

CITY OF BARDSTOWN
D.B. 75, PG. 87
PARCEL #45000-00-183
ZONED A-1 & R-1B

REVISED TRACT 1
4.660 ACRES
ZONED L.I.P.

TRACT 2
2.023 ACRES
ZONED L.I.P.

TRACT 3
4.284 ACRES
ZONED L.I.P.

TRACT 4
12.575 ACRES
ZONED L.I.P., I-2

TRACT 5
16.332 ACRES
ZONED I-2

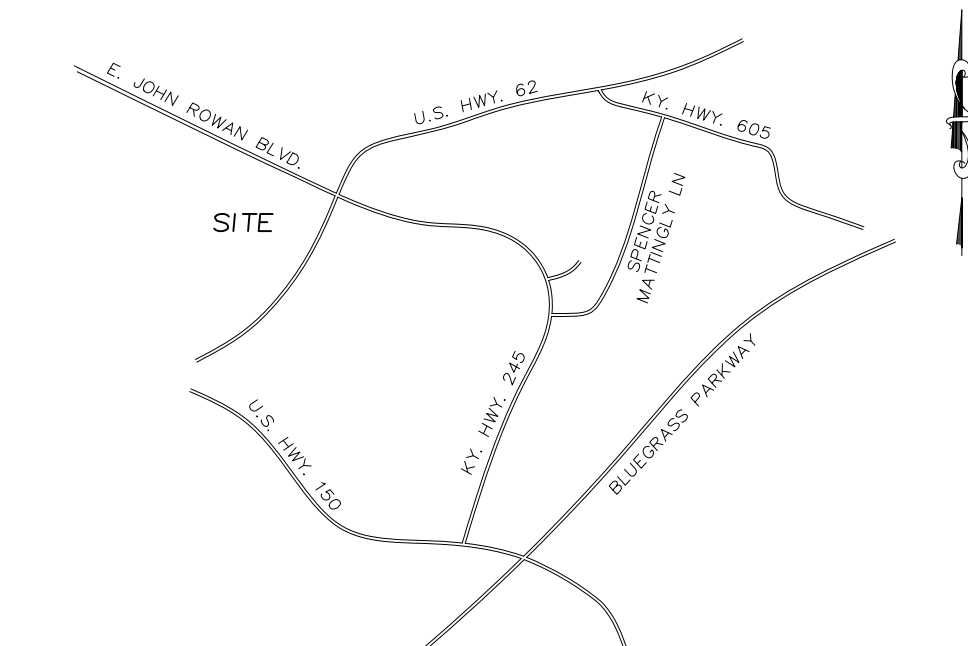
HEAVEN HILL DISTILLERIES, INC.
TRACT 3
DIVISION PLAT FOR
MAGO CONSTRUCTION COMPANY, LLC.
AND
REVELATION PROPERTIES, INC.
D.B. 584, PG. 345
P.C. 22, SL 101
PARCEL #45000-00-184.01

HEAVEN HILL DISTILLERIES, INC.
TRACT 5
DIVISION PLAT FOR
MAGO CONSTRUCTION COMPANY, LLC.
AND
REVELATION PROPERTIES, INC.
P.C. 22, SL 101
D.B. 602, PG. 141
PARCEL #45000-00-184.02

K2 TOWERS III, LLC.
(LEASE AGREEMENT &
20' ACCESS EASEMENT)
D.B. 580, PG. 01

L.I.P. LIGHT INDUSTRIAL/COMMERCIAL PARK
DIMENSION AND AREA REQUIREMENTS
MAXIMUM HEIGHT 50 FEET
MINIMUM LOT AREA, FOR OVERALL PARK/DEVELOPMENT: 87,120 SQUARE FEET
SERVED WITH SANITARY SEWERS 217,800 SQUARE FEET
NOT SERVED BY SANITARY SEWERS 5,560 SQUARE FEET
NOTE: THESE ARE MINIMUM ACREAGES/SIZE REQUIRED TO MAKE APPLICATION FOR THIS ZONING DISTRICT APPLICATION UNLESS THE APPLICATION IS MADE IN ORDER TO ADD AREA TO AN EXISTING L.I.P. AREA ALREADY MEETING MINIMUM REQUIREMENTS.
MINIMUM LOT AREA, FOR INDIVIDUAL LOTS IN THE DEVELOPMENT: SERVED WITH SANITARY SEWERS 5,000 SQUARE FEET
NOT SERVED BY SANITARY SEWERS 43,560 SQUARE FEET
MINIMUM OPEN SPACE REQUIRED (PER LOT) 20%
MINIMUM FRONT YARD SETBACK 50 FEET
MINIMUM SIDE YARD SETBACK 50 FEET
NOT ADJOINING A RESIDENTIAL USE 15 FEET
ADJOINING A RESIDENTIAL USE 25 FEET
MINIMUM REAR YARD SETBACK 25 FEET

