Subject Plat (Consolidation Lots of 2.099 Acres)

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 ASSIGNEES OR SUBSEQUENT OWNERS.

THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEEDS OF RECORD REFERENCED HEREON, THE RECORDED INFORMATION OF RECORD ON OR 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 ON THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT QUALIFIED TO ASSESS THE PRESENCE OF CEMETERIES OR OTHER GROUND 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. HORIZON ENGINEERING HAS NOT EXAMINED SUBSURFACE, WETLAND, OR ENVIRONMENTAL CONDITIONS AND THEY ARE NOT CONSIDERED A PART OF THIS SURVEY.

THE SUBJECT PROPERTY IS LOCATED IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO 21179C0161-D, DATED MAY 24, 2011

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 REMOVE 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 (TWELVE 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 IS IT A GUARANTEE APPROVAL OF AN ACCESS PERMIT EVEN IF PROPERTY APPLIED FOR.

UTILITY EASEMENT NOTES

– EASEMENTS GRANT AND CONVEY TO SOUTH CENTRAL BELL, AND ITS SUCCESSORS, THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENTS AFTER INSTALLATION OF FACILITIES. BE IT ALSO GRANTED THAT THE RIGHT OF INGRESS AND EGRESS BE GRANTED TO THE USERS OF THE UTILITY EASEMENTS AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE FACILITIES WITHIN SAID EASEMENTS.

– ELECTRIC EASEMENT – A DISTANCE OF 10 FT ON THE PROPERTY SIDE OF THE ROAD R/W (RUNNING PARALLEL TO THE ROAD R/W) ON BOTH SIDES OF THE STREETS. ALSO A GUYING EASEMENT TO FT WIDE (10 FT ON EACH SIDE OF PROPERTY LINE) AND 30 FT DEEP (FROM ROAD R/W) WHEREVER A UTILITY POLE IS ERECTED, UNLESS OTHERWISE NOTED

STATE OF KENTUCKY
JEFFREY W WOLF
3742
LICENSED PROFESSIONAL LAND SURVEYOR

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 SURVEYING USING A TRIMBLE R8S-DMSS DUAL FREQUENCY RECEIVER IN REAL TIME KINEMATIC SESSIONS. THIS SURVEY REFERENCES NAD83 HORIZONTAL DATUM, NAVD88 VERTICAL DATUM, AND THE 2009 GEOID MODEL. THIS SURVEY MEETS OR EXCEEDS THE RELATIVE POSITIONAL ACCURACY OF ≤ 0.07 + 50 PPM AND THE MINIMUM STANDARDS FOR A RURAL SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 AND IN EFFECT ON THE DAY OF THIS SURVEY.

