

**Certificate of Ownership, Access, Easement and Dedication**

I hereby certify that I am owner of the property shown and described hereon and that I hereby accept this plan of subdivision with my free consent, establish the minimum building restriction lines and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted. The spaces outlined by dashed lines and designated as easements are hereby reserved for the purposes shown, including the right of ingress and egress over all lots to and from the easements and the right to cut down or trim any trees within or without the easements that may interfere with the installation or operation of the lines. The easements shall be kept free of all permanent obstructions. All drainage easements are dedicated for City/County access and storm water management and are hereby established by recodification of this plan. All drainage shall be maintained by the respective owner(s) of the lot(s) over which said easements cross and no drainage easements shall be altered in any way by filing, changing the contour thereof or by building any structure thereon (including fencing), except upon prior written approval of the appropriate governmental authority. This restriction may be enforced by any owner of any lot affected by the drainage over said easement, or by the City, County, Planning Commission or appropriate governmental authority.

Chris Gravit 1/30/18  
 Owner Date

Owner Date

**NONCONFORMING STRUCTURE NOTE**

The Structures that are non-conforming shall not be enlarged upon expanded or extended and shall not be repaired or re-constructed except in conformity with the zoning ordinance/resolution of Warren County in the case that the structures are destroyed by any means to an extent of 55% or more its replacement cost exclusive of foundations (Section 6.2).

Ben Thomas Road  
 50' Right of Way  
 (as per Warren County Ordinance)  
 Pavement Width Varies

**Access Certification**

Entrance and/or driveways to lots shall be constructed to meet applicable City, County or State requirements. Grading within the developed area shall be performed in such a manner that no excess water will be diverted to the road right-of-way without approval of the appropriate governmental authority. The same authority certifies that the property has public access to a City, County or State road, but grants the right to make final access approval at the time of an access permit application.

Drew Spivey 1-29-18  
 Signature Title Date

**AT&T Telephone Company**  
 1081 Lovers Lane, Bowling Green, KY

John Pung 01/29/18  
 Signature Title Date

**Warren County Water District**  
 523 US 31-W Bypass, Bowling Green, KY

The Warren County Water District has examined this plat and, regarding the services to be provided by the water district, acceptable easements have been dedicated for the construction and maintenance of existing or proposed water and/or sewer lines disclosed on this plat.

No examination or representation is made by the water district as to flow, availability of water or sewer services to the property, that either water or sewer services can be extended, or that services proposed on this plat are in place and will be provided.

David Cantelero 1/29/18  
 Signature Title Date

**Certificate of Approval of Recording**  
 City-County Planning Commission  
 1141 State Street

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City-County Planning Commission of Warren Co., KY and that it has been approved for recording in the Office of the County Clerk.

Date 02-05-18

William E. Moore  
 Chairman City-County Planning Commission

Benjamin D. Peth  
 Executive Director

**Warren Rural Electric Cooperative**  
 951 Fairview Avenue, Bowling Green, KY

Utility easements as shown, reviewed and approved.  
 Date 1-29-18

C. Dwyer for L. Alexander



**Atmos Energy**  
 2850 Russellville Rd, Bowling Green, Kentucky, (270) 843-3383

Natural Gas Service:  
 Is ( ) No ( )  
 Available in this area. However, the ability to serve facilities is ultimately determined by individual load and pressure requirements.

Ben Dost 1-29-18  
 Signature Title Date

**Spectrum**  
 515 Double Springs Road, Bowling Green, Kentucky

Engineering Division  
 Utility easements as shown, reviewed and approved.  
 Date 1-29-18  
 Signature Title Date

**Barren River District Health Department**  
 1100 State Street, Bowling Green, Kentucky

- ( ) Public sewer connection required
- ( ) On existing public sewer
- ( ) Has existing private sewer system
- ( ) Has existing private septic system
- ( ) Septic system required
- ( ) On site sewage private disposal system to service any proposed construction/residence shall be pursuant to the current state sub-surface sewage disposal regulations and shall be permitted through this office prior to installation of said system.

