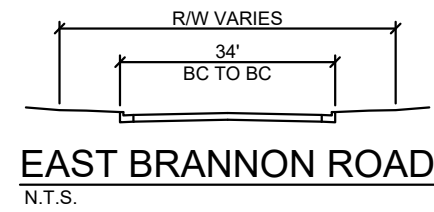


LINE	BEARING	DISTANCE
L1	S 62°24'47" E	21.90'
L2	S 54°31'15" E	50.00'
L3	S 64°18'38" E	52.49'
L4	S 64°18'02" E	26.31'
L5	S 67°20'53" E	158.15'
L6	N 83°47'11" E	72.62'
L7	S 11°38'21" W	57.78'
L8	S 65°49'55" E	40.25'
L9	S 20°52'38" W	128.71'
L10	S 66°53'01" W	151.79'
L11	N 70°15'58" W	64.73'
L12	N 19°44'02" E	5.10'
L13	N 67°14'23" E	93.38'
L14	S 67°14'23" W	93.38'
L15	S 19°44'02" W	5.10'
L16	S 20°52'38" W	130.10'

LEGEND

- ① IRON PIN SET (5/8" DIA., 18" LONG) WITH CAP #3848
- ② MAG NAIL SET WITH WASHER STAMPED "3848"
- ③ IRON PIN FOUND WITH CAP (EAGLE)
- ④ IRON PIN FOUND NO CAP
- ⑤ IRON PIN FOUND WITH CAP (UN-READABLE)
- ⑥ IRON PIN FOUND WITH CAP (WITT - #2187)
- ⑦ FOUND STONE
- ◇ CALCULATED CORNER NO MONUMENT SET THIS SURVEY
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- R.W.E. ROADWAY WIDENING EASEMENT
- A.E. ACCESS EASEMENT
- T.A.E. TEMPORARY ACCESS EASEMENT
- F.D.A.E. FIRE DEPARTMENT ACCESS EASEMENT
- C.A.E. CONSTRUCTION ACCESS EASEMENT



EAST BRANNON ROAD
N.T.S.

LOT NO.	F.P.E.
2	970.7'
7	952.5'
14	963.4'
15	955.3'
16	955.3'
17	956.5'
18	973.5'
19	963.4'
20	936.7'

*** FLOOD PROTECTION ELEVATION NOTE:**

THE OWNER AND ENGINEER OF RECORD MAKE NO REPRESENTATIONS THAT FLOOD WATERS WILL NOT EXCEED THESE ELEVATIONS. FOR ALL NEW STRUCTURES, THE LOWEST FLOOR ELEVATION THAT IS ABOVE GROUND LEVEL SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION. CRAWL SPACE ENTRANCES, FOUNDATION VENTS, BASEMENT WINDOW SILLS, THE TOP OF LANDING OF OUTSIDE STAIRWAYS LEADING TO BASEMENTS AND OTHER OPENINGS TO THE STRUCTURE SHALL BE AT OR ABOVE THE FLOOD PROTECTION ELEVATION.

PVA #088-00-00-004.00
LLOYD & EURIE FEDDARS
D.B. 190; P. 492

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO AMEND PRIOR PLAT OF RECORD TITLED "RETACEMENT AND MINOR SUBDIVISION FINAL RECORD PLAT, TURNER ESTATES, LLC" LODGED OF RECORD IN PLAT CABINET 11; SLIDE 536 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK. SAID AMENDMENT BEING TO CONSOLIDATE PRIOR TRACTS 1, 2 AND 3 INTO A SINGLE TRACT FOR PURPOSES OF RE-DIVISION INTO 21 TRACTS AND TO DEDICATE NEW STREET RIGHT-OF-WAY.

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: COMMISSIONER DEED BOOK 25, PAGE 166, PLAT CABINET 11; SLIDE 536 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE.

EAST BRANNON ROAD NOTE

EAST BRANNON ROAD EXTENSION IS CURRENTLY UNDER CONSTRUCTION. RIGHT-OF-WAY FOR THE EAST BRANNON ROAD EXTENSION HAS BEEN ACQUIRED BY THE TRANSPORTATION CABINET (C.D. 25; P. 34).

