

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the only owner(s) of the property shown hereon, and do adopt this Preliminary Plat for the property.

____ Date _____ Owner _____

COMMISSION'S CERTIFICATION

I do hereby certify that this Preliminary Plat was approved by the planning commission.

____ Date _____ Planning Commission Chairman _____

WATER & SEWER AVAILABILITY CERTIFICATION

I do hereby certify that the preliminary development plan shown and described hereon meets the requirements of the Bourbon County Joint Planning Commission as it can be served by the present water and sewer systems.

____ Date _____ Engineer _____

FIRE CERTIFICATION

I do hereby certify that the preliminary development plan shown and described hereon meets the requirements of the Bourbon County Joint Planning Commission as it can be served by adequate fire protection.

____ Date _____ Fire Department Official _____

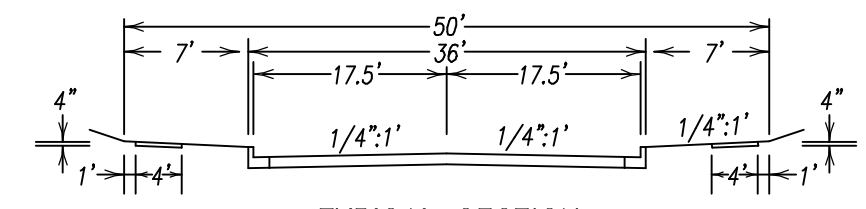
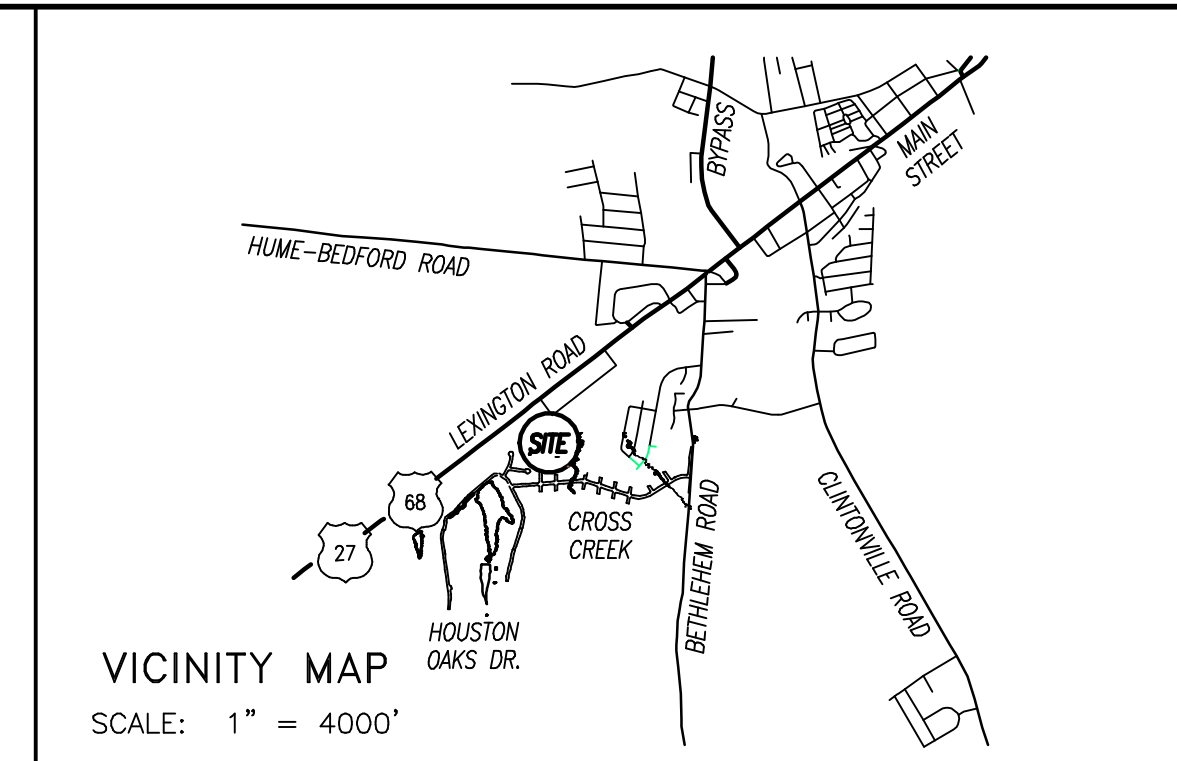
SCHOOL CERTIFICATION

I do hereby certify that the preliminary development plan shown and described hereon meets the requirements of the Bourbon County Joint Planning Commission as it can be served by adequate school service.

