## SURVEY NOTES

[illegible] ON "CERTIFICATE", AS SHOWN AND USED HEREON MEANS AN PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND NOTHING A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. [illegible] APPLY TO THE PARTIES HEREIN NAMED EVEN IF IT IS FOR BOUNDARIES MENTIONING OF EASEMENT OWNERS.

[illegible] SHOWN HEREON WERE DETERMINED BY USING THE BEEDS OF [illegible] HEREON. THE RECORDED DOCUMENTS OF RECORD OR BY [illegible] IF, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND [illegible] OR DETERMINED BY THE FENCE LINES SHOWN HEREON.

THE CROWING EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT [illegible] THIS DOES NOT PREJUDICE THEIR EXISTENCE. THIS SURVEYOR IS NOT [illegible] THE PRESENCE OF CEMETERIES ON GRAVEL GROUNDS AND ANY [illegible] BELOW OR THIS SURVEY IS RECOMMENDED TO HAVE A [illegible] STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE [illegible] BURIAL GROUNDS, OR ARCHAEOLOGICAL SCENTIFIC AREAS PRIOR TO [illegible] CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION.

DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY [illegible] IN THE OFFICE OF THE CLERK OF NELSON COUNTY, KENTUCKY.

[illegible] EXISTING IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE [illegible] OF THIS SURVEY. HORIZON ENGINEERING HAS NOT EXPANDED [illegible] ENVIRONMENTAL CONDITIONS AND THEY ARE NOT PART OF THIS SURVEY.

[illegible] PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY [illegible] THE PROPERTY IS LOCATED IN ZONES "X" [illegible] INSURANCE RATE MAP NUMBER 21[illegible]0253D, WHICH BEARS AN [illegible] OF MAY 24, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. [illegible] HAS NOT PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION [illegible] BE REQUIRED TO VERIFY THE ACCURACY OF THE MAPS.

[illegible] SUBDIVISION SIGNS HEREIN SHALL NOT BE ENLARGED, [illegible] OR ERRONEOUSLY ALTERED, UNLESS PERMITTED IN COMPLIANCE [illegible] THE ZONING REGULATIONS.

SETBACK LINES SHOULD BE VERIFIED BY THE NELSON COUNTY PLANNING [illegible] FORE THE DEVELOPMENT OF ANY NEW IMPROVEMENTS.

AS PERTAINED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.

[illegible] ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINE.

## UTILITY NOTES

20-FOOT GENERAL UTILITY EASEMENT ACROSS THE FRONT OF EACH [illegible] NOTED.

10-FOOT GENERAL UTILITY & DRAINAGE EASEMENT ACROSS THE [illegible] LOT, UNLESS OTHERWISE NOTED.

10-FOOT GENERAL UTILITY & DRAINAGE EASEMENT CENTERED ON [illegible] BEING 5 FEET ON EACH SIDE OF SAID LINE, UNLESS OTHERWISE

SUBURBAN SUBDIVISIONS SHALL HAVE UNDERGROUND UTILITIES, [illegible] NOTED.

ANY LOT REHAN AND SUBDIVISION SHALL BE RESPONSIBLE FOR THE [illegible] DRAINAGE AND OTHER EASEMENT AREAS, UNLESS OTHERWISE

GRANTED AND CONVEYED TO UTILITY COMPANIES FOR UTILITY [illegible] SUBDIVISION: (1) THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, [illegible] OR BUSHES LOCATED ON THE OPERATION AND/OR MAINTENANCE [illegible] (2) NO BUILDINGS OR OTHER STRUCTURE SHALL BE ERECTED, [illegible] EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE [illegible] SAID EASEMENTS AFTER INSTALLATION OF FACILITIES, (3) RIGHT [illegible] ACCESS TO THE UNDER OF THE UTILITY EASEMENTS AS REQUIRED [illegible] MAINTAIN, AND REINFORCE FACILITIES WITH SAID EASEMENTS.

[illegible] SETBACK: A DISTANCE OF FIFTEEN (15) FEET ON THE PROPERTY [illegible] RIGHT-OF-WAY (PUBLIC ROADS) TO THE ROAD [illegible] ON BOTH SIDES OF THE STREET AND A TEN (10) FOOT WIDE [illegible] (TEN FEET ON EACH SIDE OF PROPERTY LINE) AND THIRTY [illegible] FROM ROAD RIGHT-OF-WAY WHEREVER A UTILITY POLE IS

[illegible] PROHIBITING ACCESS TO A PUBLIC RIGHT-OF-WAY MUST RECEIVE [illegible] FROM THE APPROPRIATE GOVERNMENTAL AGENCY. THIS PLAT [illegible] NOT RELIEVE PROPERTY OWNERS OF THE RESPONSIBILITY TO [illegible] PERMIT, NOR DOES IT GUARANTEE APPROVAL OF AN ACCESS [illegible] PROPERTY OWNERS FEE.