CENTERLINE CURVE DATA

- CURVE #1**
Δ=44°37'45"
D=57°17'45"
T=41.04'
A=77.89'
R=100.00'
Ch=S 44°55'31" W
75.94'
E=8.09'
- CURVE #2**
Δ=47°30'21"
D=19°05'55"
T=132.02'
A=248.74'
R=300.00'
Ch=S 43°29'13" W
241.69'
E=27.76'
- CURVE #3**
Δ=180°00'00"
D=10°54'49"
T=0.00'
A=1649.34'
R=525.00'
Ch=N 19°44'02" E
1050.00'
- CURVE #4**
Δ=180°00'00"
D=10°54'49"
T=0.00'
A=1649.34'
R=525.00'
Ch=N 19°44'02" E
1050.00'

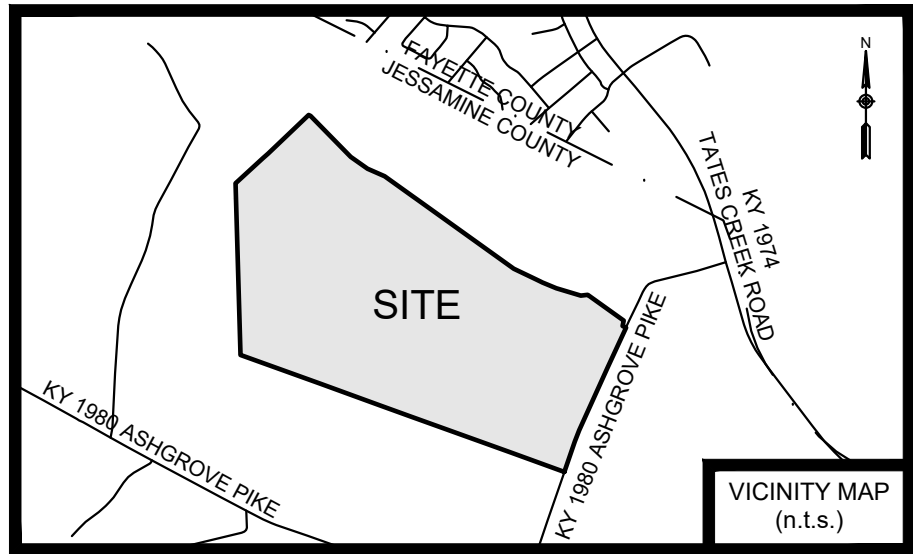
PLAT CAB SLIDE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	550.00'	452.60'	439.94'	N 46°41'28" W
C2	20.00'	31.42'	28.28'	N 25°15'58" E
C3	275.00'	228.01'	221.54'	N 43°29'13" E
C4	125.00'	54.04'	53.62'	N 54°51'16" E
C5	550.00'	413.61'	403.93'	N 01°34'22" W
C6	550.00'	294.81'	291.29'	N 35°19'36" E
C7	550.00'	268.64'	265.98'	N 64°40'31" E
C8	550.00'	298.21'	294.57'	S 85°47'56" E
C9	550.00'	293.56'	290.09'	S 54°58'31" E
C10	550.00'	277.33'	274.41'	S 25°14'21" E
C11	550.00'	276.94'	274.02'	S 03°37'52" W
C12	550.00'	266.60'	264.00'	S 31°56'32" W
C13	60.00'	96.59'	86.49'	N 74°38'14" E
C14	550.00'	270.71'	267.98'	S 59°55'44" W
C15	550.00'	284.22'	281.07'	S 88°50'02" W
C16	550.00'	58.51'	58.49'	N 73°18'50" W
C17	75.00'	16.74'	16.71'	S 60°50'43" W
C18	325.00'	269.47'	261.82'	S 43°29'13" W
C19	20.00'	31.42'	28.28'	S 64°44'02" W
C20	500.00'	785.40'	707.11'	N 25°15'58" E
C21	500.00'	785.40'	707.11'	N 64°44'02" E
C22	500.00'	785.40'	707.11'	S 25°15'58" E
C23	500.00'	785.40'	707.11'	S 64°44'02" W
C24	60.00'	37.03'	36.44'	N 10°50'20" E
C25	75.00'	55.25'	54.01'	N 14°15'42" E
C26	75.00'	55.25'	54.01'	S 56°28'02" W
C27	60.00'	143.27'	111.58'	N 09°09'46" E

SITE STATISTICS

TOTAL AREA:..... 205.30 ACRES
 AREA IN LOTS:..... 182.02 ACRES
 AREA IN RIGHT OF WAY:..... 6.57 ACRES
 NO. OF LOTS:..... 21
 LENGTH OF STREET:..... 4888 L.F.
 ZONE:..... A-1
 SMALLEST LOT IS LOT 9 WITH 21780.0 SQ. FT.
 (REMNANT TRACTS NOT INCLUDED WITH THESE STATISTICS)



METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN MARCH, 2017. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. TRIMBLE R8-3 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A RURAL SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN ±0.10"/200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID09.

THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY.

ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN (18" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3848 UNLESS OTHERWISE NOTED HEREON.

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, AND WALKS TO PUBLIC USE AND TO DEDICATE ALL PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS.

OWNER: TROY TURNER, MEMBER DATE:

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS, WITH THE EXCEPTIONS 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.

CHAIRMAN OR SECRETARY, PLANNING COMMISSION DATE:

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN KENTUCKY AND THE JESSAMINE COUNTY-CITY OF WILMORE JOINT PLANNING COMMISSION, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE SURVEY AND THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS. I FURTHER CERTIFY AS TO THE ACCURACY AND EXISTENCE OF ALL PHYSICAL FEATURES REFLECTED ON SAID PLAT.

JASON D. BANKS, L.S. #3848 DATE:

SUBSURFACE SEWAGE DISPOSAL NOTE

SEWAGE DISPOSAL FOR THIS DEVELOPMENT SHALL BE BY A SUBSURFACE METHOD APPROVED BY THE JESSAMINE COUNTY HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ON A LOT. A PERSON SHALL OBTAIN A VALID SUBSURFACE SEWAGE DISPOSAL PERMIT ISSUED PURSUANT TO 902 KAR: 0-081 AND 902 KAR: 0-085.

FINAL RECORD PLAT
SERENITY EQUINE ESTATES

Being an Amended Record Plat
 TURNER ESTATES, LLC,
 TRACTS 1, 2 & 3
 Plat Cabinet 11; Slide 536
 6148 Ashgrove Pike
 Nicholasville, Jessamine County, Kentucky

Client and Property Owner of Record:
 Turner Estates, LLC
 6148 Ashgrove Pike
 Nicholasville, KY 40356

BANKS
 Engineering, Inc.
 Jason D. Banks, PLS
 1211 Jessamine Station
 Nicholasville, Kentucky 40356
 (859) 881-0020

Plat of survey represents a boundary survey and complies with 201 KAR 18:150
 December, 2017

SHEET 1 OF 2

RECORDER'S CERTIFICATION

CERTIFICATE OF APPROVAL FOR STREETS AND UTILITIES

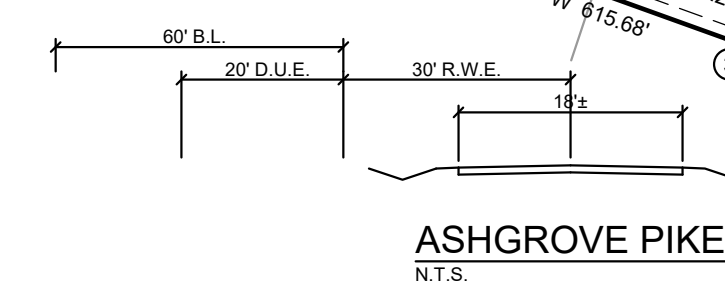
I HEREBY CERTIFY THAT: (1) STREET, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY (COUNTY) SPECIFICATIONS IN THE SUBDIVISION ENTITLED: SERENITY EQUINE ESTATES SUBDIVISION OR, (2) AN ACCEPTABLE BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$_____ HAS BEEN POSTED, WITH THE LEGISLATIVE BODY OF JESSAMINE COUNTY, KENTUCKY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

PLANNING COMMISSION ADMINISTRATIVE OFFICER OR OTHER APPROVING AGENT DATE:

