

THIS SURVEY WAS CONDUCTED VIA RANDOM OFFSET TRAVERSE WITH
RANGE CORNER 1, AT AN UNADJUSTED TRAVERSE PRECISION OF
1:3273. CORNER 1, TOP OF THE 211' TOWER, IS THE POINT OF
TRAVERSE BY CRANDALL METHOD. COMPUTATIONS WERE COMPLETED
USING SURV-CADD SOFTWARE. BEARINGS DETERMINED FROM MEASURED
ANGLES, RANGE ROTATED TO BEARING OF N 68°05'00" W (RECORD
BEARING OF COMMON PROPERTY LINE OF SUBJECT PROPERTY AND
ADJOINING MERVIN STEPHENS PROPERTY, LOGGED OF RECORD IN PLAT
CABINET 4, SLIDE 74-8 IN THE OFFICE OF THE CLERK OF JESSAMINE
COUNTY. THIS SURVEY CONSTITUTES A CLASS B SURVEY.

TYPICAL SECTION
MACKEY ROAD

TYPICAL SECTION
OLD WOODS DRIVE

PLAT CABINET 10 , SLIDE 105

VICINITY MAP

SCALE: 1" = 2000'

SITE STATISTICS

SITE STANDARDS	
ZONE	A-1
NO. OF LOTS	7
AREA OF LOTS	36.19 ACRES
PROPOSED	1.80 ACRES
R/W (50')	
TOTAL AREA	38.04 ACRES
SMALLEST LOT	5.00 ACRES (LOT 7)
LARGEST LOT	5.81 ACRES (LOT 6)
SETBACK	
FRONT YARD	60 FEET
SIDE YARD	35 FEET
REAR YARD	25 FEET
MINIMUM LOT WIDTH	175 FEET (AT B.L.)
MINIMUM ROAD	
FRONTAGE	175 FEET
	50 FEET (CURVE)

GRAPHIC SCALE: 1" = 100'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 100, 200, and 300.

MACKEY ROAD
JESSAMINE COUNTY, KENTUCKY

OWNER/DEVELOPER
BLUE BEAR, LLC
6377 GREENWICH PIKE
LEXINGTON, KENTUCKY 40511
DEED BOOK 525, PAGE 423

HORNE ENGINEERING, INC.

ENGINEERS - PLANNERS - LAND SURVEYORS
216 SOUTH MAIN STREET - NICHOLASVILLE, KY, 40356
PHONE: (859)885-9441 FAX: (859) 885-5160
SCALE: 1" = 100' DWG. BY: DC DWG. NO: 05-11-0359-92
DATE: 11/21/2005 CAD: BY: JGM FILED: SC05050070503592.FINAL.DWG
TOLD BOB MYNOR GLORY DATE OF SURVEY: 06/05/2005

CERTIFICATE 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 THE SUBDIVISION WITH MY (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 SHOWN IN ACCORDANCE WITH THE WILSON AND JESSAMINE COUNTY SUBDIVISION REGULATIONS. UNLESS OTHERWISE NOTED.

11-21-05

**CERTIFICATE OF AVAILABILITY OF
WATER AND/OR SEWER SERVICES**

I HEREBY CERTIFY THAT THE CITY OF NICHOLASVILLE SHALL
SUPPLY THE WOODS ON MACKEY SUBDIVISION WITH WATER
AND/OR SEWER SERVICES.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILMORE-JESSAMINE COUNTY JOINT PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE JESSAMINE COUNTY ENGINEER OR OTHER AUTHORIZED OFFICER.

John A. Home 11-29-03

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR JESSAMINE COUNTY 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.

DOCUMENT NO: 105009
RECORDED ON: NOVEMBER 30, 2005 11:04:00AM
TOTAL FEES: \$115.00
COUNTY CLERK: EVA L. MCNAMIEL, CJC
COUNTY: JESSAMINE COUNTY
DEPUTY CLERK: BETTY C GOODLETT
BOOK CMB10 PAGES 105 - 105

Libertyville Nov 20, 2005