

KENTUCKY UTILITY EASEMENT

The undersigned hereby grants unto the below named utility companies an easement over the spaces indicated by dashed lines and marked "Electric and Utility Easements," said easements to include:

1. The right to construct, maintain, operate, replace, upgrade or rebuild pole lines or underground cable systems.
2. The right of ingress and egress over all lots to and from said easement indicated.
3. The right to trim or remove any tree necessary to maintain proper service.
4. The right to keep said easements free of any structure or obstacles that may create hazard to said pole, lines or cable.
5. The right to prohibit any excavation within five (5) feet of any buried cable herein mentioned.

The undersigned hereby grants the further right to the electric utility company to install, either overhead or underground, necessary wiring for the street lighting that is requested and or required but in no case shall wiring be installed more than five (5) feet from any lot line.

Lot owners are to use and enjoy said lands included in easements shown hereon but such use shall not interfere with the rights herein granted.

Date _____ Owner (s) _____

Date _____ Kentucky Utilities _____

Certificate of Ownership

I (We) hereby certify that I am (We are) the owner(s) of record of the property shown hereon, as recorded in Deed Book 451 at page 184 in the Madison County Clerk's Office and do hereby adopt this survey.

Date _____ Owner(s) _____

Certificate of Accuracy

I do hereby certify that the survey shown hereon was performed under my direction by the method of Closed Traverse with an unadjusted closure exceeding one foot in 10,000 feet as required by 201 KAR 18:150, sec. 7 (6) for a class A survey and that the bearings and distances shown hereon have been adjusted for closure by the method of compass rule adjustment. The basis of the bearings shown hereon was a magnetic reading taken in the field on the date of this survey.

Date _____ Charles E. Black, P.E. 6259, R.L.S. 670 _____

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Richmond, Kentucky with the exception 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.

Date _____ Chairman or Secretary, Planning Commission _____

Date _____ Approval for Connection to City Sewer, Water & Gas _____

Date _____ Approval by Richmond Fire Department _____

Date _____ Street Design Approved by Richmond Street Department _____

Date _____ Approval for Bellsouth _____

Date _____ Approval for Adelphia Cable TV _____

NOTES:

1. ALL BOUNDARY CORNERS MARKED WITH 1/2 REBAR, 18" LONG AND CAPS STAMPED L.S. 670, UNLESS OTHERWISE NOTED.
2. ANY EASEMENTS, CONDITIONS OR RESTRICTIONS, WRITTEN OR UNWRITTEN, THAT PREVIOUSLY APPLIED TO THIS PROPERTY, SHALL REMAIN IN EFFECT AND APPLY TO THIS PLAT AS WELL.
3. ALL PROPOSED RIGHT-OF-WAYS SHOWN ARE 50 FEET IN WIDTH, UNLESS OTHERWISE NOTED.
4. EXISTING FEATURES SUCH AS BARN, GRAVEL ROADS, ETC. ARE NOT SHOWN HEREON.
5. ALL WATER MAINS ARE 8" CLASS 200 PVC, EXCEPT CUL-DE-SACS WHICH ARE 6" CLASS 200 PVC.
6. NO ON-STREET PARKING WILL BE PERMITTED.
7. NO LOTS IN QUAIL RIDGE SUBDIVISION SHALL DIRECTLY ACCESS FOUR MILE ROAD.
8. ANY EASEMENTS DENOTED UTILITY AND DRAINAGE ARE TO BE CONSIDERED FOR ALL UTILITIES.

9. NO SEWER RUN ON STORM DETENTION AREA UNLESS RELOCATED TO A NEW AREA.
10. AN 8" WATER LINE EXTENDED TO HAMPTON RIDGE PROPERTY LINE BECAUSE ONE OF THE FOLLOWING LOT LINES (LOTS 38-45) WHEN HAMPTON RIDGE LAYOUT.
11. NOT SANITARY AND STORM LINES HAVE A 24" SACS WHICH UNLESS OTHERWISE SHOWN.
12. LOTS 1 & 58 SHALL NOT DIRECTLY ACCESS SAGE DRIVE.

TOTAL NEW STREET LENGTH 21,310 Ft.