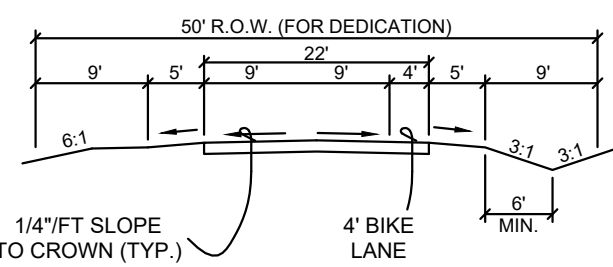
CERTIFICATE OF APPROVAL OF WATER SUPPLY

I HEREBY CERTIFY THAT: (1) THE WATER DISTRIBUTION SYSTEM HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS IN THE SUBDIVISION ENTITLED: SERENITY EQUINE ESTATES OR, (2) AN ACCEPTABLE BOND OR IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$_____ HAS BEEN POSTED, WITH THE LEGISLATIVE BODY OF THE CITY OF NICHOLASVILLE, KENTUCKY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

ENGINEER OF THE AGENCY OR COMPANY DATE:

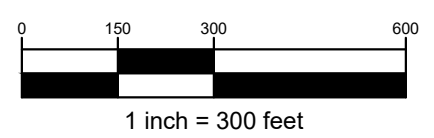


ASHGROVE PIKE
N.T.S.



SERENITY CIRCLE
N.T.S.

GRAPHIC SCALE



NOTES:

