

SITE STATISTICS
 Total Area - 13.43 Acres
 Lots Proposed - 47
 Gross Density - 4.50
 Net Density - 4.53

Setback Dimensions
 Front - 30'
 Side - 10'
 Rear - 25'

Area in Street R/W - 3.05 Acres
 Area in U.S. 460 R/W - 3.63333 Sq. Ft.
 Area in Lots - 10.38 Acres
 Smallest Lot - 7,204 Sq. Ft.
 Largest Lot - 12,490 Sq. Ft.
 Average Lot - 9,420 Sq. Ft.

Utility Companies
 Telephone: AT&T Services-KY
 Electric: Kentucky Utilities Co
 Gas: Dominion Power
 Water: City of Paris
 Sewer: Columbia Gas Co.

Purpose: This Preliminary Major Subdivision Plat is intended for submittal purposes only. For the proposed subdivision of the Ed Franz Estate. Said plat is not intended for any other purpose. Said plat is not intended to be a recordable document and should not be interpreted as a complete boundary survey.

Note:
 1) Property ownership information provided herein is based on information obtained from readily available sources (i.e., Bourbon County PVA, GIS (Recorded Deed 134 Page 620), including Will Book "W" Page 550 & 558). Therefore, No Warranty is Provided Regarding the Accuracy of Ownership Information or the Approximate Graphical Representations of Such (adjoining Property Lines Including Easements Etc.). Proposed easements are tentative location until further review by the appropriate utilities companies.
 2) The perimeter boundary is taken from a Reattachment Boundary Survey (Done by Alton Patrick Darrell PLS-3553) derived from a Deed of Record (D.B.134, PG.620) including Will Book "W" Page 550 & 558.
 3) Landscape material in perimeter buffer areas shall meet the Landscape Ordinance Requirements.
 4) A KYC Entrance Permit is required prior to construction plan approval.

Underly Note
 Underground utilities shown on this "Prel. Subdivision Plat" were marked in the field (02-11-2018) by The Underly Protection Center "KENTUCKY 811 CALL BEFORE YOU DIG", toll Free Phone No. 1-800-752-6007 Ticket No. 180207126. This number was established to provide accurate location of existing underground utilities (i.e. Cables, Water, Electric Wires, & Gas).

CERTIFICATE OF ACCURACY
 I do hereby certify that the plat shown and described herein is a true and correct survey to the accuracy required by the Bourbon County Joint Planning Commission Office and a urban class survey. The monuments are as shown.
 Method of survey was conducted by GPS "RTK" (real time kinematic) positional accuracy is less than ±0.10/200 ppm, the horizontal datum is NAD 1983. The bearings shown hereon are based on a GPS survey. The directions and distances shown on the plat are not based on an adjusted survey. All property corners indicated "found" have been with an iron pin (1 1/2" length, 1 1/2" diameter) and cap stamped -3553 unless otherwise noted hereon.

Surveyor:
 Date: Keith G. Winstead
 110 E. Main St. Suite 206
 Georgetown, KY 40324
 Date of Survey - 2018-02-11

CERTIFICATION OF OWNERSHIP
 We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plat of the development with our own free consent.

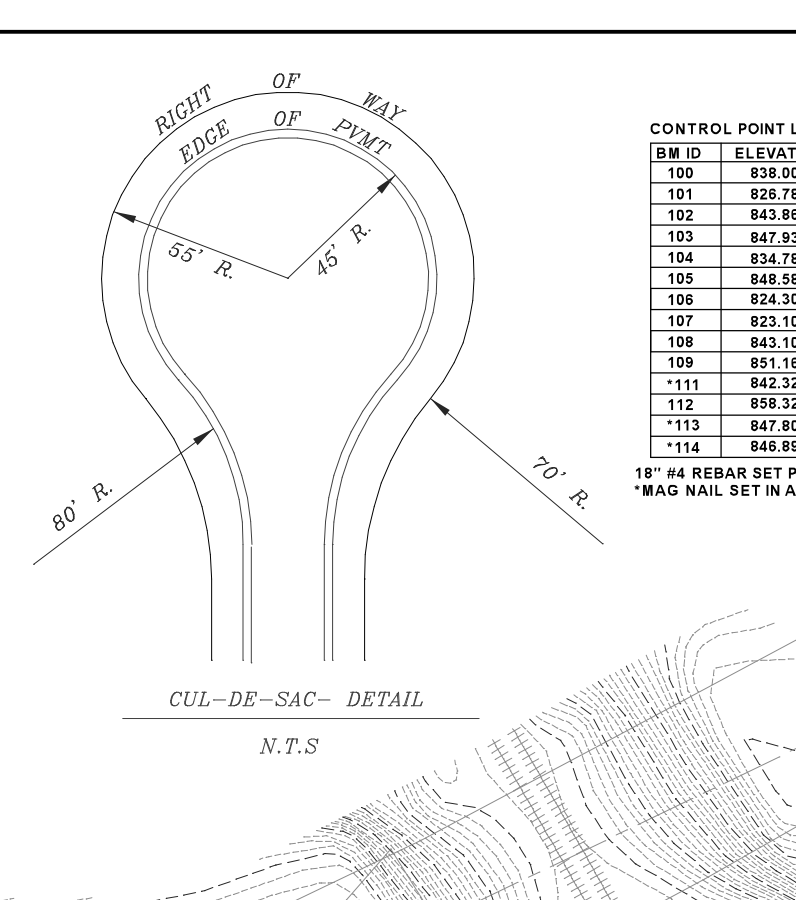
Owner:
 Ed Franz
 1106 Dunbarton Trace NE
 Atlanta, GA 30319