## INDICATE OF OWNERSHIP AND DEDICATION

[illegible] THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND [illegible] AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY [illegible] I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER SPACES [illegible] PUBLIC USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, [illegible] THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND USES.

[illegible] Higdon 12/12/18
DATE

[illegible] High 12/12/18
DATE

## INDICATE OF OWNERSHIP AND DEDICATION

[illegible] THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND [illegible] AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY [illegible] I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER SPACES [illegible] PUBLIC USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, [illegible] THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND USES.

[illegible] Higdon 12/12/18
DATE

A. High 12-12-2018
DATE

## INDICATE OF OWNERSHIP AND DEDICATION

[illegible] THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND [illegible] AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY [illegible] I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER SPACES [illegible] PUBLIC USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, [illegible] THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND USES.

[illegible] Burton 12-11-18
DATE

[illegible] Burton 12-11-18
DATE

## INDICATE OF OWNERSHIP AND DEDICATION

[illegible] THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND [illegible] AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY [illegible] I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER SPACES [illegible] PUBLIC USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, [illegible] THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND USES.

[illegible] 12-6-18
DATE

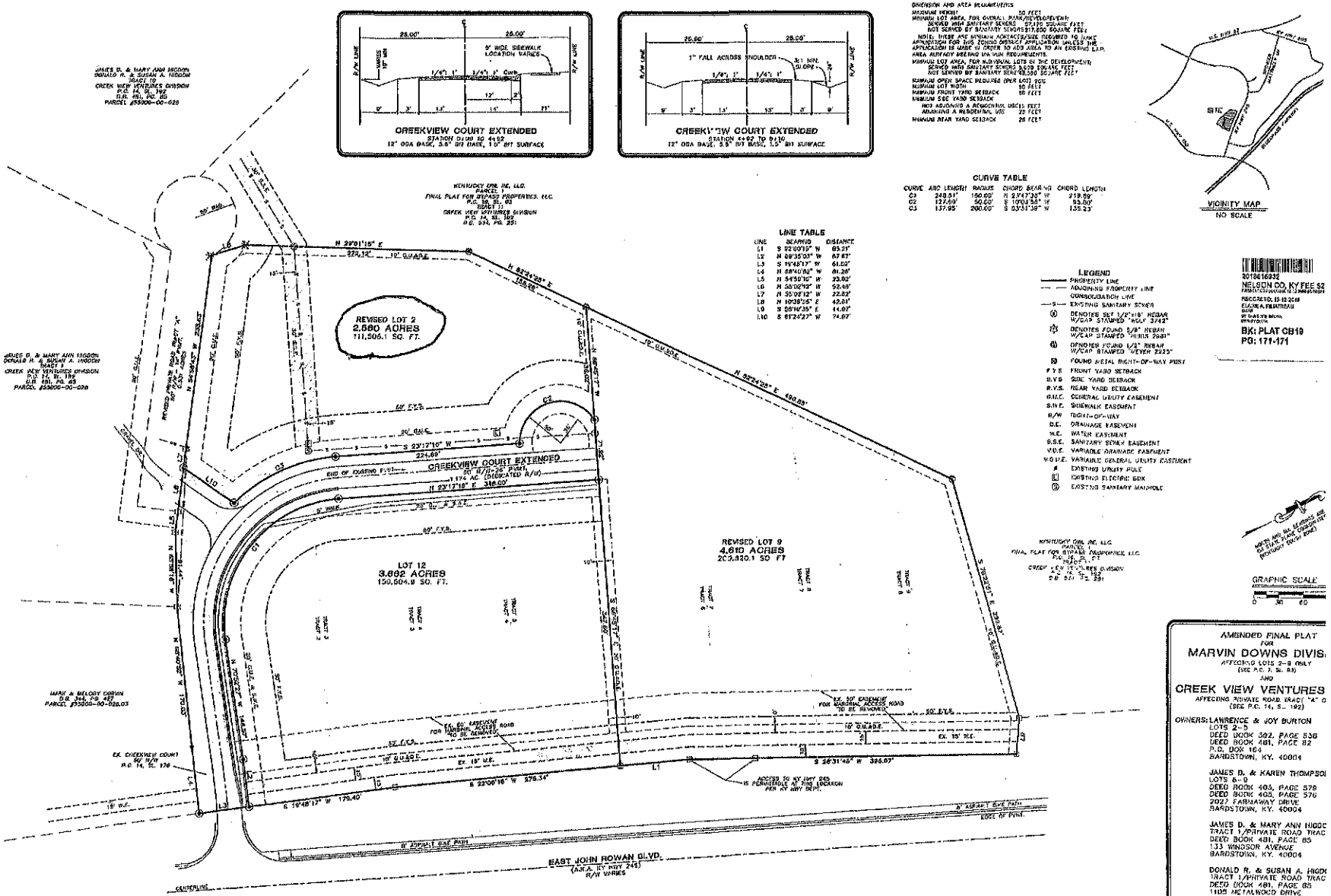
[illegible] Thompson 12-6-18
DATE

## INDICATE OF OWNERSHIP AND DEDICATION

[illegible] THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND [illegible] AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY [illegible] I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER SPACES [illegible] PUBLIC USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, [illegible] THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND USES.

[illegible] Owl RE LLC 12/21/2018
DATE

DATE




## LIP. LIGHT INDUSTRIAL/COMMERCIAL PARK

DIMENSION AND AREA REQUIREMENTS

MAXIMUM HEIGHT 50 FEET
