GENERAL UTILITY NOTES

A. THERE IS A 20-FOOT GENERAL UTILITY EASEMENT ACROSS THE FRONT OF EACH LOT, UNLESS OTHERWISE NOTED.

B. THERE IS A 10-FOOT GENERAL UTILITY & DRAINAGE EASEMENT ACROSS THE REAR OF EACH LOT, UNLESS OTHERWISE NOTED.

C. THERE IS A 10-FOOT GENERAL UTILITY & DRAINAGE EASEMENT CENTERED ON EACH SIDE LOT, BEING 5 FEET ON EACH SIDE OF SAID LINE, UNLESS OTHERWISE NOTED.

D. ALL NEW RESIDENTIAL SUBDIVISIONS SHALL HAVE UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED.

E. OWNERS OF ANY LOT WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE AND OTHER EASEMENT AREAS, UNLESS OTHERWISE NOTED.

F. EASEMENTS GRANTED AND CONVEYED TO UTILITY COMPANIES FOR UTILITY PURPOSES, INCLUDING: (1) THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES, AND OBSTACLES LOCATED ON THE OPERATION AND/OR MAINTENANCE OF SAID FACILITIES; (2) NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON SAID EASEMENTS AFTER INSTALLATION OF FACILITIES; (3) RIGHT OF INGRESS AND EGRESS TO THE USERS OF THE UTILITY EASEMENTS AS REQUIRED TO CONSTRUCT, MAINTAIN, AND REINFORCE FACILITIES WITH SAID EASEMENTS.

G. ELECTRIC EASEMENT: A DISTANCE OF FIFTEEN (15) FEET ON THE PROPERTY SIDE OF THE ROAD RIGHT-OF-WAY (RUNNING PARALLEL TO THE ROAD RIGHT-OF-WAY) ON BOTH SIDES OF THE STREET AND A TEN (10) FOOT WIDE GUYING EASEMENT (FIVE(5) FEET ON EACH SIDE OF PROPERTY LINE) AND THIRTY (30) FOOT DEEP (FROM ROAD RIGHT-OF-WAY) WHEREVER A UTILITY POLE IS ERECTED.

H. ALL ENTRANCES PROVIDING ACCESS TO A PUBLIC RIGHT-OF-WAY MUST RECEIVE AN ENTRANCE PERMIT FROM THE APPROPRIATE GOVERNMENTAL AGENCY. PLAT APPROVAL DOES NOT RELIEVE PROPERTY OWNERS OF THE RESPONSIBILITY TO OBTAIN AN ENTRANCE PERMIT, NOR DOES IT GUARANTEE APPROVAL OF AN ACCESS PERMIT EVEN IF PROPERTY APPLIED FOR.

GENERAL SURVEY NOTES

THE WORD "CERTIFY" OR "CERTIFICATE": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEEDS OF RECORD REFERENCED HEREON, THE RECOVERED MONUMENTS OF RECORD OR BY COMMON REPORT, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED BY THE FENCE LINES SHOWN HEREON.

NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT QUALIFIED TO ASSESS THE PRESENCE OF CEMETERIES OR BURIAL GROUNDS AND ANY PERSON OR INSTITUTION RELYING ON THIS SURVEY IS ENCOURAGED TO HAVE A CULTURAL RESOURCE STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR ARCHEOLOGICAL SENSITIVE AREAS PRIOR TO ANY SITE EXCAVATIONS, CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION OF THEIR LINES.

UNLESS NOTED, DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE CLERK OF NELSON COUNTY, KENTUCKY.

ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY. WOLF LAND SURVEYING, LLC. HAS NOT EXAMINED SUBSURFACE, WETLAND, OR ENVIRONMENTAL CONDITIONS AND THEY ARE NOT CONSIDERED A PART OF THIS SURVEY.

ALL BUILDING SETBACK LINES SHOULD BE VERIFIED BY THE NELSON COUNTY PLANNING COMMISSION BEFORE THE DEVELOPMENT OF ANY NEW IMPROVEMENTS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GPS MEASUREMENT OR RANDOM TRAVERSE. 100 PERCENT OF THIS SURVEY WAS PERFORMED USING A TRIMBLE R83-GNSS DUAL FREQUENCY RECEIVER IN REAL TIME KINEMATIC "RTK" SESSIONS AND REFERENCES NAD83 HORIZONTAL DATUM, NAVD88 VERTICAL DATUM, AND THE 2012 GEOID MODEL. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY AND PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS +/- 0.05' (100 PPM). THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR SIZE, LOCATION, AND MATERIALS ARE CORRECTLY INDICATED.