____ Date _____ School Official _____

LEGEND :

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "TEI 2402 & 2586"
- Iron Pin Found with I.D. Cap bearing "LS 3649"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Set this Survey
- Point @ Right-of-Way
- Point @ Property Line
- Railroad Spike Found
- Mag Nail Found in Tree Stump
- ⊗ Address



ZONING:

Residential (R-4)

DEVELOPER/OWNER:

West Martis, LLC
S. Wayne West
P.O. Box 145
Paris, KY 40361

NOTES:

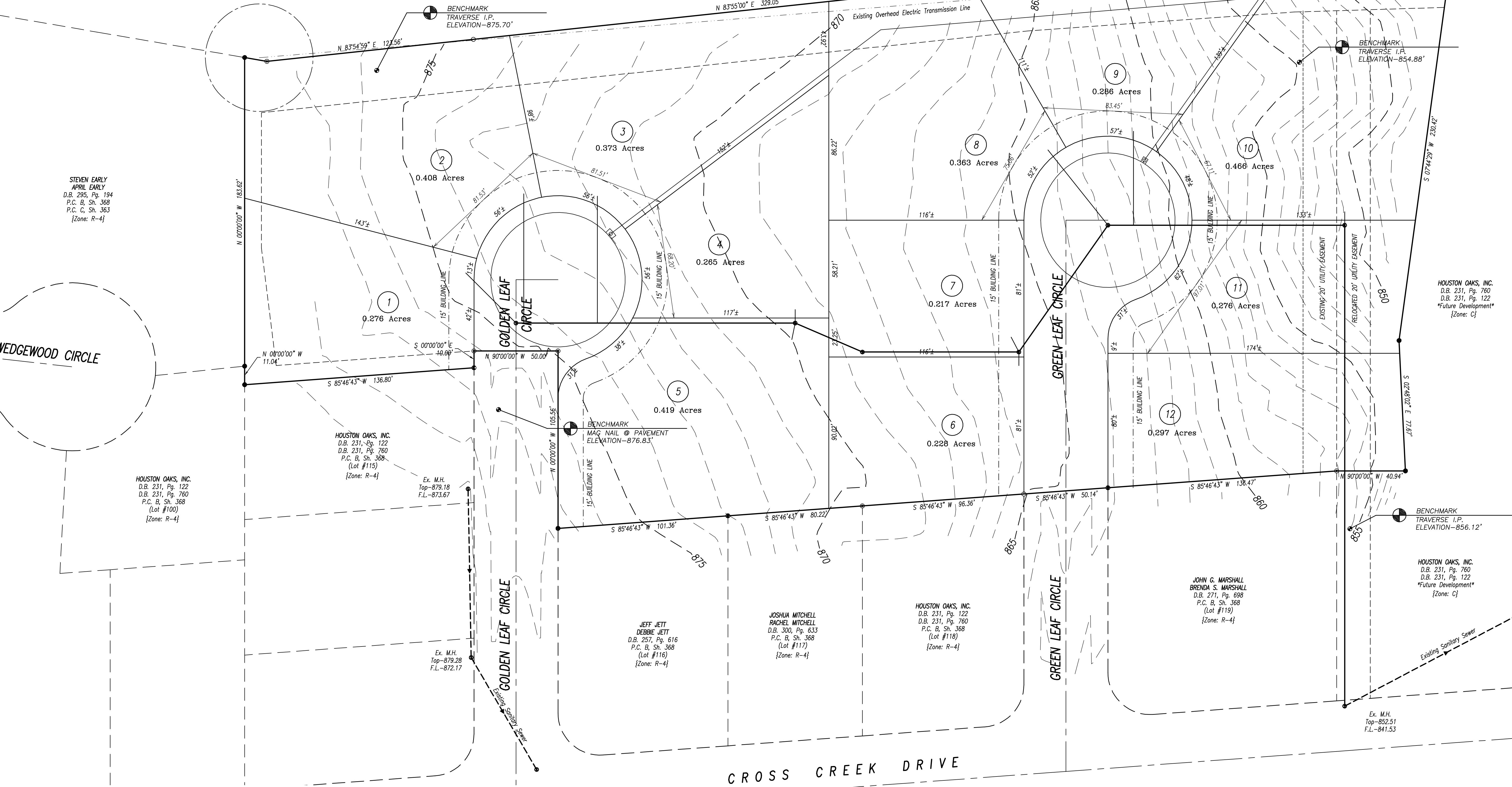
1. Property shown hereon is the same as that property shown as Parcel 1 on Plat Cabinet C, Sheet 387 and further described in Deed Book 302, Page 697.
2. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of this drawing.
3. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
4. The purpose of this "Preliminary Development Plan" is for conceptual planning only and does not contain all information necessary for a boundary survey.

