

**Certification of Sanitary Sewers When Sewers are Relocated and Adjacent**

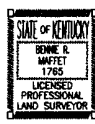
The Frankfort Sewer Department hereby certifies that the property (properties) created by the action can be served by a public sewer by access across public right of way or dedicated easement and without otherwise crossing private property. We further certify that all easements or rights of ways noted on the plat are accessible 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.

*Bennie R. Maffet* 12-2-11  
DATE Name

**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 OR THE CITY ENGINEER.

*Bennie R. Maffet*  
DATE BENNIE R. MAFFET, PLS 1765



- PURPOSE OF PLAT:**
1. TO DIVIDE TRACT 6A (0.40 ACRES) FROM TRACT 6 (3.73 ACRES), LEAVING 3.33 ACRES REMAINING.
  2. TO CONSOLIDATE TRACT 6A (0.40 ACRES) WITH TRACT 7 (0.91 ACRES) FOR A CONSOLIDATED AREA WITHIN NEW LOT 7A OF 1.31 ACRES.
  3. TO DEDICATE A UTILITY EASEMENT ALONG THE NORTH AND EAST SIDE OF TRACT 6 AS SHOWN HEREON.
  4. TO DEDICATE A 12' STREET LIGHT SERVICE EASEMENT AS SHOWN HEREON.
  5. NO NEW ENTRANCES ARE BEING REQUESTED AT THIS TIME.

- LEGEND**
- These standard symbols will be found in the drawing.
  - BOUNDARY LINE
  - UTILITY LINE
  - BUILDING LINE/UTILITY EMBT (1/4" ANGLES)
  - IRON MONUMENT FOUND
  - POWER POLE
  - IRON MONUMENT SET

UNLESS OTHERWISE NOTED, ANY MONUMENT REFERRED TO AS AN IRON PIN AND CAP SET IS A 5/8" DIAMETER REBAR, 18 INCHES IN LENGTH WITH A YELLOW PLASTIC CAP IDENTIFIER STAMPED "MAFFET PLS 1765"

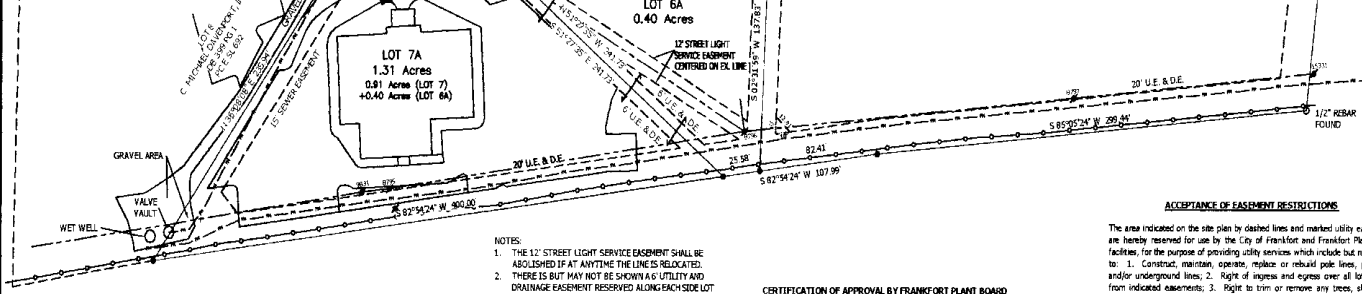
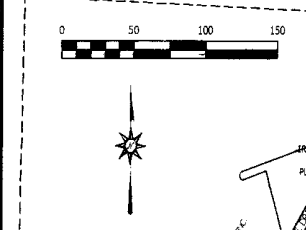
**SURVEY NOTES:**

- SURVEY COMPLETED: NOVEMBER 10, 2011
- PLAT COMPLETED: NOVEMBER 14, 2011
- CLASS OF SURVEY: URBAN
- GPS EQUIPMENT USED: TOPCON HIBER-LITE+ (LL2), RTK
- RELATIVE POSITIONAL ACCURACY: DOES NOT EXCEED 0.05" ± 100 PPM
- UNADJUSTED ERROR OF CLOSURE: N/A
- BEARINGS AND DISTANCES ARE NOT BASED ON AN ADJUSTED TRAVELER
- HORIZONTAL DATUM: NAD 83
- VERTICAL DATUM: NAVD 83
- GRID MODEL: G11
- BASIS OF BEARINGS: GRID (KY NORTH ZONE)
- DEED SOURCE: DB 399 PG 1 & DB 413 PG 269
- PLAT SOURCE: PC E SLIDE 692
- THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLETES WITH 201 698 18 150
- ALL MONUMENTS ARE ESTABLISHED BY GPS UNLESS OTHERWISE NOTED
- ANY MONUMENT WITH A "T" SYMBOL AFTER THE DESCRIPTION WAS DERIVED FROM SIDESHOTS TAKEN FROM GPS ESTABLISHED CONTROL POINTS
- ALL WITNESS MONUMENTS SET ON LINE
- ALL DISTANCES SHOWN ARE TOTAL DISTANCES AND ARE NOT DISTANCES TO A WITNESS MONUMENT
- THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR APPARENT
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