1. THE MEANDERING LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, STREAM, RIVER, DRAIN, ROAD, ETC. IS THE ACTUAL PROPERTY LINE UNLESS OTHERWISE NOTED.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
3. IT IS EACH PROPERTY OWNER'S RESPONSIBILITY TO GAIN ALL NECESSARY PERMITS BEFORE THIS PLAT OF SUBDIVISION OR CONSOLIDATION. (EX: DRIVEWAY PERMITS, BUILDING PERMITS, ETC.) THESE STEPS WILL ENSURE THE PROPERTY OWNER THAT HE OR SHE MAY USE THE PROPERTY AS EXPECTED.
4. PROPER SIZING, DETERMINED BY THE JESSAMINE COUNTY ROAD DEPARTMENT SUPERVISOR OR AN ENGINEER DESIGNATED BY HIM FOR INSTALLATION OF ANY REQUIRED ENTRANCE PIPING SO AS NOT TO IMPEDE, OR ALTER ANY EXISTING OR GENERATED WATER FLOW, SHALL BE REQUIRED BEFORE CONSTRUCTION OF A NEW DRIVEWAY ENTRANCE.
5. IN ACCORDANCE WITH KRS 256, ALL OWNERS OF PARCELS ADJOINING AN AGRICULTURAL USE SHALL BE RESPONSIBLE FOR ONE-HALF (1/2) THE COST OF THE CONSTRUCTION AND MAINTENANCE OF A BOUNDARY FENCE.
6. PRIOR DIVISIONS CREATED BY PLAT, PLAT CABINET 11, SLIDE 536 ARE HEREBY CONSOLIDATED INTO A SINGLE TRACT FOR PURPOSES OF SUBDIVISION AS SHOWN HEREON.
7. THE TEMPORARY ACCESS EASEMENTS ("T.A.E.") SHOWN ON LOTS 1, 2, 11, 12 AND 20 SHALL PROVIDE ACCESS TO SERENITY CIRCLE FOR LOTS 3-11, 14-19, AND 21 UNTIL SUCH TIME AS CONSTRUCTION OF EAST BRANNON ROAD IS COMPLETED AND SERENITY CIRCLE IS CONNECTED TO IT (SEE NOTE 11(A) BELOW). AT SUCH TIME, ALL OF THOSE TEMPORARY ACCESS EASEMENTS SHALL CEASE. THE EASEMENT SHOWN ON LOTS 1 AND 2 SHALL THEN CONVERT AND BECOME A FIRE DEPARTMENT ACCESS EASEMENT ("F.D.A.E.") FROM ASHGROVE PIKE TO SERENITY CIRCLE. THE T.A.E. AND F.D.A.E. SHALL BE A MINIMUM OF 20 FEET IN WIDTH, EXCEPT WHERE TURNING MOVEMENT IS REQUIRED, WHICH WIDTH AND TURNING DIMENSIONS SHALL BE APPROVED BY THE JESSAMINE COUNTY FIRE DEPARTMENT. THE F.D.A.E. ON LOT 2 AND 3 SHALL BE CONSTRUCTED WITH 1 INCH OF SURFACE, 2 INCHES OF BASE AND 4 INCHES OF ROCK AT 14' WIDTH.
8. LOTS 2, 12, 13 AND 20 SHALL NOT BE CONVEYED UNTIL SUCH TIME AS THE EXISTING ASPHALT DRIVEWAY ACROSS THOSE LOTS IS REMOVED OR BONDED TO BE REMOVED.
9. UNLESS OTHERWISE NOTED, ALL EASEMENTS SHOWN ARE 20' DRAINAGE AND UTILITY EASEMENTS ("D.U.E.").
10. ONLY LOT 1 SHALL HAVE DIRECT ACCESS TO ASH GROVE ROAD. LOTS 2-19 SHALL FRONT AND SHALL ONLY HAVE DIRECT ACCESS TO SERENITY CIRCLE. LOTS 20 AND 21 SHALL FRONT AND SHALL ONLY HAVE DIRECT ACCESS TO FIVE ARROWS LANE.
11. CERTAIN NOTES WERE ADOPTED BY THE PLANNING COMMISSION DURING ITS HEARING ON MAY 9, 2017, AND WERE REQUIRED FOR PRELIMINARY PLAT APPROVAL. THOSE NOTES ARE RE-ADOPTED IN THE FOLLOWING FORMAT AND SHALL BE ON THIS FINAL RECORD PLAT:
 - A. IF THE EAST BRANNON ROAD EXTENSION IS NOT COMPLETE, THE PROPERTY OWNERS MUST UTILIZE TEMPORARY ACCESS EASEMENTS (SEE NOTE 8).
 - i. THE TEMPORARY ACCESS EASEMENTS SHALL BE BONDED TO BE RETURNED TO NATURAL SPACE, EXCEPT FOR THE EASEMENT SHOWN ON LOTS 1 AND 2 THAT SHALL BECOME AN EMERGENCY ACCESS EASEMENT. ONCE THE EAST BRANNON ROAD EXTENSION IS COMPLETE, THE SUBDIVISION IS LINKED IN TO EAST BRANNON ROAD AS PROPOSED, RE-GRADING, SEEDING AND APPLICABLE STABILIZATION HAVE OCCURRED, THE SURETY RELATED TO THE ROADS MAY BE RELEASED IN FULL. SAID SURETY SHALL NOT BE RELEASED UNTIL SUCH POINT AS THE EAST BRANNON ROAD EXTENSION IS COMPLETE AND ALL LOTS HAVE ACCESS AS PROPOSED ON THE PLAT. THE PURPOSE OF THE ACCESS EASEMENT IS TO PROVIDE TEMPORARY TO ASHGROVE PIKE UNTIL EAST BRANNON ROAD EXTENSION IS COMPLETED.