For Buried Line, Cable and Pipe Locations

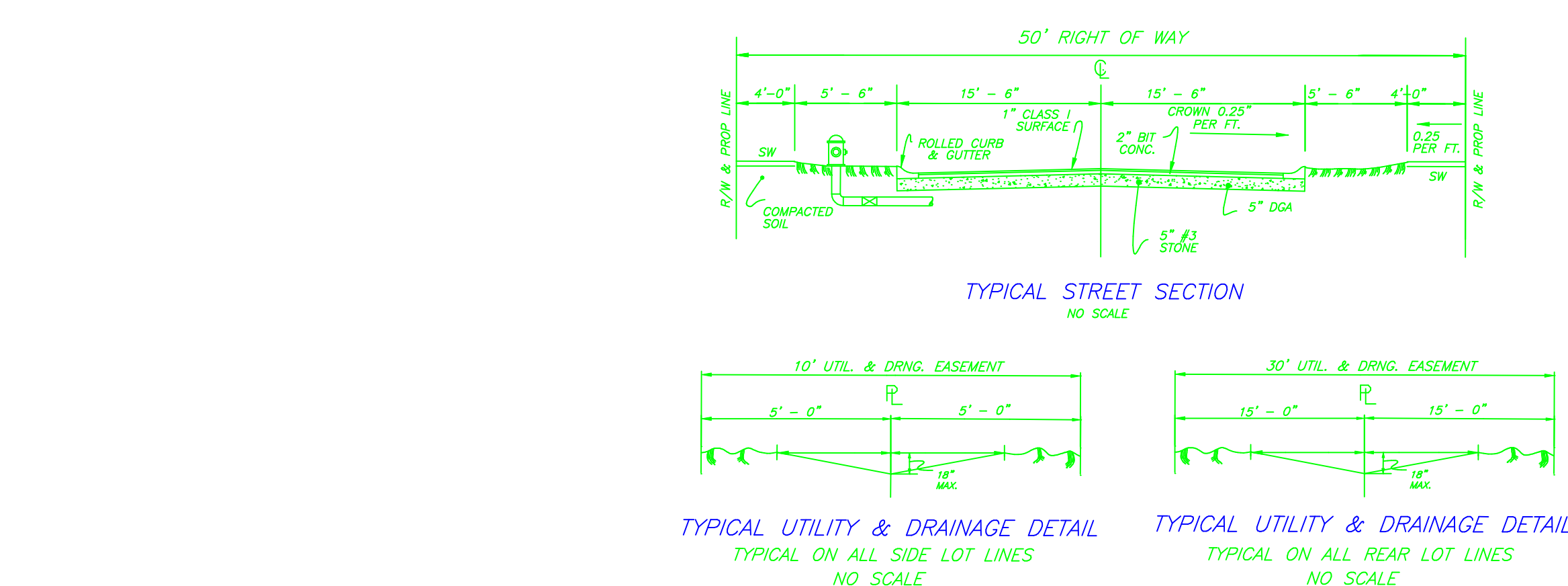
ZONE	R-1-C	R-1-C
STORY	1 TO 1-1/2	2 TO 2-1/2
MIN. LOT WIDTH	50'	50'
MIN. BUILDING SITE	8,500 SQ. FT.	8,500 SQ. FT.
MAX. BLDG. HEIGHT	30'	30'
MIN. FRONT YARD	25'	25'
MIN. REAR YARD	15'	20'
MIN. SIDE YARD	5'	6'
LEAST SIDE	5'	6'
SUM OF BOTH SIDES	12'	14'

SITE STATISTICS:

ZONING	R-1-C
TOTAL AREA	31.35 ACRES
TOTAL NO. OF LOTS	100
SMALLEST LOT(S)	(13 LOTS)
SMALLEST LOT SIZE	8,500 Sq Ft
LARGEST LOT(S)	#30
LARGEST LOT SIZE	63,352 Sq Ft

