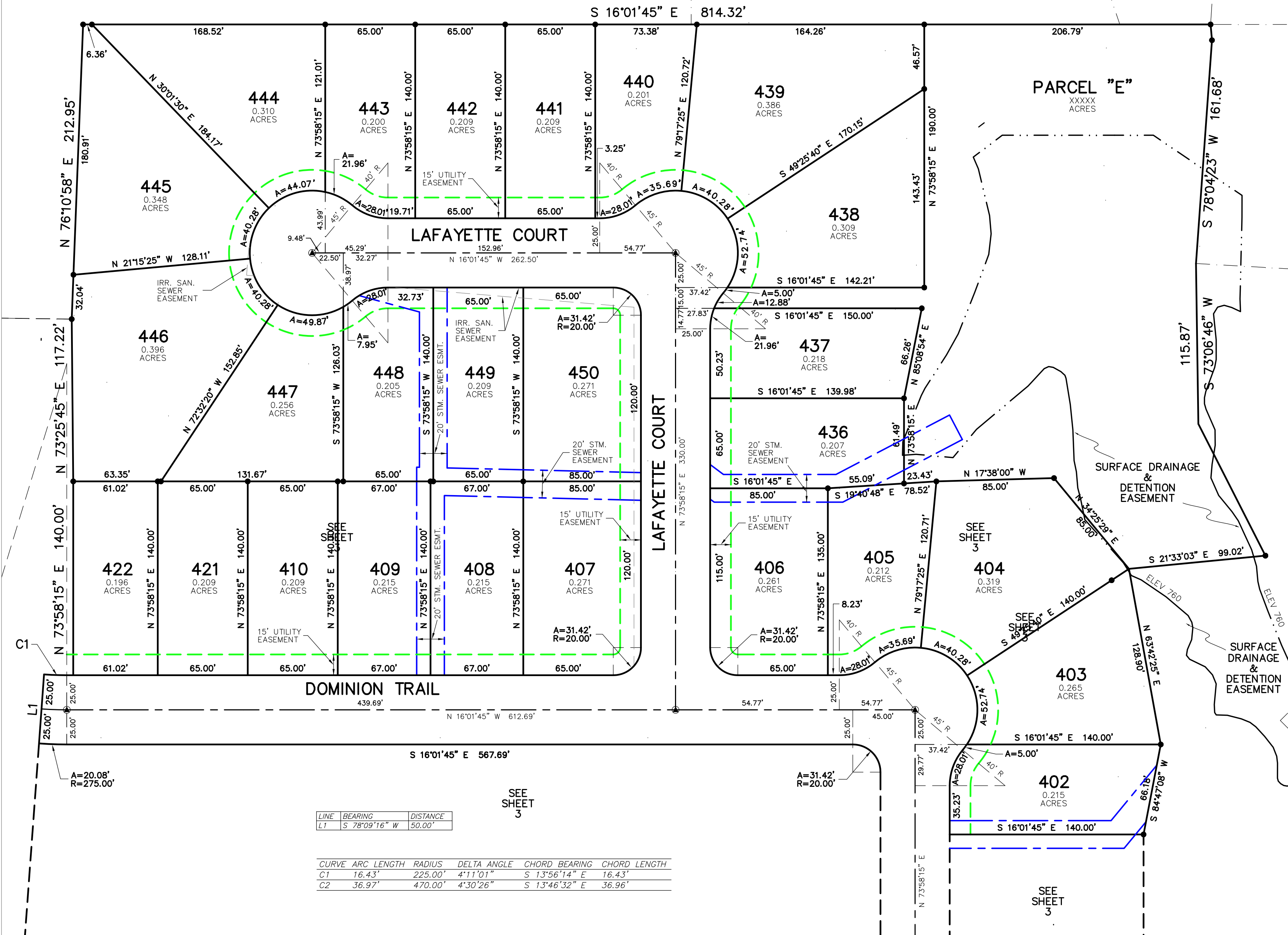


BAXTER
D.B. 518, PG. 116

TAYLOR RIDGE ESTATES
LOT 4
PLAT 340B

TAYLOR RIDGE ESTATES
LOT 3
PLAT 340B

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



- GROUP NO. 2047
TOTAL AREA: 1.368 AC
(THIS SHEET): 1.368 AC
- 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 ONE
DOMINION TRAIL
AT
NORTHPOINTE
BOONE COUNTY KENTUCKY

DEVELOPER
ARLINGHAUS I, LLC
142 BARNWOOD DRIVE
EDGEWOOD, KENTUCKY

ENGINEER

Erpenbeck
Consulting
Engineers, Inc.
4205 Dixie Hwy • Elsmere, KY 41018

SEE SHEET 3

LINE	BEARING	DISTANCE
L1	S 78°09'16" W	50.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	16.43'	225.00'	4°11'01"	S 13°56'14" E	16.43'
C2	36.97'	470.00'	4°30'26"	S 13°46'32" E	36.96'

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 LINE AND THE CENTERLINE TANGENT, UNLESS SAID POINT IS NOT ON STREET PAVEMENT. FRONT CORNER CAN BE ESTABLISHED BY THIS REFERENCE POINT.

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

