

GRAPHIC SCALE 1" = 60'

EDMOND'S CROSS
 R1E Zone

MINOR AMENDED PLAT
SUGARTREE, Unit 2
 LOTS 1-4, 10 & 11
 167-270 SUGARTREE LANE
 387-406 SUGARTREE PARK
 VERSAILLES, WOODFORD COUNTY, KENTUCKY
 APRIL 2012

E&P Partners, PLLC



CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 301 WALL STREET
 LEXINGTON, KENTUCKY 40503
 PHONE: (606) 256-2888
 FACSIMILE: (606) 256-3881