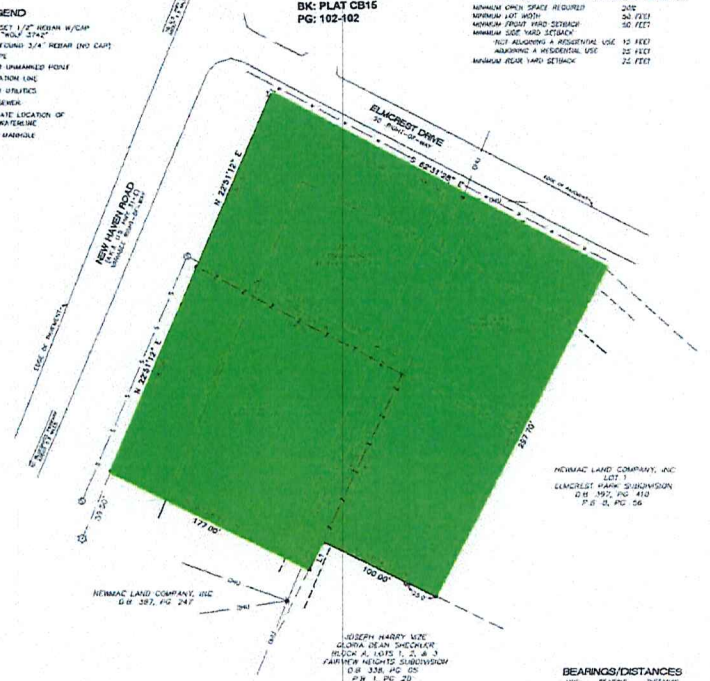
10-29-12
JEFFREY W WOLF, KY 3742 DATE

LEGEND

- DENOTES SET 1/2" REBAR W/CAP STAMPED "WOLF 3742"
- DENOTES FOUND 3/4" REBAR (NO CAP)
- FOUND PIPE
- COMPUTED UNMARKED POINT
- CONSOLIDATION LINE
- OHU OVERHEAD UTILITIES
- GRAVITY SEWER
- APPROXIMATE LOCATION OF EXISTING WATERLINE
- SANITARY MANHOLE

2012019777
NELSON CO, KY FEE $20.00
PRESENTED AND ADMITTED TO RECORD 10:29 PM
RECORDED 10-29-2012
ELANILA FLATTEBAY
CLERK
BY CATHY HUNTER
DEPUTY CLERK

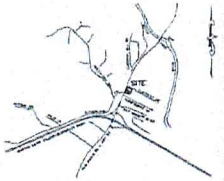
BK: PLAT CB15
PG: 102-102



B-3 REGIONAL RETAIL BUSINESS DISTRICT

DIMENSION AND AREA REQUIREMENTS

MAXIMUM HEIGHT	50 FEET
MINIMUM LOT AREA:	
SERVED WITH SANITARY SEWERS	15,000 SQUARE FEET
NOT SERVED BY SANITARY SEWERS	43,560 SQUARE FEET
MINIMUM OPEN SPACE REQUIRED	20%
MINIMUM LOT WIDTH	50 FEET
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	
NOT ADJOINING A RESIDENTIAL USE	10 FEET
ADJOINING A RESIDENTIAL USE	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET



VICINITY MAP
NO SCALE

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TRACT "A" BY CONSOLIDATING NEWMAC LAND COMPANY, INC EXISTING TRACTS OF RECORD IN DEED BOOK 210, PAGE 62 AND DEED BOOK 221, PAGE 730 AND ARE NOT TO BE CONVEYED SEPARATELY WITHOUT PRIOR APPROVAL FROM THE NELSON COUNTY PLANNING COMMISSION.

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

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

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

GRAPHIC SCALE 1"=50'
0 25 50 100

BEARINGS/DISTANCES

LINE	BEARING	DISTANCE
L1	S 58°28'45" W	25.00'

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT (1) ~~all~~ 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 $ [illegible] POSTED TO ASSURE COMPLETION OF UTILITY IMPROVEMENTS IN CASE OF DEFAULT.

10/24/2012
UTILITY AGENT OR OTHER APPROVING AGENT DATE

CERTIFICATE OF OWNERSHIP/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.

10/24/12
OWNER DATE
OWNER DATE

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 NELSON COUNTY FIAR.

10/24/12
CHAIR OR ASSISTANT TO THE CHAIR DATE
ANY CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY

NO	REVISIONS	DATE

NEWMAC CONSOLIDATION PLAT

OWNERS: NEWMAC LAND CO., INC.
DEED BOOK 210, PAGE 62
DEED BOOK 221, PAGE 730
113 W STEPHEN FOSTER AVE
BARDSTOWN, KENTUCKY 40004

PROPERTY LOCATION: NEW HAVEN ROAD
BARDSTOWN, KY 40004
PVA MAP 46NW0-01
PARCELS 032 & 033

ZONED: B-3
DATE: 10/17/12 SCALE: 1"=50'

Horizon
ENGINEERING, LLC
Civil Engineering & Land Surveying
111 North Second Street
P.O. Box 384
Bardstown, Ky 40004
Phone: (502) 348-4330 · Fax: (502) 348-4340
Email: jwolf@horizonsurveying.com

JOB NO. 11304

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE