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. THIS PRELIMINARY PLAT IS A CONCEPTUAL PLAN FOR LOT LAYOUT, WATER & SEWER SYSTEMS.
4. ADEQUATE BUILDING RESTRICTION LINES AND UTILITY EASEMENTS MUST BE PROVIDED TO MEET THE PROPER PLANNING COMMISSION REQUIREMENTS.
5. ALL PROPOSED RIGHT-OF-WAYS SHOWN ARE 50 FEET IN WIDTH, UNLESS OTHERWISE NOTED.
6. EXISTING FEATURES SUCH AS BARNS, GRAVEL ROADS, ETC. ARE NOT SHOWN HEREON.
7. ALL WATER MAINS ARE 8" CLASS 200 PVC, EXCEPT CUL-DE-SACS WHICH ARE 6" CLASS 200 PVC.
8. NO ON-STREET PARKING WILL BE PERMITTED.
9. NO LOTS IN QUAIL RIDGE SUBDIVISION SHALL DIRECTLY ACCESS FOUR MILE ROAD.
10. ANY EASEMENTS DENOTED AS UTILITY AND DRAINAGE ARE TO BE CONSIDERED FOR ALL UTILITIES.
11. NO SEWER RUN ON STORM DETENTION AREA UNLESS RELOCATED TO A NEW AREA.
12. AN 8" WATER LINE EXTENDED TO HAMPTON RIDGE PROPERTY LINE ALONG ONE OF THE FOLLOWING LOT LINES (LOTS 38-45) WHEN HAMPTON RIDGE LAYOUT
12. ALL SANITARY AND STORM LINES HAVE A 15' EASEMENT, UNLESS OTHERWISE SHOWN.

MAGNETIC NORTH SHOWN HEREON
TAKEN DATE OF SURVEY

DIMENSIONAL REQUIREMENTS

ZONE	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	103.15 ACRES
TOTAL NO. OF LOTS	286
TOTAL AREA OF GREEN SPACE	6.37 ACRES
SMALLEST LOT(S)	(36 LOTS)
SMALLEST LOT SIZE	8,500 Sq Ft
LARGEST LOT(S)	#30
LARGEST LOT SIZE	63,352 Sq Ft

UTILITY PROVIDERS

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

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

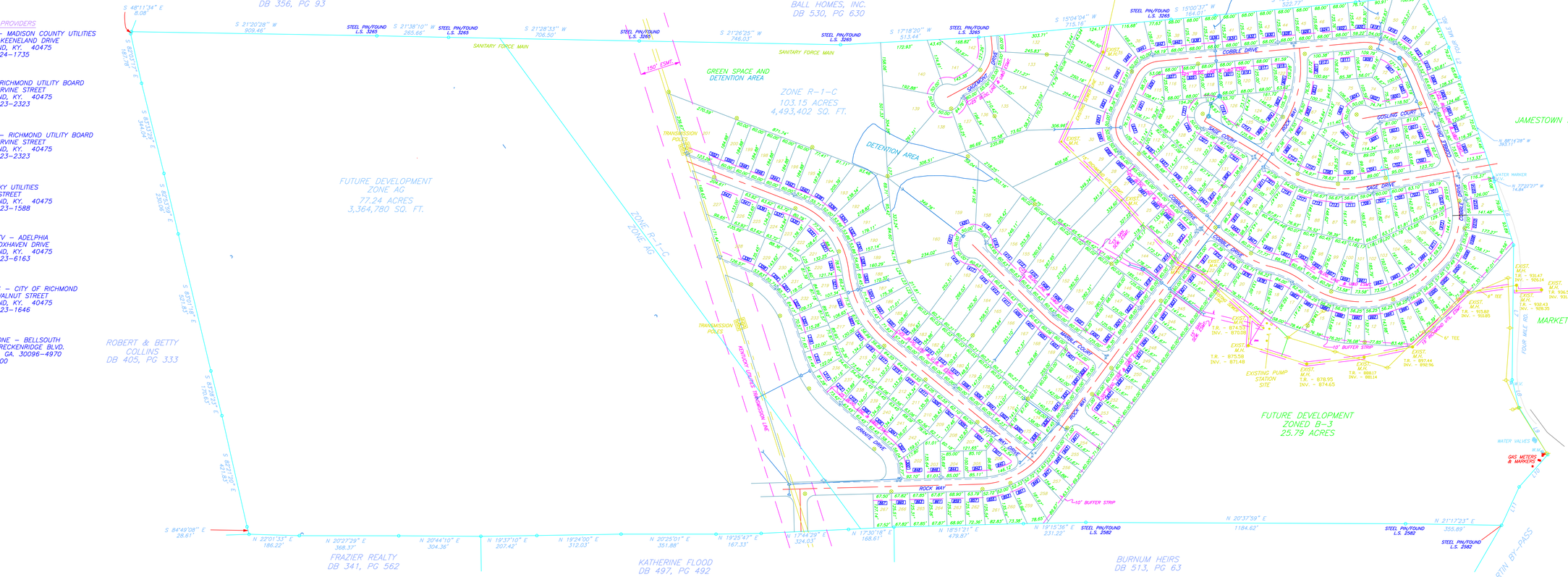
SEWER - RICHMOND UTILITY BOARD
HALLIE IRVINE STREET
RICHMOND, KY. 40475
(859) 623-2323