I-2 HEAVY INDUSTRIAL DISTRICT
DIMENSION AND AREA REQUIREMENTS
MAXIMUM HEIGHT 50 FEET
MINIMUM LOT AREA: SERVED WITH SANITARY SEWERS 43,560 SQUARE FEET
NOT SERVED BY SANITARY SEWERS 5 ACRES
MINIMUM OPEN SPACE REQUIRED 20%
MINIMUM FRONT YARD SETBACK 50 FEET
MINIMUM SIDE YARD SETBACK NOT ADJOINING A RESIDENTIAL USE 25 FEET
ADJOINING A RESIDENTIAL USE 100 FEET
MINIMUM REAR YARD SETBACK 50 FEET



VICINITY MAP
NO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	275.00'	39.27'	39.24'	S 28°04'46" W
C2	325.00'	45.45'	45.41'	S 28°09'50" W
C3	10.00'	15.71'	14.14'	S 69°09'27" W
C4	10.00'	15.71'	14.14'	N 20°50'33" W
C5	275.00'	38.46'	38.43'	N 28°09'50" E
C6	325.00'	46.41'	46.37'	N 28°04'46" E
C7	20.00'	31.42'	28.28'	S 69°09'27" W
C8	300.00'	47.73'	47.68'	N 61°17'05" W
C9	300.00'	47.73'	47.68'	N 61°17'05" W
C10	20.00'	31.42'	28.28'	N 20°50'33" W
C11	385.00'	56.48'	56.42'	S 61°17'05" W
C12	325.00'	51.71'	51.65'	N 61°17'05" W

LINE TABLE

LINE	BEARING	DISTANCE
L7	S 66°06'48" E	50.00'
L8	S 66°06'48" E	90.00'
L9	N 65°50'33" W	139.88'
L10	N 65°50'33" W	6.76'
L11	N 60°03'34" E	56.73'
L12	S 23°59'19" W	56.59'
L13	S 32°10'13" W	121.31'
L14	S 24°09'27" W	88.82'
L15	S 24°09'27" W	85.96'
L16	N 65°50'33" W	27.01'
L17	S 24°09'27" W	50.00'
L18	N 24°09'27" W	174.78'
L19	N 32°10'13" E	121.31'
L20	N 23°59'19" E	56.68'
L21	N 65°50'33" W	141.94'
L22	N 24°09'27" W	25.42'
L23	N 24°09'27" E	25.00'
L24	N 65°50'33" W	10.00'
L25	N 65°50'33" W	19.72'
L26	S 22°46'17" W	337.65'
L27	S 22°46'17" W	156.04'
L28	S 62°10'39" E	52.10'
L29	S 55°11'53" E	115.66'
L30	S 34°50'52" W	423.16'
L31	N 65°50'33" W	100.25'
L32	N 65°50'33" E	171.94'
L33	S 56°43'36" W	77.45'
L34	S 18°43'34" W	56.82'
L35	S 18°43'34" W	299.62'
L36	S 27°51'53" W	370.44'
L37	S 05°08'50" E	214.59'
L38	N 05°08'50" W	212.47'
L39	N 27°51'53" W	375.04'
L40	N 18°43'34" E	213.42'
L41	N 18°43'34" E	25.83'
L42	S 56°43'36" W	64.57'
L43	N 65°50'33" W	141.94'
L44	N 56°43'36" W	112.62'

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 ERRECTED, 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 ERRECTED.
- H. ALL ENTRANCES PROVIDING ACCESS TO A PUBLIC RIGHT-OF-WAY MUST RECEIVE AN ENTRANCE PERMIT FROM THE APPROPRIATE GOVERNMENTAL AGENCY. FLAT 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.