Applicant:
 Centrust Capital Homes LLC

CERTIFICATION OF PRELIMINARY PLAT APPROVAL
 I hereby certify that the Preliminary Major Subdivision Plat shown hereon has been found to comply with the subdivision and development regulations for Paris and Bourbon county, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the planning commission.

(Chairman, Bourbon Co. Joint Planning Commission)

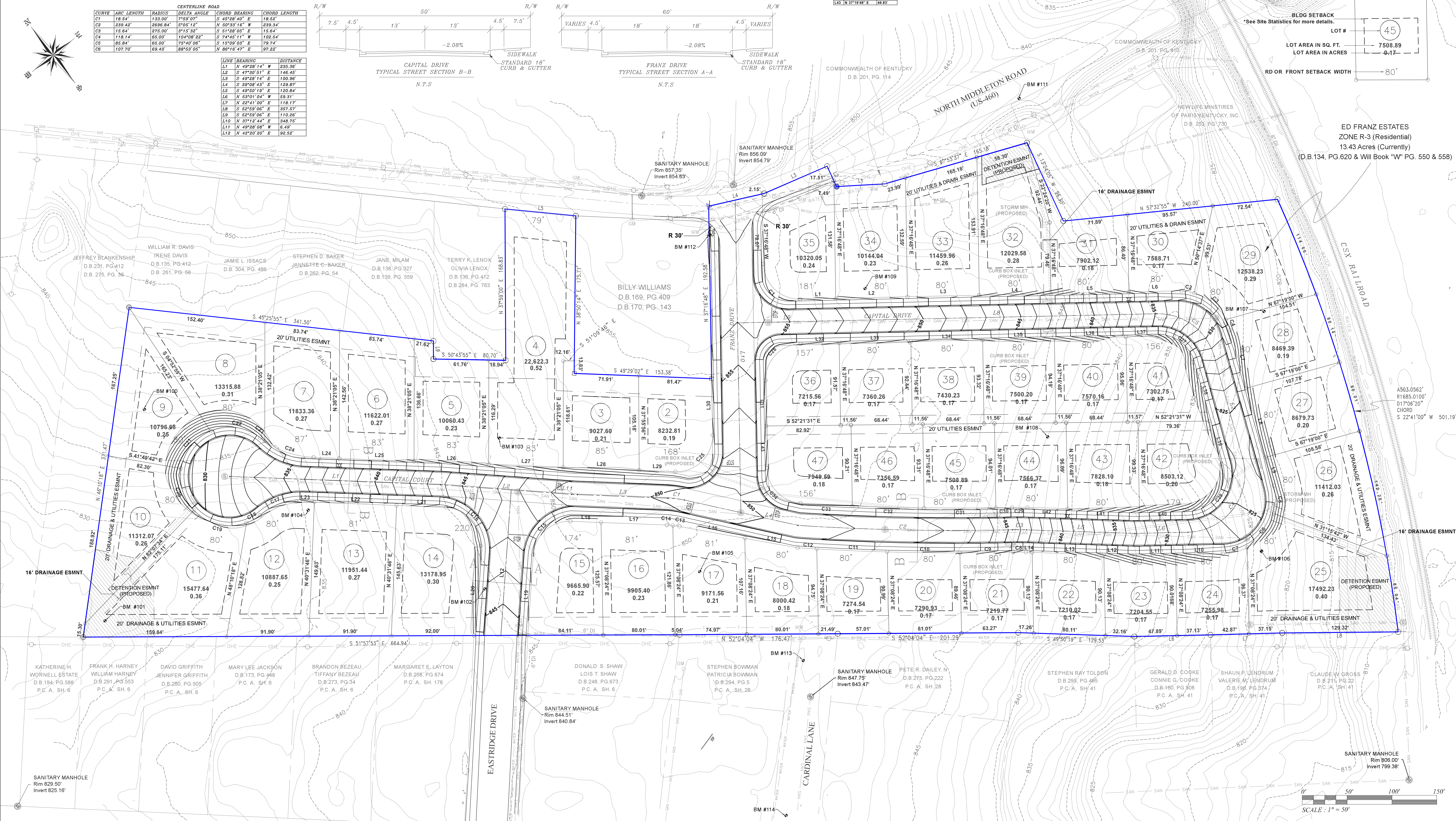
LINE BEARING	DISTANCE	CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
L1	N 52°59'58" W	138.82				
L2	N 45°29'40" E	18.52				
L3	N 52°59'58" W	80.00				
L4	N 52°59'58" W	80.00				
L5	N 52°59'58" W	88.89				
L6	N 52°59'58" W	88.89				
L7	N 52°59'58" W	67.44				
L8	N 52°59'58" W	88.89				
L9	N 52°59'58" W	88.89				
L10	N 52°59'58" W	88.89				
L11	N 52°59'58" W	88.89				
L12	N 52°59'58" W	88.89				
L13	N 52°59'58" W	88.89				
L14	N 52°59'58" W	88.89				
L15	N 52°59'58" W	88.89				
L16	N 52°59'58" W	88.89				
L17	N 52°59'58" W	88.89				
L18	N 52°59'58" W	88.89				
L19	N 52°59'58" W	88.89				
L20	N 52°59'58" W	88.89				
L21	N 52°59'58" W	88.89				
L22	N 52°59'58" W	88.89				
L23	N 52°59'58" W	88.89				
L24	N 52°59'58" W	88.89				
L25	N 52°59'58" W	88.89				
L26	N 52°59'58" W	88.89				
L27	N 52°59'58" W	88.89				
L28	N 52°59'58" W	88.89				
L29	N 52°59'58" W	88.89				
L30	N 52°59'58" W	88.89				
L31	N 52°59'58" W	88.89				
L32	N 52°59'58" W	88.89				
L33	N 52°59'58" W	88.89				
L34	N 52°59'58" W	88.89				
L35	N 52°59'58" W	88.89				
L36	N 52°59'58" W	88.89				
L37	N 52°59'58" W	88.89				
L38	N 52°59'58" W	88.89				
L39	N 52°59'58" W	88.89				
L40	N 52°59'58" W	88.89				
L41	N 52°59'58" W	88.89				
L42	N 52°59'58" W	88.89				
L43	N 52°59'58" W	88.89				



