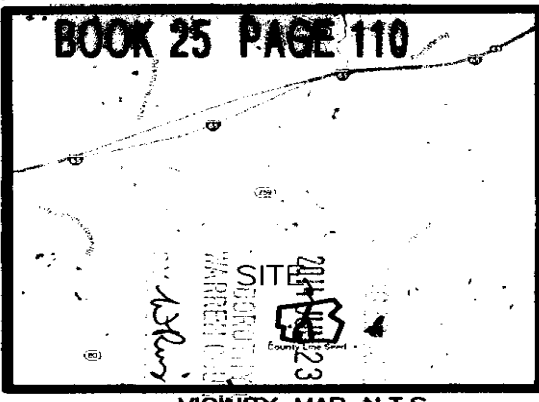


SURVEYOR'S CERTIFICATE
I, do hereby certify that the survey shown hereon is accurate to the best of my knowledge and belief.
Joshua W Miller, P.L.S. # 3920
GPS R.T.K. Survey

'THIS SURVEY PLAT REPRESENTS A BOUNDARY SURVEY' AND COMPLIES WITH 201 KAR 16.050'

FLOOD PROTECTION CERTIFICATION
THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 21227C0225E NON-PRINTED May 2, 2007

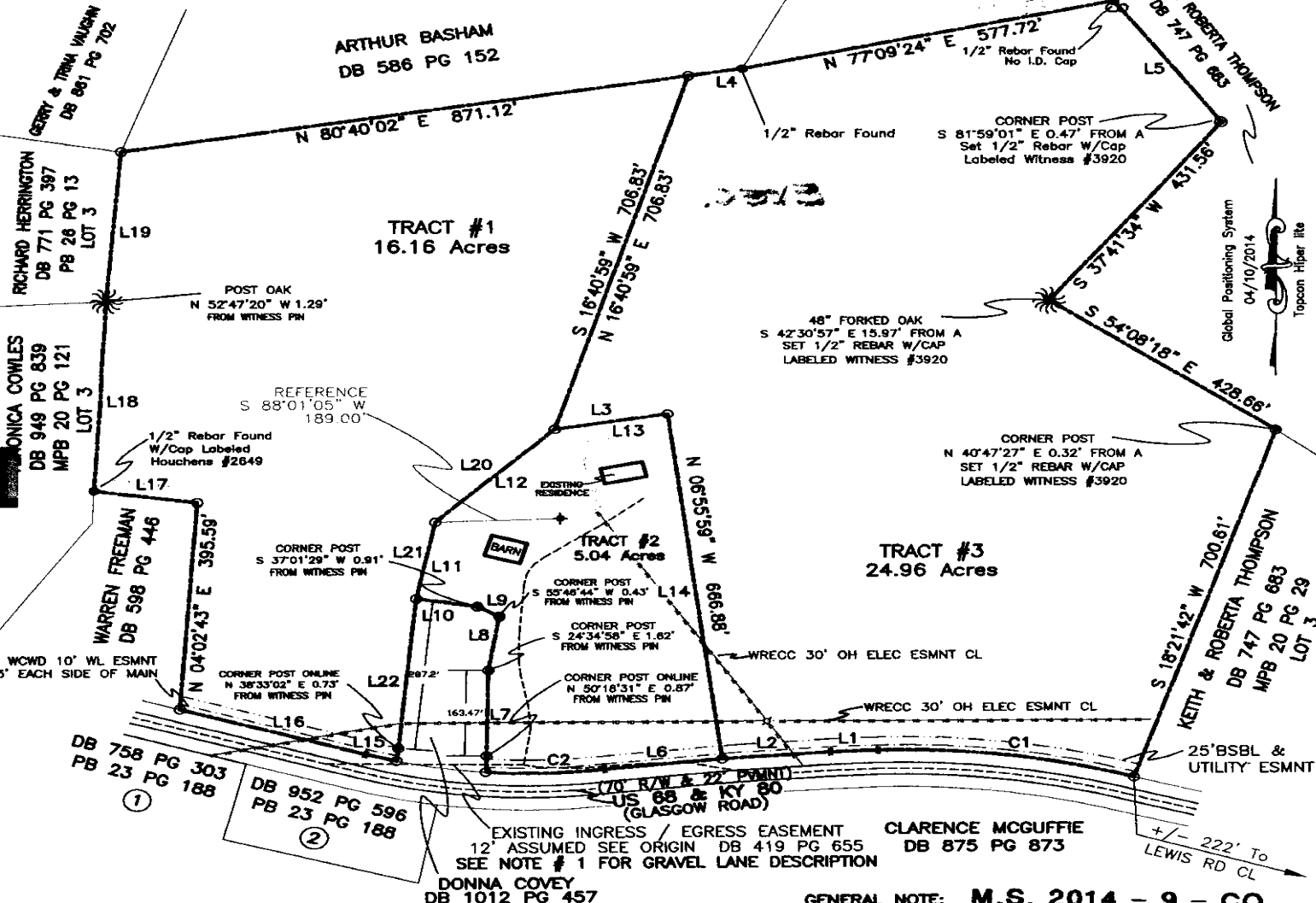
LINE	BEARING	DISTANCE
L1	S 87°28'45" W	72.13
L2	S 85°39'59" W	164.15
L3	S 80°17'04" W	173.08
L4	N 80°40'02" E	82.81
L5	S 35°29'46" E	284.16
L6	S 84°03'03" W	178.42
L7	N 01°08'47" E	194.48
L8	N 08°21'47" E	105.13
L9	N 60°27'31" W	38.11
L10	N 80°34'20" W	93.98
L11	N 11°20'29" E	148.70
L12	N 45°33'11" E	254.30
L13	N 80°17'04" E	173.08
L14	S 06°55'59" E	666.88
L15	N 74°21'47" W	48.78
L16	N 72°49'23" W	294.77
L17	N 81°48'58" W	159.53
L18	S 03°07'58" E	365.73
L19	N 04°37'55" E	288.22
L20	S 45°33'11" W	254.30
L21	S 11°20'29" W	148.70
L22	S 05°38'52" W	311.79