NOT TO SCALE VICINITY MAP

**"Builder's Obligation"**  
The holder of each lot in this subdivision is required to grade the lot so that cross-lot drainage is in conformance with the approved Drainage Plan for the subdivision and all drainage from the lot is directed to a public drainage facility in easement.

**"Property Owner's Obligation"**  
Certain improvements in this subdivision are required by the Subdivision Regulations as specified in an approved construction plan on file in the office of the Engineering Official. It is the obligation of every property owner in the subdivision not to damage, alter or destroy these improvements and not to allow any condition or activity on his property that will impair the proper functioning of these improvements. For violation of this provision, the property shall be subject to the imposition of a lien for the amount necessary to remedy the violation that may be enforced in the same manner that mortgages are enforced, and persons responsible shall be subject to fine.



**OWNERS:**

**LOT 6**  
C. MICHAEL DAVENPORT, INC.  
P.O. BOX 4254  
FRANKFORT, KY 40604  
DEED BOOK 399 PAGE 1

**LOT 7**  
THOMAS R. BAEKER  
110 DIAGNOSTIC DR.  
FRANKFORT, KY 40601  
DEED BOOK 413 PAGE 269

**CURRENT ZONING LOT 6 & 7:**  
PO ZONING: 25'  
FRONT: 25'  
SIDE: 12'  
REAR: 12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.06'	78.85'	69.36'	N 82°08'54" E	87°42'08"
C2	50.06'	83.35'	74.06'	N 09°22'16" W	89°22'12"

- NOTES:**
1. THE 12' STREET LIGHT SERVICE EASEMENT SHALL BE ABOLISHED IF AT ANYTIME THE LINES RELOCATED.
  2. THERE IS BUT MAY NOT BE SHOWN AS UTILITY AND DRAINAGE EASEMENT RESERVED ALONG EACH SIDE LOT LINE.
  3. LOT 6A AS SHOWN MAY NOT BE CONVEYED TO ANY OTHER PARCEL THAN LOT 7 NOW LOT 7A.

**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.

Date: 12-2-11  
Date: 12-2-11  
Date: 12-2-2011

**ACCEPTANCE OF EASEMENT RESTRICTIONS**

The area indicated on the site plan by dashed lines and marked utility easements are hereby reserved for use by the City of Frankfort and Frankfort Plant Board facilities, for the purpose of providing utility services which include but not limited to: 1. Construct, maintain, operate, replace or rebuild pole lines, pipelines, and/or underground lines; 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 reservation 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 calling 800-1-800-752-6007. Property owners who place, construct, build or install structures, trees, fences, landscaping or any other item within the easement, may be subject to charges relating to the use shall not interfere with the right and privileges herein reserved.

**MINOR CONSOLIDATION PLAT**

PROJECT: 11-578  
SCALE: 1" = 50'

DESIGNED BY: STEVENS 11/14/11  
DRAWN BY: STEVENS 11/14/11  
CHECKED BY: MAFFET 11/14/11  
AS BUILTS

LOTS 6 AND 7 OF PREVENTION PARK, SECTION 1 AS SHOWN IN PC E SLIDE 692  
C. MICHAEL DAVENPORT, INC AND THOMAS BAEKER PROPERTY DB 399 PG 1 & DB 413 PG 269  
DIAGNOSTIC DRIVE, FRANKFORT, FRANKLIN COUNTY, KENTUCKY

**MAFFET ENGINEERING SERVICES**  
CIVIL ENGINEERING AND LAND SURVEYING  
551 TAYLOR TRAIL  
FRANKFORT, KENTUCKY  
PHONE 502/666-3298

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown herein 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.

Date: 12-7-11  
Chairman J. Davidson, Frankfort/Franklin County Planning Commission

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (WE), 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 OF SUBDIVISION WITH (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Date: 12/2/11  
Date: 12/2/11  
Date: 12/2/11

OWNERS: C. Michael Davenport, Inc. & Thomas R. Baeker  
OWNER: C. Michael Davenport, Inc.

DOCUMENT NO: 380010  
RECORDED: December 21, 2011 02:36:54 PM  
TOTAL FEE: \$28.00  
COUNTY CLERK: GUY ZEIGLER  
DEPUTY CLERK: PATSY MCCHESENE  
COUNTY: FRANKLIN COUNTY