Scale 1" = 100 ft

LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES	LOT #	SQUARE FEET	ACRES
1	9749	0.22	64	9413	0.22	122	9351	0.21	123	8500	0.20
2	8837	0.20	65	9361	0.21	124	8500	0.20	125	9351	0.21
3	8611	0.20	66	8503	0.20	126	10824	0.24	127	11157	0.25
4	11356	0.26	67	8500	0.20	128	8509	0.20	129	8507	0.20
5	11146	0.26	68	8508	0.20	130	8501	0.20	131	9375	0.22
6	8501	0.20	69	9405	0.22	132	8500	0.20			
7	21547	0.49	70	8565	0.20						
8	21509	0.49	71	8720	0.20						
9	21988	0.50	72	9162	0.21						
10	44200	1.01	73	9421	0.22						
11	41552	0.95	74	8502	0.20						
12	28949	0.66	75	8500	0.20						
13	16747	0.38	76	9048	0.21						
14	14932	0.34	77	9994	0.23						
15	16788	0.39	78	8507	0.20						
16	11444	0.26	79	8507	0.20						
17	8516	0.20	80	9878	0.23						
18	8507	0.20	81	10724	0.25						
19	8512	0.20	82	8520	0.20						
20	8517	0.20	83	9015	0.21						
21	8522	0.20	84	10019	0.23						
22	8528	0.20	85	11773	0.26						
23	8533	0.20	86	11781	0.27						
24	8534	0.20	87	10325	0.24						
25	8535	0.20	88	9686	0.22						
26	8536	0.20	89	9733	0.22						
27	8537	0.20	90	10117	0.23						
28	8538	0.20	91	9342	0.21						
29	8539	0.20	92	9350	0.21						
30	12324	0.30	93	9350	0.21						
31	14440	0.33	94	8828	0.20						
32	10762	0.25	95	8500	0.20						
33	8537	0.20	96	8500	0.20						
34	8514	0.20	97	8500	0.20						
35	8532	0.20	98	8500	0.20						
36	8513	0.20	99	8500	0.20						
37	8516	0.20	100	8500	0.20						
38	10179	0.23	101	8500	0.20						
39	10168	0.23	102	8500	0.20						
40	9045	0.21	103	8500	0.20						
41	8736	0.20	104	8500	0.20						
42	8624	0.20	105	8500	0.20						
43	8608	0.20	106	8500	0.20						



UTILITY PROVIDERS

WATER - MADISON COUNTY UTILITIES
153 N. KEENLAND DRIVE
RICHMOND, KY. 40475
(859) 624-1735

GAS - RICHMOND UTILITY BOARD
HALLIE IRVINE STREET
RICHMOND, KY. 40475
(859) 623-2323

SEWER - RICHMOND UTILITY BOARD
HALLIE IRVINE STREET
RICHMOND, KY. 40475
(859) 623-2323

TELEPHONE - BELL SOUTH
5050 CORPORATE WAY
RICHMOND, KY. 40475
623-5660

KENTUCKY UTILITIES
WATER STREET
RICHMOND, KY. 40475
(859) 623-6163

CLARK ENERGY COOP
2840 IRONWORKS RD.
WINCHESTER, KY. 40391
(859) 444-4251

STREETS - CITY OF RICHMOND
85 E. WALNUT STREET
RICHMOND, KY. 40475
(859) 623-1646

LOT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 79°14'29" E	12.11
L2	N 88°23'16" W	11.40
L3	N 15°04'29" E	29.23
L4	N 15°04'29" E	39.18
L5	S 44°36'59" W	47.44
L6	N 44°36'59" W	50.36
L7	S 56°46'39" W	39.30
L8	S 56°46'39" W	34.64
L9	N 56°46'39" W	21.38
L10	N 10°31'55" E	42.75
L11	S 10°31'55" W	2.98
L12	N 10°31'55" E	38.84
L13	S 86°29'16" W	56.25
L14	N 15°04'29" E	23.31
L15	N 56°46'39" W	21.38
L16	S 10°31'55" E	7.65
L17	N 51°20'29" W	8.96
L18	S 51°20'29" W	25.19
L19	S 33°13'21" E	13.58
L20	N 64°37'12" E	5.59