SITE STATISTICS:

TOTAL AREA = 4.383 Acres
NUMBER OF LOTS = 12
MINIMUM LOT SIZE = 0.217 Acre
MAXIMUM LOT SIZE = 0.466 Acre
R/W AREA = 0.508 Acre
Green Leaf Circle = 0.322 Acre
Golden Leaf Circle = 0.186 Acre
TRIP GENERATION = 115.2 TRIP ENDS
LENGTH OF STREET = 204'

MELINDA HINKLE
D.B. 218, Pg. 732
D.B. 218, Pg. 736
[Zone: R-3]

MELINDA HINKLE
D.B. 218, Pg. 732
D.B. 218, Pg. 736
[Zone: R-3]



STEVEN EARLY
APRIL EARLY
D.B. 295, Pg. 194
P.C. B, Sh. 368
P.C. C, Sh. 363
[Zone: R-4]

HOUSTON OAKS, INC.
D.B. 231, Pg. 122
D.B. 231, Pg. 760
P.C. B, Sh. 368
(Lot #100)
[Zone: R-4]

HOUSTON OAKS, INC.
D.B. 231, Pg. 122
D.B. 231, Pg. 760
P.C. B, Sh. 368
(Lot #115)
[Zone: R-4]

Ex. M.H.
Top-879.18
F.L.-873.67

Ex. M.H.
Top-879.28
F.L.-872.17

JEFF JETT
DEBBIE JETT
D.B. 257, Pg. 616
P.C. B, Sh. 368
(Lot #116)
[Zone: R-4]

JOSHUA MITCHELL
RACHEL MITCHELL
D.B. 300, Pg. 633
P.C. B, Sh. 368
(Lot #117)
[Zone: R-4]

HOUSTON OAKS, INC.
D.B. 231, Pg. 122
D.B. 231, Pg. 760
P.C. B, Sh. 368
(Lot #118)
[Zone: R-4]

JOHN G. MARSHALL
BRENDA S. MARSHALL
D.B. 271, Pg. 698
P.C. B, Sh. 368
(Lot #119)
[Zone: R-4]

HOUSTON OAKS, INC.
D.B. 231, Pg. 760
D.B. 231, Pg. 122
Future Development
[Zone: C]

HOUSTON OAKS, INC.
D.B. 231, Pg. 760
D.B. 231, Pg. 122
Future Development
[Zone: C]

DARNELL ENGINEERING, INC.
P.O. Box 175
Cynthiana, Kentucky 41031
(609) 234-8967

Professional Engineer
Professional Land Surveyor
Professional Surveyor
Professional Engineer
Professional Land Surveyor
Professional Surveyor

Professional Engineer
Professional Land Surveyor
Professional Surveyor

PRELIMINARY DEVELOPMENT PLAN
DEERHAVEN @ HOUSTON OAKS

PLOTTED	05/02/17 @ 10:00 BY APD
SCALE	1" = 30'
DATE	12/19/16
FILE NO.	16-3431
FILENAME	DEVPLAN
FIELD BOOK	141-54
CSD FILE	GOLDEN
DRAWN BY	APD
CHECKED BY	APD

SHEET
1 OF 1