MINIMUM LOT AREA, FOR OVERALL PLAN/DEVELOPMENT:
SERVED WITH SANITARY SEWERS 87,120 SQUARE FEET
NOT SERVED BY SANITARY SEWERS 87,500 SQUARE FEET
NOTE: THESE AND MINIMUM AGGREGATE SIZE REQUIRED TO MAKE APPROPRIATE FOR THE ZONING DISTRICT APPLICATION UNLESS THE APPLICATION IS MADE IN ORDER TO ADD AREA TO AN EXISTING L.I.P. AREA. ALTHOUGH MEETING MINIMUM REQUIREMENTS.
MINIMUM LOT AREA, FOR INDIVIDUAL LOTS IN THE DEVELOPMENT:
SERVED WITH SANITARY SEWERS 20,000 SQUARE FEET
NOT SERVED BY SANITARY SEWERS 43,560 SQUARE FEET
MINIMUM OPEN SPACE REQUIRED (PER LOT) 20%
MINIMUM LOT WIDTH 150 FEET
MINIMUM FRONT YARD SETBACK 50 FEET
MINIMUM SIDE YARD SETBACK
NOT ADJOINING A RESIDENTIAL USE(S) FEET
ADJOINING A RESIDENTIAL USE 25 FEET
MINIMUM REAR YARD SETBACK 25 FEET




VICINITY MAP
NO SCALE

## CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|
| C1 | 249.31' | 150.00' | N 23°47'30" W | 219.59' |
| C2 | 137.69' | 50.00' | S 17°01'58" W | 93.80' |
| C3 | 137.95' | 200.00' | S 23°31'39" W | 135.23' |

## LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 22°00'16" W | 65.21' |
| L2 | N 89°35'03" W | 67.87' |
| L3 | S 19°48'17" W | 61.62' |
| L4 | N 88°40'52" W | 81.26' |
| L5 | N 54°59'16" W | 23.92' |
| L6 | N 55°02'52" W | 52.85' |
| L7 | N 55°02'52" W | 22.82' |
| L8 | N 10°38'25" E | 42.01' |
| L9 | S 88°16'35" E | 14.07' |
| L10 | S 61°24'27" W | 74.07' |

## LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SUBDIVISION LINE
- EXISTING SANITARY SEWER
- DENOTES SET 1/2"x18" REBAR W/CAP STAMPED "HGLC 3742"
- DENOTES FOUND 5/8" REBAR W/CAP STAMPED "HGRIS 2681"
- DENOTES FOUND 1/2" REBAR W/CAP STAMPED "VEVEN 2225"
- FOUND METAL RIGHT-OF-WAY PINS
- F.Y.S. FRONT YARD SETBACK
- S.Y.S. SIDE YARD SETBACK
- R.Y.S. REAR YARD SETBACK
- G.U.E. GENERAL UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- R/W RIGHT-OF-WAY
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.D.E. VARIABLE DRAINAGE EASEMENT
- V.G.U.E. VARIABLE GENERAL UTILITY EASEMENT
- EXISTING UTILITY POLE
- EXISTING ELECTRIC BOX
- EXISTING SANITARY MANHOLE

2018016032
NELSON CO, KY FEE $2
RECORDED 12-12-2018
ELAINE A. FRANTRUM
BK: PLAT CB10
PG: 171-171

GRAPHIC SCALE
0 30 60

## PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE LOT 12, REVISED LOTS 2 & 9, AND CUL-DE-SAC CREEKVIEW COURT EXTENDED TO PUBLIC RIGHT-OF-WAY FOR DEDICATION. [illegible] RECORDED IN PLAT CABINET [illegible] SLIDE 93 AND SHEET 2A OF CREEK VIEW VENTURES DIVISION OF RECORD IN PLAT CABINET 14, SLIDE 192.

## CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE [illegible] UTILITY IMPROVEMENTS HAVE BEEN INSTALLED TO AN ACCEPTABLE MANNER AND ACCORDING TO RELEVANT SPECIFICATIONS FOR THIS OR (S) A SECURITY BOND HAS BEEN IN THE AMOUNT OF [illegible] POSTED TO ASSURE COMPLETION OF UTILITY IMPROVEMENTS IN CASE OF DEFAULT.

[illegible] 12-2-18
UTILITY AGENT OR OTHER APPROVED AGENT DATE

## CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS, ROADS, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED TO AN ACCEPTABLE MANNER AND ACCORDING TO RELEVANT SPECIFICATIONS FOR THIS OR (S) A SECURITY BOND HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED STREETS AND IMPROVEMENTS IN CASE OF DEFAULT.

[illegible] 12-12-18
DATE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED OF PERSONAL UNDER MY DIRECT SUPERVISION BY THE METHOD OF GPS MEASUREMENT OR RADIUM TRAVERSE. [illegible] PERCENT OF THIS SURVEY WAS PERFORMED USING A TRIMBLE R8S-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 PRECISION, ACCURACY OF EACH POINT IS +/- 0.05' (0.02 FEET). THE MONUMENTS AND OTHER MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR SIZE, SIZE, LOCATION, AND MATERIALS ARE CORRECTLY DESCRIBED.

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

JEFFREY W. WOLF 11-28-18
DATE

## CERTIFICATION OF IMPROVEMENT, COMPLETION AND INSPECTION

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS, A NELSON COUNTY THAT (S) ALL STREETS, ROADS, AND OTHER IMPROVEMENTS HAVE BEEN COMPLETED AND INSPECTED IN CONFORMANCE WITH THE PLAN, SUBDIVISION REGULATIONS AND DESIGN STANDARDS OR (S) THAT A SECURITY BOND IN THE AMOUNT OF $ [illegible] HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

[illegible] 12-12-18
DATE

## CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED VERSION 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 IS APPROVED FOR RECORDING IN THE OFFICE OF THE NELSON COUNTY CLERK.

[illegible] 12/12/18
CHAIR OR ADMINISTRATIVE OFFICIAL DATE
JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY

AMENDED FINAL PLAT
FOR
MARVIN DOWNS DIVISI
AFFECTING LOTS 2-8 ONLY
(SEE P.C. 14, S. 93)
AND
CREEK VIEW VENTURES
AFFECTING PRIVATE ROAD TRACT "A" O
(SEE P.C. 14, S. 192)

OWNERS: LAWRENCE & JOY BURTON
LOTS 2-5
DEED BOOK 392, PAGE 538
DEED BOOK 481, PAGE 82
P.O. BOX 164
BARDSTOWN, KY. 40004

JAMES D. & KAREN THOMPSO
LOTS 6-9
DEED BOOK 405, PAGE 578
DEED BOOK 405, PAGE 576
2027 FARMAWAY DRIVE
BARDSTOWN, KY. 40004

JAMES D. & MARY ANN HIGDO
TRACT 1/PRIVATE ROAD TRAC
DEED BOOK 481, PAGE 85
133 WINDSOR AVENUE
BARDSTOWN, KY. 40004

DONALD R. & SUSAN A. HIGDO
TRACT 1/PRIVATE ROAD TRAC
DEED BOOK 481, PAGE 85
1105 METALWOOD DRIVE
BARDSTOWN, KY. 40004

KENTUCKY OWL RE, LLC.
PARCEL 1/TRACT 11/PRVT. RO
DEED BOOK 534, PAGE 251
110 WEST FLAGEY
BARDSTOWN, KY. 40004

PROPERTY LOCATION: KY HWY 245
BARDSTOWN, KY. 400
TAX MAP: 255000-00
PARCELS 28.04, 28.0

ZONED: L.I.P. SCALE
PLAT DATE: 11/26/18 FIELDWORK: O
THIS SURVEY COMPLIES WITH 201 KAR 14

Horizon
ENGINEERING, LL
Civil Engineering & Land Surveyi
111 North Second Street
P.O. Box 264
Bardstown, Ky. 40004
Phone: (502) 348-4330 - Fax: (502) 348-43
Email: jeff@horizonbardstown.com

SHEET 1 OF 1