 - B. OWNER MUST NOTIFY POTENTIAL BUYERS OF ALL APPLICABLE CONDITIONS AFFECTING THIS SUBDIVISION. A COPY OF THE NOTICE TO BE GIVEN TO BUYERS SHOULD BE SUBMITTED TO STAFF AND FILED PRIOR TO FINAL SUBDIVISION APPROVAL.
 - C. [DELETED]
 - D. [DELETED]
 - E. THE OWNER HAS CREATED AND DESIGNATED PRIVATE HORSE AND WALKING TRAIL EASEMENTS (THE "RIDING TRAIL EASEMENT" OR "R.T.E.") AS SHOWN ON THE PLAT. THIS EASEMENT IS 20 FEET WIDE, EXCEPT THAT IT IS 15 FEET WIDE ALONG THE RIGHT OF WAY IN FRONT OF LOTS 15 AND 19 AS SHOWN.
 - F. IF LOT 21 IS SUBDIVIDED, EACH RESULTING LOT MUST MEET THE LOT WIDTH REQUIREMENTS OF THE JESSAMINE COUNTY ZONING ORDINANCE, 3.224, AND ANY UNIQUE SETBACKS FOR SUCH LOTS SHALL BE SPECIFICALLY NOTATED.
 - G. THAT PORTION OF SERENITY CIRCLE CONNECTING FROM EAST BRANNON ROAD TO THE CIRCLE SHALL BE CONSTRUCTED AS A TEMPORARY TURN AROUND UNTIL COMPLETION OF EAST BRANNON ROAD.
 - H. THE OWNER SHALL RECORD IN THE CHAIN OF TITLE OF LOTS 1-20 A DEED RESTRICTION OR COVENANT REQUIRING HORSE REFUSE TO BE SUFFICIENTLY MANAGED ON ALL LOTS BY THE OWNER OF SAID LOT, AND THAT THE H.O.A. SHALL BUDGET FOR, ASSESS COSTS OF AND MAINTAIN ALL COMMON AREAS, PRIVATE HORSE AND WALKING TRAIL EASEMENTS, AND THE PUBLIC RIGHTS OF WAY SO AS NOT TO CREATE A NUISANCE.
 - I. NO LOTS SHALL DIRECTLY ENTER/EXIT ONTO EAST BRANNON ROAD AND/OR ASHGROVE PIKE, WITH THE EXCEPTION OF LOT 1 WHICH MAY UTILIZE ASHGROVE PIKE.
 - J. REMNANT PARCEL(S) 1 & 2 SHALL BE OWNED AND MAINTAINED BY THE H.O.A. UNTIL SUCH TIME THAT THEY ARE SOLD. THE HOMEOWNER'S ASSOCIATION DOCUMENTS SHALL DETAIL SAID OWNERSHIP AND MAINTENANCE.
 - K. LOT 11 SHALL ACCESS ONTO SERENITY CIRCLE. LOT 11 SHALL ALSO MAINTAIN A 60' SETBACK ON BOTH FIVE ARROWS LANE AND SERENTY WAY, AS APPLICABLE.
 - L. THE ROAD FRONTAGE ALONG ASHGROVE PIKE IS REQUIRED TO COMPLY WITH 4.204 RIGHT -OF-WAYS MINIMUM DESIGN STANDARDS. A 30 FOOT ROAD WIDENING EASEMENT SHALL BE PLATTED, AS APPLICABLE.
 - M. THE OWNER SHALL COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 - N. ~~THE CONDITIONS NOTED HEREIN SHALL BE PLACED ON THE FINAL PLAT PRIOR TO RECORDATION.~~
 - O. A HOMEOWNER'S ASSOCIATION (HOA) SHALL BE CREATED TO OWN THE COMMONS AREAS TO AND MAINTAIN THE COMMON AREAS AND PRIVATE HORSE AND WALKING TRAIL EASEMENT, AS SHOWN ON THE PLAT.
 - P. PURSUANT TO THE WAIVER OF THE REQUIREMENTS OF 4.203 OF THE SUBDIVISION REGULATIONS, THE PRIVATE HORSE AND WALKING TRAIL EASEMENT THAT TRAVERSES LOTS 1 AND 3 SHALL BE WIDE ENOUGH AND HAVE A RADIUS SUFFICIENT TO HANDLE EMERGENCY VEHICLE ACCESS (INCLUDING FIRE TRUCKS) AND CONSTRUCTED WITH A FIRE GATE, AS APPROVED BY THE JESSAMINE COUNTY FIRE DEPARTMENT.
12. LOT 5 SHALL NOT BE CONVEYED AND NO BUILDING PERMIT FOR LOT 5 SHALL BE ISSUED UNTIL THE TEMPORARY CONSTRUCTION ACCESS EASEMENT ("C.A.E.") ON LOT 5 TO ASHGROVE PIKE SHALL BE REMOVED. UPON REMOVAL OF THAT TEMPORARY CONSTRUCTION ACCESS EASEMENT, LOT 5 SHALL FRONT AND ONLY HAVE ACCESS TO SERENITY CIRCLE.

PLAT CAB ____ SLIDE ____

FINAL RECORD PLAT
SERENITY EQUINE ESTATES

Being an Amended Record Plat
TURNER ESTATES, LLC.
TRACTS 1, 2 & 3
Plat Cabinet 11; Slide 536
6148 Ashgrove Pike
Nicholasville, Jessamine County, Kentucky

Client and Property Owner of Record:
Turner Estates, LLC
6148 Ashgrove Pike
Nicholasville, KY 40356

BANKS
Engineering, Inc.

Jason D. Banks, PLS
1211 Jessamine Station
Nicholasville, Kentucky 40356
(859) 881-0020

Plat of survey represents a boundary survey
and complies with 201 KAR 18:150
December, 2017

SHEET 2 OF 2

RECORDER'S CERTIFICATION