KENTUCKY UTILITIES
WATER STREET
RICHMOND, KY. 40475
(859) 623-1588

CABLE TV - ADELPHIA
1615 FOXHAVEN DRIVE
RICHMOND, KY. 40475
(859) 623-6163

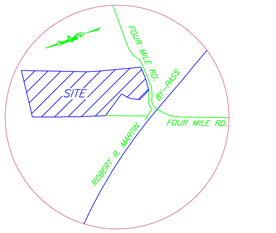
STREETS - CITY OF RICHMOND
85 E. WALNUT STREET
RICHMOND, KY. 40475
(859) 623-1646

TELEPHONE - BELLSOUTH
2670 BRECKENRIDGE BLVD.
DULUTH, GA. 30096-4970
557-6500

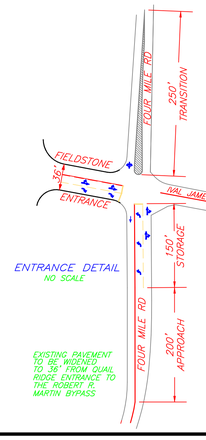


LOT TABLE

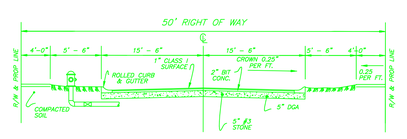
LOT #	SQUARE FEET	ACRES
1	10383	0.24
2	8837	0.20
3	11166	0.26
4	12688	0.29
5	10209	0.23
6	8675	0.20
7	8553	0.20
8	8798	0.20
9	9555	0.22
10	11263	0.26
11	10552	0.24
12	9130	0.21
13	8680	0.20
14	8736	0.20
15	8832	0.20
16	9356	0.21
17	9238	0.21
18	9580	0.22
19	9640	0.22
20	8560	0.20
21	8611	0.20
22	11356	0.26
23	11146	0.26
24	8501	0.20
25	21547	0.49
26	21509	0.49
27	21988	0.50
28	22467	0.52
29	44200	1.01
30	63352	1.45
31	28949	0.66
32	16747	0.38
33	14932	0.34
34	16788	0.39
35	20512	0.47
36	11444	0.26
37	8516	0.20
38	8507	0.20
39	8512	0.20
40	8517	0.20
41	8522	0.20
42	8528	0.20
43	8533	0.20
44	8538	0.20
45	8544	0.20
46	8549	0.20
47	8554	0.20
48	8556	0.20
49	9858	0.23
50	13224	0.30
51	14440	0.33
52	10762	0.25
53	8857	0.20
54	8514	0.20
55	8532	0.20
56	8513	0.20
57	8516	0.20
58	9628	0.22
59	10168	0.23
60	9045	0.21
61	8736	0.20
62	8624	0.20
63	8908	0.20
64	9413	0.22
65	9361	0.21
66	8503	0.20
67	8500	0.20
68	8508	0.20
69	9405	0.22
70	8565	0.20
71	8720	0.20
72	9182	0.21
73	9421	0.22
74	8502	0.20
75	8500	0.20
76	9048	0.21
77	9994	0.23
78	8502	0.20
79	8507	0.20
80	9878	0.23
81	10774	0.25
82	8520	0.20
83	9015	0.21
84	10019	0.23
85	11173	0.26
86	11781	0.27
87	10325	0.24
88	9686	0.22
89	9723	0.22
90	10117	0.23
91	9342	0.21
92	8500	0.20
93	9350	0.21
94	8828	0.20
95	8936	0.21
96	8930	0.21
97	8857	0.20
98	10109	0.23
99	11215	0.26
100	10010	0.23
101	9911	0.23
102	9901	0.23
103	9982	0.23
104	9875	0.23
105	10208	0.23
106	8625	0.20
107	8860	0.20
108	9351	0.21
109	8500	0.20
110	8506	0.20
111	8501	0.20
112	8500	0.20
113	9351	0.21
114	8501	0.20
115	9350	0.21
116	8500	0.20
117	8500	0.20
118	8500	0.20
119	8500	0.20
120	8500	0.20
121	8500	0.20
122	9351	0.21
123	8500	0.20
124	8500	0.20
125	9351	0.21
126	10624	0.24
127	14197	0.33
128	8509	0.20
129	8507	0.20
130	8501	0.20
131	9375	0.22
132	22014	0.51
133	20394	0.47
134	18714	0.43
135	20142	0.46
136	13629	0.31
137	12594	0.29
138	35512	0.82
139	34586	0.79
140	36011	0.83
141	17043	0.39
142	10944	0.25
143	10542	0.24
144	10533	0.24
145	10878	0.25
146	8500	0.20
147	8500	0.20
148	8500	0.20
149	9351	0.21
150	16864	0.39
151	16949	0.39
152	16732	0.38
153	16295	0.37
154	15858	0.36
155	15422	0.35
156	14985	0.34
157	14451	0.33
158	27884	0.64
159	58183	1.34
160	46553	1.07
161	31140	0.71
162	15858	0.36
163	15850	0.36
164	15626	0.36
165	15402	0.35
166	15178	0.35
167	14954	0.34
168	14856	0.34
169	15131	0.35
170	10457	0.24
171	8520	0.20
172	8520	0.20
173	8519	0.19
174	9308	0.21
175	10499	0.24
176	8631	0.20
177	8655	0.20
178	8771	0.20
179	8888	0.20
180	9004	0.21
181	9120	0.21
182	9237	0.21
183	9353	0.21
184	9470	0.22
185	9199	0.21
186	9552	0.22
187	9577	0.22
188	9414	0.22
189	10191	0.23
190	11307	0.26
191	13675	0.32
192	17761	0.41
193	15367	0.35
194	14164	0.33
195	12492	0.29
196	11093	0.25
197	11093	0.25
198	11093	0.25
199	11093	0.25
200	11093	0.25
201	36437	0.84
202	9350	0.21
203	9011	0.21
204	8500	0.20
205	8502	0.20
206	10969	0.25
207	8576	0.20
208	8973	0.21
209	8504	0.20
210	8501	0.20
211	8503	0.20
212	8504	0.20
213	8503	0.20
214	8501	0.20
215	8593	0.20
216	8512	0.20
217	8520	0.20
218	8512	0.20
219	8506	0.20
220	8516	0.20
221	8501	0.20
222	8501	0.20
223	8500	0.20
224	8578	0.20
225	8523	0.20
226	8522	0.20
227	20128	0.46
228	24217	0.56
229	9948	0.23
230	10058	0.23
231	8627	0.20
232	8506	0.20
233	8504	0.20
234	8501	0.20
235	8503	0.20
236	8513	0.20
237	8500	0.20
238	8501	0.20
239	8513	0.20
240	8525	0.20
241	8504	0.20
242	9605	0.22
243	8500	0.20
244	8500	0.20
245	8500	0.20
246	8500	0.20
247	8500	0.20
248	8500	0.20
249	8500	0.20
250	8500	0.20
251	8500	0.20
252	8500	0.20
253	9865	0.23
254	9865	0.23
255	8500	0.20
256	8610	0.20
257	8643	0.20
258	11565	0.27
259	10803	0.25
260	8737	0.20
261	8653	0.20
262	8515	0.20
263	8626	0.20
264	8500	0.20
265	8501	0.20
266	8500	0.20
267	8527	0.20



