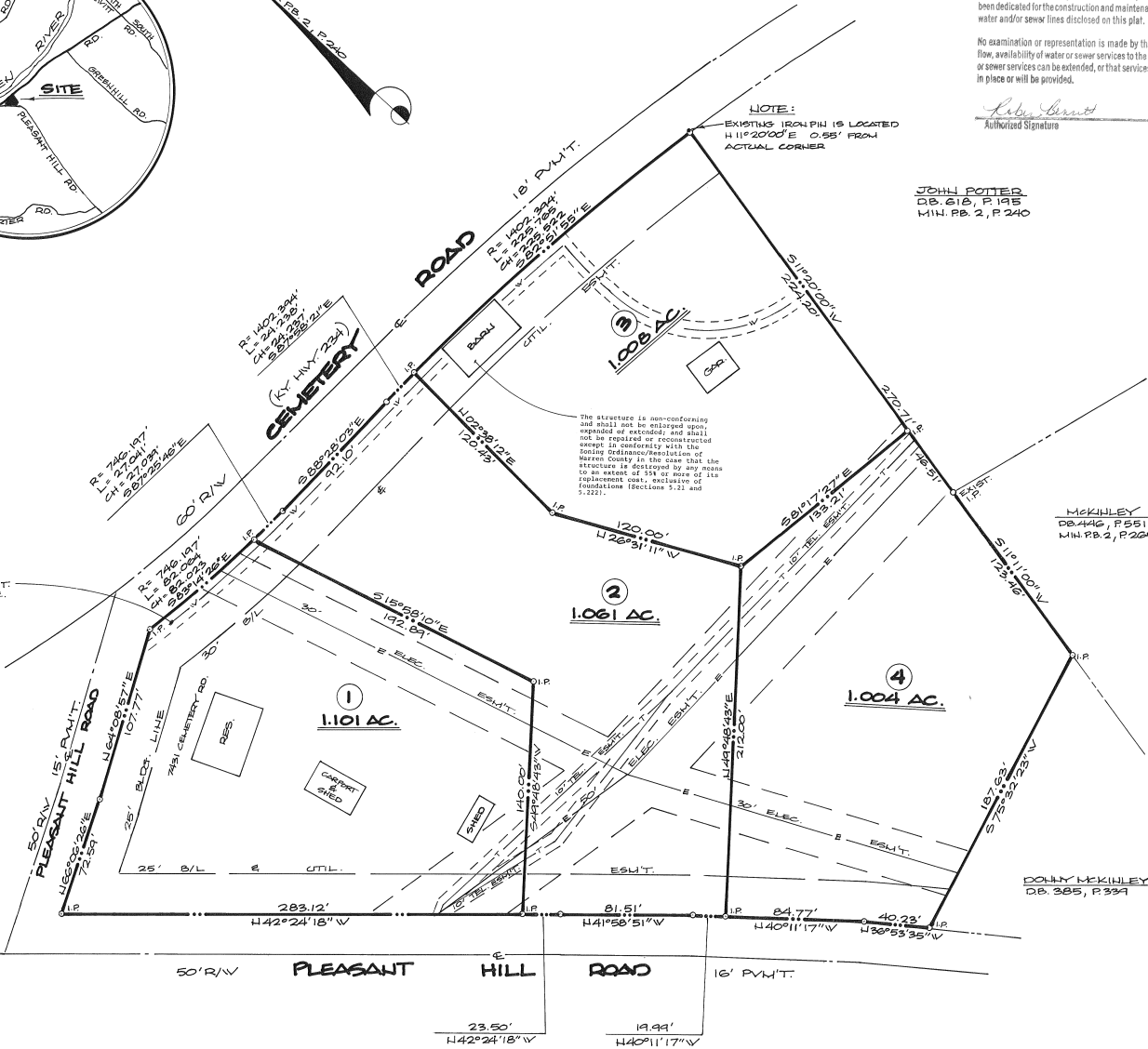


Recorded September 8, 1997  
 SEP 8 3 14 PM '97  
 WARREN COUNTY CLERK BY C. H. L. O.

10' WATER LINE ESM'T.  
 5' EACH SIDE OF LINE.