LOT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L12	35.98'	
L13	17.60'	
L14	16.77'	
L15	18.98'	
L16	29.92'	
L17	31.49'	
L18	31.43'	
L19	30.21'	
L20	32.85'	
L21	41.06'	
L22	38.68'	
L23	38.43'	
L24	44.67'	
L25	41.56'	
L26	49.34'	
L27	39.00'	
L28	50.20'	
L29	37.03'	
L30	47.66'	
L31	45.60'	
L32	46.55'	

CURVE TABLE

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C1	N 51°16'03" E	36.29	30.00	38.98
C2	S 87°06'41" W	42.16	225.00	42.23
C3	N 70°50'34" E	54.00	225.00	54.13
C4	N 57°03'31" E	54.00	225.00	54.13
C5	N 43°16'53" E	53.95	225.00	54.08
C6	S 29°29'50" W	54.05	225.00	54.19
C7	S 18°50'11" W	29.52	225.00	29.54
C8	S 10°42'17" W	19.05	225.00	19.07
C9	S 08°12'09" W	50.00	125.00	50.34
C10	N 28°16'35" W	50.00	125.00	50.34
C11	N 42°12'53" W	10.47	125.00	10.48
C12	N 46°27'29" W	8.04	125.00	8.04
C13	S 59°50'13" E	50.00	125.00	50.34
C14	N 82°54'39" W	50.00	125.00	50.34
C15	S 75°05'12" W	45.41	125.00	45.66
C16	N 74°18'02" W	39.43	30.00	43.02
C17	N 11°46'39" E	42.43	30.00	47.12
C18	S 54°35'24" W	24.81	325.00	24.82
C19	N 54°07'56" E	25.38	275.00	25.39
C20	S 78°13'21" E	42.43	30.00	47.12
C21	S 11°46'39" W	42.43	30.00	47.12
C22	N 53°41'37" E	45.73	425.00	45.75

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C23	S 48°57'33" W	54.12	425.00	54.16
C24	N 38°29'09" E	56.67	425.00	56.71
C25	S 31°50'27" W	56.67	425.00	56.71
C26	N 24°11'45" E	56.67	425.00	56.71
C27	N 16°33'02" E	56.67	425.00	56.71
C28	S 11°37'48" W	16.29	425.00	16.29
C29	S 55°38'43" W	42.51	30.00	47.24
C30	S 74°39'39" E	43.92	275.00	43.97
C31	N 38°29'09" E	43.83	30.00	48.95
C32	S 40°29'24" E	46.64	30.00	53.43
C33	N 49°30'36" E	37.74	30.00	40.82
C34	S 12°45'06" E	23.72	30.00	24.38
C35	S 00°14'28" W	59.17	50.00	63.31
C36	N 66°31'05" E	50.00	50.00	52.36
C37	S 53°28'55" E	50.00	50.00	52.36
C38	S 06°31'05" W	50.00	50.00	52.36
C39	S 48°48'51" W	17.86	50.00	17.96
C40	S 33°48'56" W	24.80	50.00	24.98
C41	S 40°29'24" E	46.64	30.00	53.43
C42	N 86°32'22" E	11.90	175.00	11.90
C43	N 64°14'12" E	121.74	175.00	124.34
C44	N 29°28'42" E	87.06	175.00	87.99

NUMBER	CHORD DIRECTION	CHORD LENGTH	RADIUS	ARC LENGTH
C45	S 28°33'59" E	41.41	30.00	45.70
C46	S 68°12'34" E	59.27	425.00	59.31
C47	S 59°02'52" E	76.50	425.00	76.60
C48	N 48°43'14" W	76.50	425.00	76.60
C49	N 38°23'23" W	76.55	425.00	76.66
C50	N 78°13'21" W	42.43	30.00	47.12
C51	N 51°31'24" E	68.68	375.00	68.78
C52	S 40°31'55" W	74.97	375.00	75.10
C53	N 28°46'33" E	78.63	375.00	78.77
C54	S 16°11'44" W	78.63	375.00	80.03
C55	N 61°52'02" E	43.73	30.00	49.00
C56	S 14°46'14" E	74.65	75.00	78.13
C57	N 79°59'50" W	86.85	75.00	92.63
C58	N 15°41'58" E	45.23	30.00	51.23
C59	S 80°56'26" E	44.39	30.00	4