LEGEND

- Existing Structure
- Infrastructure
- Property Boundary
- Edge of Pavement
- Water Line
- Sanitary Line
- Overhead Electrical Line
- Underground Telephone (ATT)
- Gas Line
- Fire Hydrant
- Water Meter
- Gas Meter
- Sanitary Manhole
- Electric Pole
- Property Corners (Paint Tract)
- Property Corners (Proposed)
- Found Property Corners (Metal Stake)
- Found Property Corners (B.C. PLS 3553)
- Found Mag Nail

TYPICAL LOT DETAIL
 BLDG SETBACK: See Site Statistics for more details.
 LOT # 45
 LOT AREA IN SQ. FT. 7508.89
 LOT AREA IN ACRES 0.17
 RD OR FRONT SETBACK WIDTH 80'



THOROUGHbred ENGINEERING
 LEAKINGTON, KY 40558
 P.O. BOX 487007
 CIVIL DESIGN, LAND SURVEYING, GEOTECHNICAL ENGINEERING, DRILLING SERVICES, IBC SPECIAL INSPECTIONS, MATERIAL TESTING, CM-CEI-CONSTRUCTION SERVICES

PRELIMINARY MAJOR SUBDIVISION PLAT
ED FRANZ ESTATE
CENTRUST CAPITAL HOMES LLC
 NORTH MIDDLETOWN ROAD, BOURBON COUNTY, PARIS KY 40357

PROJECT NO.:	N/A	DRAWN BY:	KWH
DATE:	02/16/2018	REVIEWED BY:	ABC
ISSUED FOR SUBMITTAL			
REVISION:			
DRAWING NAME: Prel. Subdivision Plat			

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