Can Env. 1-29-18  
 Signature Title Date

- LEGEND**
- Iron Pin Set
  - Iron Pin Found
  - Meander Point
  - Stone Found

- Subject Boundary**
- E — E —
  - Overhead Utilities
  - X — X —
  - Fence

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	102.01'	125.00'	48°45'28"	S 84°25'01" E	99.20'
C2	51.53'	60.00'	49°12'39"	N 82°04'03" W	49.96'
C3	100.28'	215.68'	26°38'26"	N 43°02'34" W	99.38'
C4	188.49'	200.00'	48°16'09"	N 05°33'58" W	163.55'
C5	139.11'	540.00'	14°45'35"	N 11°11'19" E	138.72'
C6	229.84'	265.00'	48°41'40"	N 21°02'18" W	222.71'
C7	106.41'	140.33'	43°26'36"	N 15°13'15" W	103.88'

Property Owner:  
 C&T Properties, LLC  
 2796 Hunts Bend Rd  
 Bowling Green, KY 42103

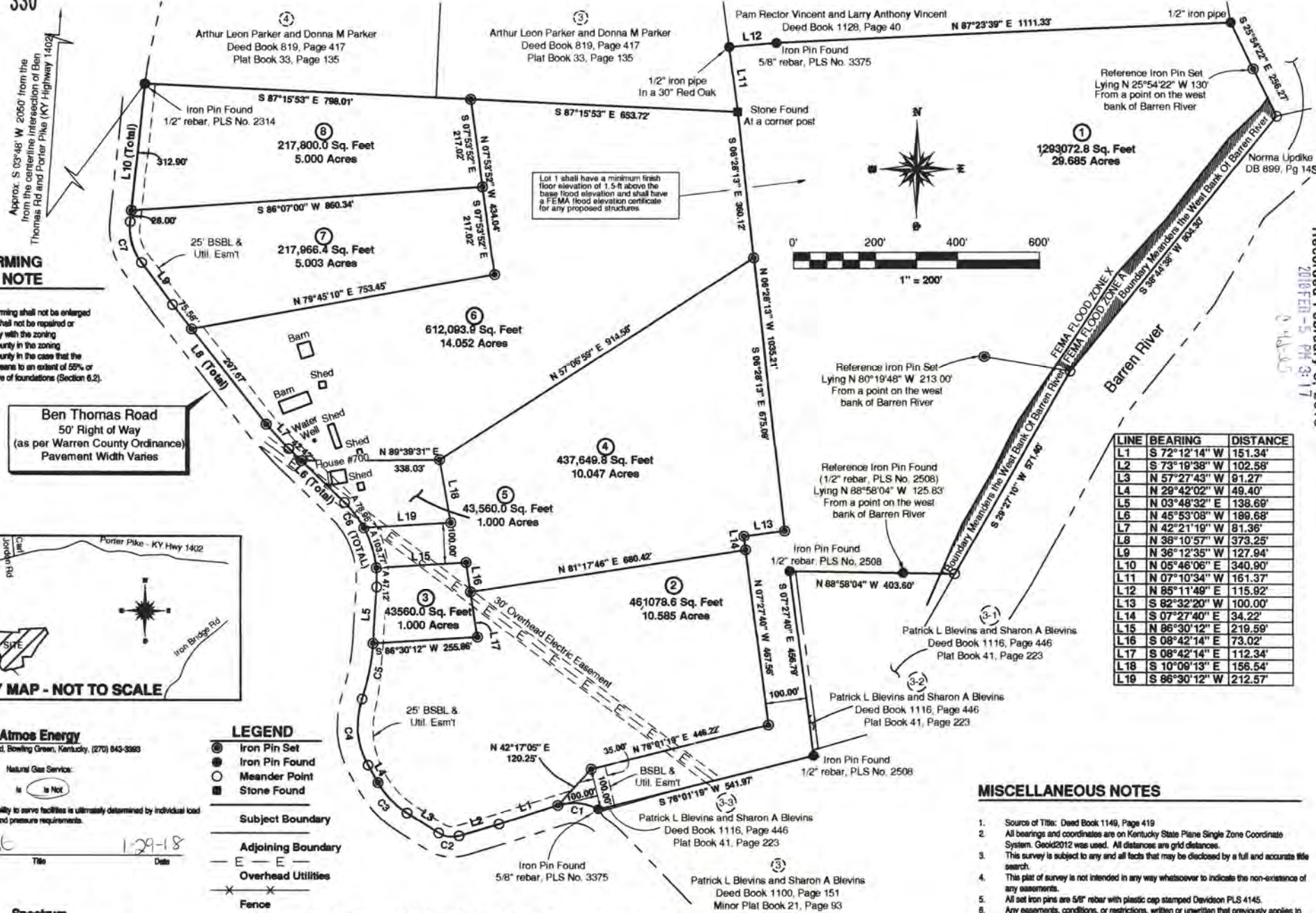
**Land Surveyors Certification**

I hereby certify that the survey depicted by this plat was the result of persons under my direct supervision using appropriate G.P.S. methods for measuring recovered monuments and establishment of survey control by methods that meet or exceed standards. The theoretical uncertainty of the corners re-established meet the specified tolerances as established by the Commonwealth of Kentucky, standards of practice for professional land surveyors per 201 KAR 18:150 and in effect on the date of this survey. 100% of this survey was performed using RTK dual frequency JAVAD Triumph 1M and Triumph LS receivers. All data has a vertical and horizontal accuracy of +/- 0.05 + 100PPM and is a Urban class survey that was not adjusted.

William Clay Davidson  
 Licensed Professional Land Surveyor  
 4145 1-27-2016  
 PLS Date



M.J. 2018-7-CO.



LINE	BEARING	DISTANCE