HEAVEN HILL DISTILLERIES, INC.
TRACT 2
DIVISION PLAT FOR
MAGO CONSTRUCTION COMPANY, LLC.
AND
REVELATION PROPERTIES, INC.
D.B. 584, PG. 345
P.C. 22, SL 101
PARCEL #45000-00-184.01

LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- CONSOLIDATION LINE
- APPROXIMATE LOCATION OF EXISTING WATERLINE
- APPROXIMATE LOCATION OF EXISTING GAS LINE
- EXISTING SANITARY SEWER
- DENOTES SET 1/2"x1/8" REBAR W/CAP STAMPED "WOLF 3742"
- DENOTES FOUND 5/8" REBAR W/CAP STAMPED "KRIMM 3611"
- FOUND 5/8" REBAR
- FOUND CONCRETE RIGHT-OF-WAY MONUMENT
- COMPUTED UNMARKED POINT
- R/W RIGHT-OF-WAY
- F.Y.S. FRONT YARD SETBACK
- S.Y.S. SIDE YARD SETBACK
- R.Y.S. REAR YARD SETBACK
- G.U.E. GENERAL UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- OHU— OVERHEAD UTILITY
- Ⓢ SANITARY MANHOLE

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.

FLOOD NOTE

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 21179C0154D, WHICH BEARS AN EFFECTIVE DATE OF MAY 24, 2011. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THE ACCURACY OF THE MAPS.

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, NAVD83 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 FPM). 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.

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.

CERTIFICATE OF APPROVAL OF UTILITIES

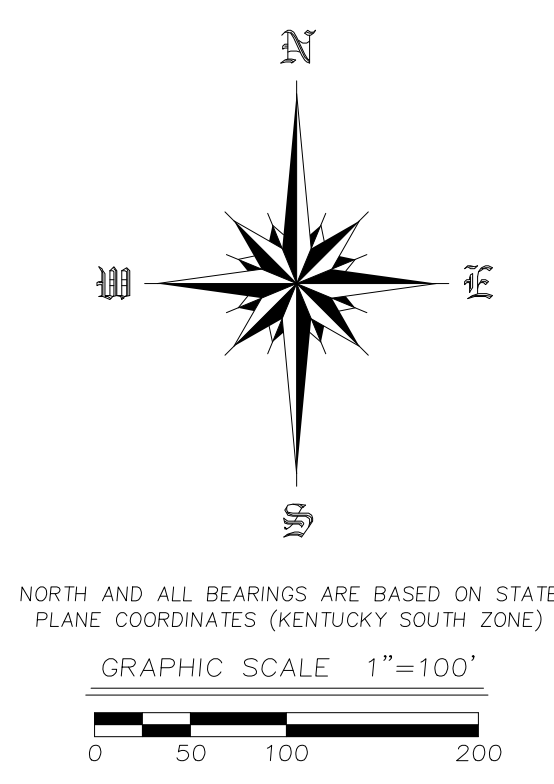
I HEREBY CERTIFY THAT (1) _____ UTILITY IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO RELEVANT SPECIFICATION FOR THIS OR (2) A SECURITY BOND HAS BEEN IN THE AMOUNT OF \$ _____ POSTED TO ASSURE COMPLETION OF UTILITY IMPROVEMENTS IN CASE OF DEFAULT.

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.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE REVISED TRACT 1, TRACTS 2-5 AND DEDICATE STREETS "A", "B", & "C" AS PUBLIC RIGHT-OF-WAY FROM MAGO CONSTRUCTION COMPANY, LLC. AND REVELATION PROPERTIES, INC. EXISTING TRACTS OF RECORD IN DEED BOOK 277, PAGE 351, DEED BOOK 354, PAGE 50, AND DEED BOOK 580, PAGE 179.



OWNER _____ DATE _____
OWNER _____ DATE _____

AMENDED DIVISION PLAT
FOR
MAGO CONSTRUCTION COMPANY, LLC.
35.756 ACRES
(SEE P.C. 22, SL 101, AND P.C. 24, SL 8)
OWNER: MAGO CONSTRUCTION COMPANY, LLC.
REVELATION PROPERTIES, INC.
DEED BOOK 277, PAGE 351
DEED BOOK 354, PAGE 50
DEED BOOK 580, PG. 179
P.O. BOX 669
BARDSTOWN, KY. 40004
PROPERTY LOCATION: EAST JOHN ROWAN BLVD.
BARDSTOWN, KY. 40004
TAX MAP #54000-00
PARCELS 118 & 118.01
ZONED: I-2, L.I.P. SCALE: 1"=100'
PLAT DATE: 02/06/25 FIELDWORK: 05/03/22
THIS SURVEY COMPLIES WITH 201 KAR 18:150

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