

LINE	BEARING	DISTANCE
L1	S 70°06'21" W	30.00'
L2	N 19°53'39" W	50.00'
L3	N 70°06'21" E	30.00'
L4	S 70°06'21" W	25.14'
L5	S 30°12'38" W	32.91'
L6	S 45°29'34" E	72.29'

SEE SHEET 1 OF 4 FOR SURVEYOR'S CERTIFICATE

ROBERT T. WESTERMEYER P.L.S. 2931  
 ERPENBECK CONSULTING ENGINEERS, INC.  
 4205 DIXIE HIGHWAY  
 ELSMERE, KENTUCKY 41018

ARLINGHAUS I LLC  
 BY MERGER WITH  
 ARLINGHAUS BUILDERS INC.  
 D.B. 775, PG. 119

RETENTION AND SURFACE  
 DRAINAGE EASEMENT 1'  
 ABOVE TOP OF OVERFLOW  
 STRUCTURE

D.B. 776, PG. 001  
 D.B. 775, PG. 119

CENTERLINE CONTROL

- ① N: 531394.31  
E: 1519392.91
- ② N: 531330.67  
E: 1519313.84
- ③ N: 531319.07  
E: 1519299.43
- ④ N: 531303.09  
E: 1519290.12
- ⑤ N: 531274.64  
E: 1519273.56
- ⑥ N: 531243.28  
E: 1519255.30
- ⑦ N: 531230.93  
E: 1519221.17
- ⑧ N: 531189.10  
E: 1519105.60
- ⑨ N: 531436.78  
E: 1519439.00
- ⑩ N: 531453.26  
E: 1519456.89
- ⑪ N: 531474.55  
E: 1519468.65

MONUMENT CONTROL

MONUMENT AS25  
 N: 531155.62  
 E: 1519589.55

UNLESS OTHERWISE SHOWN, A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT SHALL EXIST ALONG EACH LOT LINE, THE LOT LINE BEING THE CENTERLINE OF SAID EASEMENT. ARLINGHAUS I, LLC RESERVES THE RIGHT TO ENTER UPON ALL LOTS TO ESTABLISH OR RE-ESTABLISH DRAINAGE SWALES WITHIN SAID EASEMENT FOR THE PURPOSE OF CONTROLLING AND/OR DIRECTING STORM WATER TO COLLECTION FACILITIES, DRAINAGE SWALES AND/OR TO GENERALLY PROVIDE PROPER DRAINAGE CONTROL

BUILDING SETBACKS WILL BE DETERMINED BY CURRENT APPLICABLE ZONING REGULATIONS OR DISTRICT

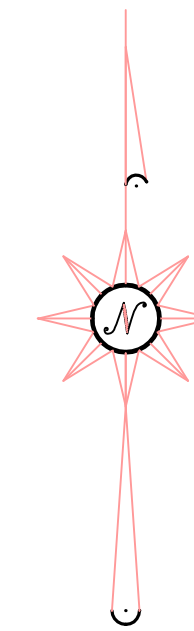
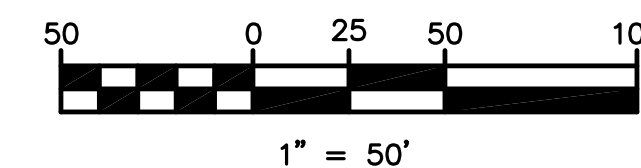
ALL STORM SEWER, SANITARY SEWER, WATERMAIN AND SURFACE DRAINAGE EASEMENTS SHOWN SHALL BE CENTERED ON THEIR APPROPRIATE STRUCTURES UNLESS OTHERWISE NOTED

MAG NAIL SET AT THE INTERSECTION OF THE LOT LINES AND THE CENTERLINE TANGENTS UNLESS SAID POINT IS NOT ON STREET PAVEMENT

MAG NAIL SET AT THE P.C., P.I. AND P.T. OF ALL CURVES UNLESS SAID POINT IS NOT ON STREET PAVEMENT

NOTE:  
 PENROSE WAY SHALL BE MAINTAINED BY THOSE LOTS WHICH WILL USE IT FOR INGRESS AND EGRESS

NOTE:  
 THERE SHALL BE NO VEHICULAR ACCESS FROM ANY LOTS TO US 42



GROUP NO. 2047  
 TOTAL AREA: 8.272 AC  
 4.955 AC THIS SHEET

- SET #5 REBAR 18" LONG  
W/ CAP STAMPED: LPS2930  
LPS2931
- FOUND REBAR
- ▲ SET CUT NOTCH
- △ FOUND CUT NOTCH
- ⊙ SET MAG NAIL
- ⊙ FOUND MAG NAIL

SECTION SIXTEEN  
 ARBOR SPRINGS  
 AT PLANTATION POINTE  
 CITY OF UNION  
 BOONE COUNTY KENTUCKY

DEVELOPER  
 ARLINGHAUS I, LLC  
 142 BARNWOOD DRIVE  
 EDGEWOOD, KENTUCKY

ENGINEER  
  
 4205 Dixie Hwy • Elsmere, KY 41018

OCTOBER, 2007 SCALE: 1"=50'

SHEET 2 OF 3

1/10/07 10:45:42 AM Final Plot.dwg 10/25/2007 9:31:36 AM mtk