

### OWNERS CERTIFICATION

(I, WE) CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK \*\*\* PAGE \*\*\* IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT WE ADOPT THIS SUBDIVISION PLAT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGE WAYS, WALKS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. I UNDERSTAND AND AGREE THAT IF THE CITY OF RADCLIFF HAS TO USE THE FINANCIAL SURETY TO COMPLETE THE IMPROVEMENTS, ANY UNUSED FUNDS WILL BE RETURNED TO THE DEVELOPER. IF THE COST IS MORE THAN THE SURETY, THEN THE DEVELOPER/OWNER SHALL PAY THE DIFFERENCE.

DATE 11/25/12 REPRESENTATIVE [Signature]  
3D PROPERTIES GROUP  
\*\*\*D.B. 1335, PAGE 103

DATE \_\_\_\_\_ REPRESENTATIVE \_\_\_\_\_  
3D PROPERTIES GROUP  
\*\*\*D.B. 1335, PAGE 103

### NOTARY CERTIFICATION

I CERTIFY THAT I AM A NOTARY FOR THE STATE-AT-LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (IS, ARE) LEGAL AND (HAS, HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE 11/23/14 NOTARY PUBLIC [Signature]  
DATE COMMISSION EXPIRES \_\_\_\_\_

### UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE ANY EASEMENTS THAT HAVE BEEN APPROVED PREVIOUSLY.

DATE 1-25-12 REPRESENTATIVE [Signature]  
DATE 1/15/12 REPRESENTATIVE [Signature]  
DATE 1-25-12 REPRESENTATIVE [Signature]  
DATE 1/25/12 REPRESENTATIVE [Signature]  
DATE 2-3-12 REPRESENTATIVE [Signature]  
DATE 1-7-5-12 REPRESENTATIVE [Signature]  
DATE 1-25-12 REPRESENTATIVE [Signature]

### FLOOD PLAIN NOTE

AS INDICATED ON MAP NO. 21093 C 0141D OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. MAP DATED 08/16/2007.

### SIDEWALK MAINTENANCE NOTE

ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED SIDEWALKS ADJACENT TO THEIR PROPERTY.

### MONUMENTATION NOTE

ALL MONUMENTATION SHALL BE INDICATED AS REQUIRED IN ARTICLE 4, SECTION 6 OF THESE SUBDIVISION REGULATIONS. DATED 2/9/2009.

### WATER CERTIFICATION

I CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEETS ALL REQUIREMENTS AND ARE APPROVED.

DATE 1-25-12 REPRESENTATIVE [Signature]  
H.C.W.#2  
COMPANY

### SEWER CERTIFICATION

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEETS ALL REQUIREMENTS AND ARE APPROVED.

DATE 1/25/12 REPRESENTATIVE [Signature]  
H.C.W.#1  
COMPANY

### IMPROVEMENT CERTIFICATION

I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF \$ 0 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE 2-2-12 JURISDICTION OFFICIAL [Signature]

### EASEMENT MAINTENANCE NOTE

ALL LOT OWNERS ARE RESPONSIBLE FOR THE UPKEEP OF EASEMENTS ON THEIR LOT, INCLUDING DITCHES, SWALES AND OTHER VEGETATED AREAS UNLESS THE CITY HAS ACCEPTED RESPONSIBILITY FOR MAINTAINING THE AREA.

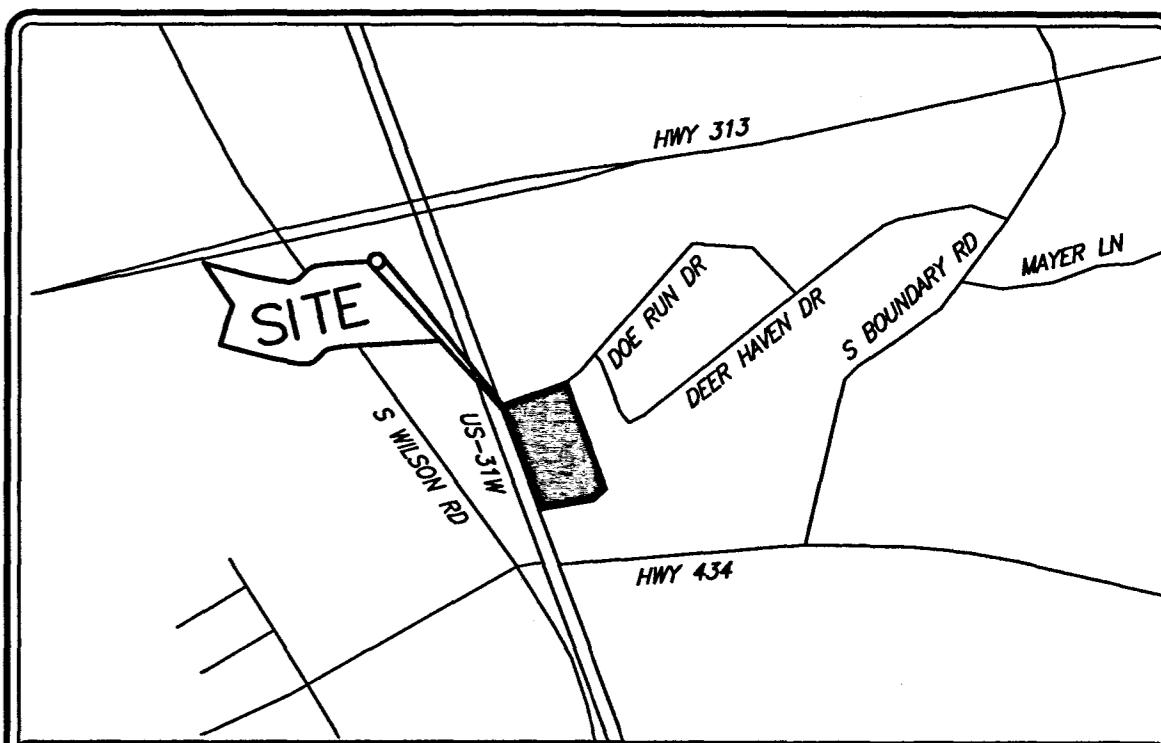
### COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE RADCLIFF PLANNING COMMISSION, AND THAT THE PLAT IS NOW ELIGIBLE FOR RECORDING.