JEFFREY W. WOLF — DATE 9-2-25

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT (1) ✓ UTILITY IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO RELEVANT SPECIFICATION FOR THIS OR (2) A SECURITY BOND HAS BEEN IN THE AMOUNT OF $_____ POSTED TO ASSURE COMPLETION OF UTILITY IMPROVEMENTS IN CASE OF DEFAULT

James D. Hogan — 9-5-25

UTILITY AGENT OR OTHER APPROVING AGENT — DATE

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- Z — CONSOLIDATION LINE
- DENOTES SET 1/2" REBAR W/CAP STAMPED "WOLF 3742"
- DENOTES FOUND 5/8" REBAR W/CAP STAMPED "HIBBS 2981"
- DENOTES SET MAGNETIC SPIKE W/WASHER STAMPED "WOLF 3742"
- DENOTES FOUND REBAR
- R/W — RIGHT-OF-WAY
- F.Y.S. — FRONT YARD SETBACK
- OHU — OVERHEAD UTILITY
- UTILITY POLE
- S — SANITARY SEWER

STATE of KENTUCKY
JEFFREY W. WOLF
3742
LICENSED PROFESSIONAL LAND SURVEYOR

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 SUBDIVISION WITH MY (OUR) FREE CONSENT. I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, AND ESTABLISH AND RESERVE THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

Bishop Realty & Auction, LLC Member — 9-5-25

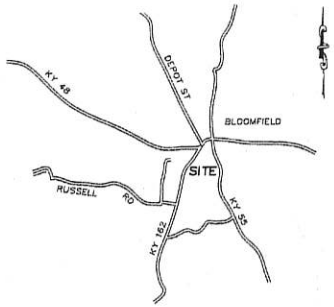
OWNER — DATE

OWNER — DATE

B-2 CENTRAL BUSINESS DISTRICT

DIMENSION AND AREA REQUIREMENTS

MAXIMUM HEIGHT	50 FEET
MINIMUM LOT AREA:	
SERVED WITH SANITARY SEWERS	NONE
NOT SERVED BY SANITARY SEWERS	NOT ALLOWED
MINIMUM OPEN SPACE REQUIRED	NONE
MINIMUM LOT WIDTH	25 FEET
MINIMUM FRONT YARD SETBACK	NONE
MINIMUM SIDE YARD SETBACK	NONE
MINIMUM REAR YARD SETBACK	30 FEET



VICINITY MAP
NO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 26°00'49" E	5.00'
L2	S 61°34'26" W	7.03'
L3	S 41°38'41" W	11.84'
L4	N 55°19'57" W	5.64'
L5	N 55°19'57" W	112.85'

NORTH AND ALL BEARINGS ARE BASED ON STATE PLANE COORDINATES (KENTUCKY SOUTH ZONE)

GRAPHIC SCALE 1"=40'
0 20 40 80

PURPOSE NOTE

TRACT A IS TO BECOME A PERMANENT PART OF TRACT 1 AND TRACT B IS TO BECOME A PERMANENT PART OF TRACT 2 AND ARE NOT TO BE CONVEYED SEPARATELY WITHOUT PRIOR APPROVAL FROM THE JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY.

A VARIABLE UTILITY EASEMENT IS BEING DEDICATED ON TRACTS 1 AND 2 FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF UTILITIES AS SHOWN (SHADED AREA).

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF NELSON COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE NELSON COUNTY CLERK.

9-8-25

CHAIR OR ADMINISTRATIVE OFFICIAL JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY — DATE

MINOR SUBDIVISION PLAT
FOR
BISHOP REALTY & AUCTION, LLC.
(SEE SURVEY PLAT IN P.C. 11, SL. 32)

OWNERS: BISHOP REALTY & AUCTION, LLC.
DEED BOOK 600, PAGE 189
P.O. BOX 399
BLOOMFIELD, KY. 40008

PROPERTY LOCATION: FAIRFIELD HILL RD.
BLOOMFIELD, KY. 40008
TAX MAP #73W00-05
PARCELS 003 & 004

ZONED: B-2 SCALE: 1"=40'
PLAT DATE: 09/02/25 FIELDWORK: 08/14/25
THIS SURVEY COMPLIES WITH 201 KAR 18:150

WOLF
LAND SURVEYING, LLC.
115 E. Flagel Street
Bardstown, Ky. 40004
Phone: (502) 348-4330
Email: jwolf@teamwls.net

SHEET 1 OF 1

JOB NO.: 5665, SEE 2027