L1	S 72°12'14" W	151.34'
L2	S 73°19'38" W	102.58'
L3	N 57°27'43" W	81.27'
L4	N 28°42'02" W	49.40'
L5	N 03°48'32" E	138.69'
L6	N 45°53'08" W	186.68'
L7	N 42°21'19" W	81.36'
L8	N 38°10'57" W	373.25'
L9	N 36°12'35" W	127.94'
L10	N 05°46'06" E	340.90'
L11	N 07°10'34" W	161.37'
L12	N 85°11'49" E	115.92'
L13	S 82°32'20" W	100.00'
L14	S 07°27'40" E	34.22'
L15	N 86°30'12" E	219.59'
L16	S 08°42'14" E	73.02'
L17	S 08°42'14" E	112.34'
L18	S 10°09'13" E	156.54'
L19	S 96°30'12" W	212.57'

**MISCELLANEOUS NOTES**

1. Source of Title: Deed Book 1146, Page 419
2. All bearings and coordinates are on Kentucky State Plane Single Zone Coordinate System. GeoCAD2012 was used. All distances are grid distances.
3. This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
4. This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
5. All iron pins are 5/8" rebar with plastic cap stamped Davidson PLS 4145.
6. Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to the plat as well.
7. By graphic plotting only this property lies in a FEMA flood zones X and A as per FEMA Map No. 21227C0336E, Dated May 2, 2017.
8. Total Area: 76.372 Acres.
9. Zoned: AG & F.

Total Area:  
 76.372 Acres

**C&T Properties Subdivision**  
 of the  
**C&T Properties, LLC Property**  
 700 Ben Thomas Road, Bowling Green, KY

**Davidson Land Surveying**

1397 Hayes Lodge Road  
 Smiths Grove, KY 42171  
 270-202-2236  
 claydavidsonpls@gmail.com



Drawn By: WCD  
 Field Date: 10-2-2017  
 Date: 10-3-2017  
 File: 17-020

Owner/Prepared for: Chris Gravit, 2796 Hunts Bend Rd, Bowling Green, KY 42103

Recorded February 5, 2018  
 2018 FEB - 5 PM 3:17