DATE 2/1/12 CHAIRMAN OR AUTHORIZED AGENT [Signature]

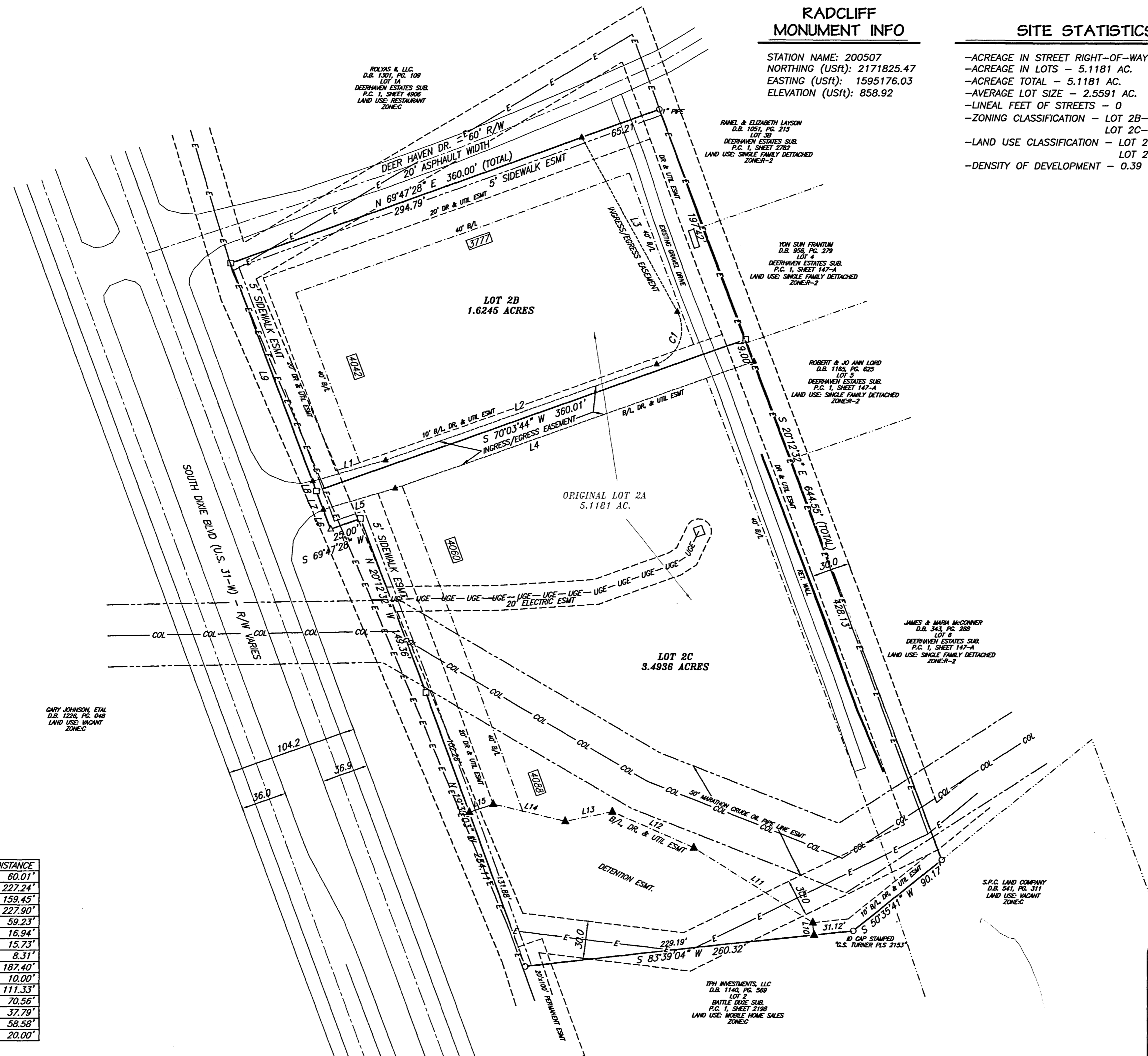
### PLAT NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO SUBDIVIDE LOT 2A OF DEER HAVEN ESTATES AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK, PLAT CABINET 1, SHEET 2217, INTO TWO LOTS. HENCEFORTH THESE LOTS SHALL BE KNOWN AS LOTS 2B & 2C OF DEER HAVEN ESTATES.



