

## CERTIFICATION of OWNERSHIP & DEDICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in Deed Book 569, page 445, in the Office of the Madison County Clerk, and do hereby adopt this esmt plat for this property.

OWNER (BRAD AMMANN)

2/27/07  
DATE

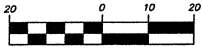
OWNER (ADAM GOOCH)

2/27/07  
DATE

HOME OWNERS' ASSOC. REPRESENTATIVE

3/9/07  
DATE

GRAPHIC SCALE



(IN FEET)  
1 inch = 20 FT.

## CERTIFICATE of APPROVAL for RECORDING

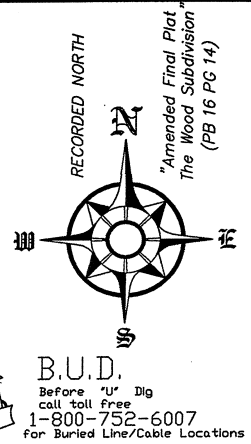
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Madison County, Kentucky, with the exceptions of such variances, if any, as are attached to this plat and as are noted in the minutes of the Madison County Fiscal Court and that it has been approved for recording in the office of the county clerk.

MADISON CO. PLANNING COMMISSION CHAIRMAN

3-23-07  
DATE

## UTILITY AND EASEMENT NOTE

All utilities should be field verified before any construction begins. Any contractor, owner, or designer is hereby forewarned that any excavation upon this site may result in the discovery of additional underground utilities not shown hereon. This plat depicts all visible easements and easements of record only as discovered during the course of this survey and does not warranty the depiction of all easements and or encumbrances.



LOT 109  
THE WOODS  
INVESTMENT GROUP  
DB 569 PG 445  
"Amended Final Plat  
The Woods Subdivision"  
PB 16 PG 14

LOT 108  
THE WOODS  
INVEST. GROUP  
DB 569 PG 445  
"Amended Final  
Plat The  
Woods Subd."  
PB 16 PG 14

LOT 110  
JOHN &  
LISA JUSTICE  
DB 604 PG 452  
"Amended Final Plat  
The Woods Subdivision"  
PB 16 PG 14

## LEGEND

- SET 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped 'ABACUS LPLS #3265')
- ⊙ UNMONUMENTED CORNER
- FOUND 1/2" DIA. IRON PIN (18" in length #4 Rebar with yellow plastic caps stamped 'ABACUS LPLS #3265')
- ✱ LIGHT POLE

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE A MAINTENANCE EASEMENT ON LOT 109 WOODS SUBD. FOR THE BENEFIT OF THE WOODS HOME OWNERS' ASSOC.
2. THE PROPERTY SHOWN HEREON DOES NOT LIE IN THE FLOOD PLANE BASED ON COMMUNITY PANEL MAP NO. 210342-0075 B, EFFECTIVE DATE SEPTEMBER 28, 1990.
3. SOURCE OF TITLE: DB 569 PG 445
4. PROPER SOIL EROSION CONTROL MEASURES MUST BE IN PLACE DURING ALL PHASES OF CONSTRUCTION ACCORDING TO BEST MGMT PRACTICES FOR CONSTRUCTION ACTIVITIES GUIDELINES.

OWNER(S):

CLIENT(S):

THE WOODS INVESTMENT GROUP

WOODS HOME OWNERS' ASSOC.

BRAD AMMANN

DEBBIE VESCIO

ADAM GOOCH

204 CRIMSON DRIVE

2629 MANHATTAN AVENUE, #225

Richmond, Kentucky 40475

Hermosa Beach, California 90254

(859) 623-5260

(310) 374-5802

## CERTIFICATES of ACCURACY and ADEQUACY

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1" : 27,554' and was not adjusted. The survey as shown hereon is a Class "A" survey and the accuracy and precision of said survey meets all the specifications of this class.

ABACUS ENGINEERING & LAND SURVEYING

FIRM

OWNER

3/9/07  
DATE



Drawn by: JMR

Checked by: DW

Engineering & Land Surveying  
236 Boogs Lane Suite 4  
Richmond, KY 40475 (859) 625-1200

## EASEMENT PLAT for

THE WOODS: HOME OWNERS' ASSOC.

Property at 1010 CHERRY COURT  
LOT 109 THE WOODS SUBDIVISION

Richmond, Madison County, Kentucky

Date of Survey: 9FEB2007  
Date of Plat: 12FEB2007

Scale: 1" = 20'

Project #: 07-024