COMMONWEALTH OF KENTUCKY  
 DB. 214, P. 575



**NOTES:**

TOTAL AREA: 4.174 ACRES

ZONED AGRICULTURE

SOURCE OF TITLE: DB. 433, P. 470 TRACT I

THESE LOTS ARE BEING RECORDED UNDER THE GUIDELINES FOR MINOR SUBDIVISION PLATS.

LOCATIONS OF UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY UTILITY OWNER.

METHOD OF SURVEY: CLOSED TRAVERSE. ERROR OF CLOSURE = 1:5000+. BOUNDARY ADJUSTED FOR CLOSURE.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



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 the 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 or will be provided.

**LAND SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.  
 Gerhard W. Blakeman, Jr.  
 Registered Professional Land Surveyor  
 8-21-97  
 DATE

**EASEMENT DEDICATION**  
 The spaces outlined by dashed lines and designated 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.  
 Ralph W. Isbell  
 8/21/97  
 DATE

**NOTE:**  
 (1) Where necessary entrance and/or driveways to lots shall be constructed with a minimum of 24 linear feet of 16 inch diameter entrance pipe. The end of the entrance radius shall terminate 3' feet back from the property line.  
 (2) Grading within the developed area shall be performed in such a manner that no excess water will be diverted to the city sewer road right of way without approval of city/county engineer.

THIS PROPERTY HAS PUBLIC ACCESS TO A \_\_\_\_\_ ROAD.  
 County \_\_\_\_\_  
 City/County \_\_\_\_\_  
 David R. Hines 8-20-97

**SOUTH CENTRAL BELL TEL. CO.**  
 1150 STATE STREET  
 Bowling Green, Ky. 42101  
 Roseann PM 8/21/97

**BOWLING GREEN MUNICIPAL UTILITIES**  
 ELECTRIC DESIGN STAFF 1801 CENTER STREET  
 WARREN RECC  
 P.O. BOX 1118  
 BOWLING GREEN, KY. 42101  
 Ronald H. Isbell 8/21/97

**WARREN COUNTY HEALTH DEPARTMENT**  
 1109 STATE STREET  
 City Sewer required.  
 On existing city sewer.  
 On existing sewer system.  
 On site sewage 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.  
 Jerry Hines 8-21-97

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I hereby certify that I am owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my fee 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.  
 Date: 8-26 1997  
 Ralph W. Isbell

**CITY ENGINEER OR COUNTY ENGINEER**  
 CITY COLLEGE STREET | 1206 S 3rd AVENUE  
 All drainage easements are dedicated to WARREN County. All drainage shall be maintained by the respective owner(s) of the lot(s) over which said easements cross and no drainage easement shall be altered in any way by filing, changing the contour thereof, or by building any structure thereon, except upon prior written approval of the County Engineering Division. This restriction may be enforced by any owner of any lot within this subdivision, or of any lot affected by the drainage over said easement, or by the County Building Inspector.

**CITY OF BOWLING GREEN, KENTUCKY**  
 PUBLIC WORKS DEPARTMENT  
 DIVISION OF ENGINEERING  
 APPROVED  
 NOT APPROVED  
 Checking is only for conformance with the minimum engineering design standards of the City of Bowling Green, Kentucky and is not to be construed to be approval of the horizontal or linear measurements shown.

**WARREN RURAL ELECTRIC COOPERATIVE CORP.**  
 1231 FAIRVIEW AVENUE  
 WATER AND SEWER DESIGN STAMP

**CITY-COUNTY PLANNING COMMISSION**  
 1141 STATE STREET  
**CERTIFICATE OF APPROVAL OF RECORDING**  
 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 County, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Clerk.  
 Date: 9-8 1997  
 James W. Lovelace  
 County Clerk

**OWNER:**

**RALPH W. ISBELL**  
 7431 CEMETERY RD. BOWLING GREEN, KY 42103  
 PH. (502) 843-4212



REVISIONS		SUBDIVISION PLAT	
NO.	DATE	BY	FOR: RALPH W. ISBELL
1			BLAKEMAN'S LAND SURVEYING CO. 2616 31st BY B655 Rt. (502) 782-1447 BOWLING GREEN KENTUCKY 42101 DRAWN BY A.D.P. SCALE 1" = 50' MATERIAL CHK'D B.W.B. DATE 8/15/07 DRAWING NO. TRACED APP'D 97-068
2			
3			
4			
5			