VICINITY MAP NOT TO SCALE

RECORD BEARINGS AND RECORD PLAT OF ARLINGTON WOODS, LOTS 1, 2 & 5



### RADCLIFF MONUMENT INFO

STATION NAME: 200507  
NORTHING (USft): 2171825.47  
EASTING (USft): 1595176.03  
ELEVATION (USft): 858.92

### SITE STATISTICS

- ACREAGE IN STREET RIGHT-OF-WAY - 0
- ACREAGE IN LOTS - 5.1181 AC.
- ACREAGE TOTAL - 5.1181 AC.
- AVERAGE LOT SIZE - 2.5591 AC.
- LINEAL FEET OF STREETS - 0
- ZONING CLASSIFICATION - LOT 2B-COMM LOT 2C-COMM
- LAND USE CLASSIFICATION - LOT 2B-VACANT LOT 2C-CAR WASH & LUBE CENTER
- DENSITY OF DEVELOPMENT - 0.39

### SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS GREATER THAN 1 : 83,100 AND WAS NOT ADJUSTED. THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON SAID UNADJUSTED TRAVERSE. THE SURVEY SHOWN HEREON IS A CLASS "A" URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS. BASIS OF BEARINGS: GEODETIC NORTH

I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT ALL MONUMENTS INDICATED HEREON DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED AND THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SIGNATURE 1/24/12 SIGNATURE [Signature]  
DATE OF FIELD SURVEY 4/19/2010  
DATE OF FINAL PLAT 10/27/2011  
GLENN S TURNER, LICENSED PROFESSIONAL LAND SURVEYOR #2153

### PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- EXISTING 1/2" DIA. STEEL REBAR WITH NO ID CAP UNLESS OTHERWISE NOTED
- ▲ CONCRETE RIGHT-OF-WAY MONUMENT
- ▲ UNMARKED POINT
- E- C/L OF 30' ELEC. ESMT.

### AMENDED RECORD PLAT OF:

## DEER HAVEN ESTATES SUBDIVISION LOT 2A

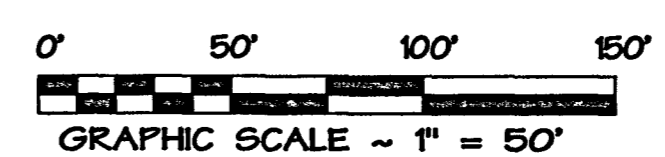
U.S. 31-W (SOUTH DIXIE BLVD.), RADCLIFF, HARDIN CO., KENTUCKY  
OWNER/CLIENT: 3D PROPERTIES GROUP 270.300.8289  
700 WEST PARK ELIZABETHTOWN, KY 42701

SCALE: 1 IN. = 50 FT. DWG. BY: W. McCLURE PVA #: 181-20-01-001  
DATE: 10/27/2011 AREA: 5.1181 ACRES DWG. NAME: C:\DRAWINGS\HARDIN\DEERHAVEN  
BILL #: 10-123 SOURCE: D.B. 1335, PAGE 103

**TURNER ENGINEERING**  
A DIVISION OF NEW BANKS INC.  
5735 NORTH DIXIE HIGHWAY  
ELIZABETHTOWN, KENTUCKY 42701  
PH. (270) 737-3232 ~ FAX (270) 769-5497

LINE	BEARING	DISTANCE
L1	N 73°13'44" E	60.01'
L2	N 70°03'44" E	227.24'
L3	N 28°12'32" W	159.45'
L4	S 70°03'44" W	227.90'
L5	S 73°13'44" W	59.23'
L6	N 20°12'31" W	16.94'
L7	N 20°12'31" W	15.73'
L8	N 20°12'31" W	8.31'
L9	N 20°12'31" W	187.40'
L10	N 08°20'56" W	10.00'
L11	N 57°19'32" W	111.33'
L12	N 65°38'58" W	70.56'
L13	S 78°17'09" W	37.79'
L14	N 78°00'52" W	58.58'
L15	S 70°29'57" W	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	51.45'	45.38'	N 20°55'36" E	98°16'17"



### GENERAL PLAT NOTES:

1. SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.

Doc ID: 0085500001 Type: PLA  
Kind: PLAT  
Recorded: 02/07/2012 at 01:55:07 PM  
Receipt#: 2012-00001753  
Page 1 of 1  
Fees: \$20.00  
Hardin County Clerk  
Kenneth L. Tabb Clerk  
File# 5251  
I, Kenneth L. Tabb, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.  
By: ANITA GOODIN, dc