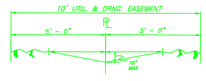
VICINITY MAP
SCALE: 1" = 2000'
USGS QUAD - RICHMOND NORTH



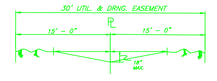
ENTRANCE DETAIL
NO SCALE



TYPICAL STREET SECTION
NO SCALE



TYPICAL UTILITY & DRAINAGE DETAIL
TYPICAL ON ALL SIDE LOT LINES
NO SCALE



TYPICAL UTILITY & DRAINAGE DETAIL
TYPICAL ON ALL REAR LOT LINES
NO SCALE

LOT LINE TABLE

NUMBER	DISTANCE
L12	35.98'
L13	17.60'
L14	16.77'
L15	18.98'
L16	29.99'
L17	31.49'
L18	31.43'
L19	30.21'
L20	32.95'
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	45.03'
L32	45.60'
L33	46.55'

BOUNDARY LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 86°18'36" W	209.05'
L2	N 89°35'39" W	117.71'
L3	S 15°10'10" W	10.13'
L4	N 89°01'14" W	337.18'
L5	N 74°03'27" W	70.33'
L6	N 86°37'39" W	245.85'
L7	N 69°00'23" W	499.03'
L8	N 83°40'33" W	105.64'
L9	S 79°02'26" W	204.41'
L10	N 28°02'08" W	159.63'
L11	N 44°58'11" W	156.35'

LEGEND

1. CATCH BASIN
2. DAM
3. FIRE HYDRANT
4. PUMP STATION
5. SANITARY MANHOLE
6. STORM MANHOLE
7. WATER VALVE
8. WATER LINE

B.U.D.
Before "U" Dig,
Call Toll Free
1-800-752-8007
For Buried Line, Cable and Pipe Locations

200 100 0 200
Scale 1" = 200 ft

CHARLES E. BLACK
CONSULTING ENGINEERS
143F S. Killarney Lane, P. O. Box 791, Richmond, Kentucky 40475
Tel: (859) 623-9325, Fax: (859) 623-7504

PRELIMINARY PLAT OF FIELDSTONE SUBDIVISION
RICHMOND, KY.

OWNER/DEVELOPER :
FRAZIER/PRITZ
304 FAYE CT.
RICHMOND KY. 40475
859-624-0399

DATE: 4/29/2003
SCALE: 1" = 200'
JOB #: 7109
REVISION #2:

DRAWN BY: STU/HEH
CHECKED BY: CEB
SURVEY DATE: 12/15/99
REVISION #1:

FILE NAME: Z:\WOODALL JERRY 7109 7109_PLAT_PRLM.DWG