NOTE #1 EXISTING INGRESS/EGRESS CL DESCRIPTION

Beginning at the point of intersection of an existing gravel lane & the Northern Right of Way of US 68 & 80 (Glasgow Road 70' R/W) Said point being S 77°02'16" E 28.14' from the SE corner of Tract #1 thence along the Centerline of the Existing Gravel Lane the following calls S 89°16'08" E a distance of 165.06' (Note: crossing a Western line of Tract #2 at 108.25') thence S 79°56'46" E a distance of 22.12'; thence S 87°17'11" E a distance of 57.65' thence N 85°36'34" E a distance of 116.02'; thence N 89°49'33" E a distance of 33.89' the Northern Right of Way line of US 68 & 80

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1200.55'	394.23'	392.48'	N 82°16'25" W	18°48'52"
C2	839.75'	179.97'	179.62'	N 86°25'27" E	12°16'44"



TITLE SOURCE

Michael J Nicholas, Sharon Herrington, Debra Jane Smith, Sandra Weis, & Judy Hand Obtained Title To This Property By Deed Book 1047 Page 107 in Warren County, KY
TOTAL ACRES PLATTED = 46.16 Acres

GPS NOTE:
95 percent of this survey was performed by G.P.S. This was a real time kinematic Global Positioning System survey. Using a Topcon Hiper lite Dual Frequency GPS system with a Relative Positional Accuracy of 0.10"+100 PPM. Datum was as follows: Local (Assumed) Vertical, WGS84 Horizontal, & Geoid Model 03

LEGEND

- Utility Pole
- Property Line
- Center Line
- OH ELEC
- EASEMENT
- ADJACENT PROPERTY LINE
- IRON PIN FOUND
- 1/2" Iron Pin Set W/ Cap
- MAGNETIC REFERENCE POINT
- STONE FOUND
- MEANDER POINT

GENERAL NOTE: M.S. 2014 - 9 - CO.
This property is subject to any existing rights of ways or easements

CERTIFICATION
I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of a real time kinematic Global Positioning System survey. The survey as shown hereon is a class "Rural" survey and the accuracy and precision of said survey meets all the specifications of this class.
Joshua W Miller, P.L.S. #3920
DATE: 05-02-14



Bluegrass Precision Surveying LLC

SURVEYOR
FINAL PLAT
STAMP

BLUEGRASS PRECISION SURVEYING LLC
JOSH MILLER P.L.S. #3920
11598 New BG Road
Smiths Grove, KY 42171
(270) 784-4307

NICHOLAS FAMILY SUBDIVISION

PROJECT: 11774 Glasgow Road Smiths Grove, KY 42171	MAILING: 11774 Glasgow Road Smiths Grove, KY 42171
DRAWN BY: J. MILLER	DATE: 04/28/2014
CHECKED BY: J. MILLER	SCALE = 1" = 250'
PROJECT # 1322	

PAGE 1 of 1

EASEMENT DEDICATION

THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSE 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 WITH OUT THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATION OF THE LINES. THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT OBSTRUCTIONS.

Michael J. Nicola
OWNER
OWNER

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 FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 06-18-2014
Michael J. Nicola
OWNER
OWNER
OWNER
OWNER

CITY ENGINEER OR COUNTY ENGINEER

ALL DRAINAGE EASEMENTS ARE DEDICATED TO THE COUNTY. ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LOT(S) OVER WHICH SAID EASEMENTS CROSS. NO DRAINAGE EASEMENT SHALL BE ALTERED IN ANY WAY BY FILLING, CHANGING THE CONTOUR THEREOF, OR BY BUILDING ANY STRUCTURE THEREON, EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENT 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 ENGINEER.

CERTIFICATE OF APPROVAL FOR 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 on the plat and / or in the minutes of the Planning Commission, and that it has been approved for recording in the office of the County Clerk.
DATE 6-20-14 2014

William J. ...
Chairman of City - County Planning Commission
[Signature]
EXECUTIVE DIRECTOR

WARREN RURAL ELECTRIC COOPERATIVE
water and sewer division 523 us hwy31
UTILITY EASEMENTS AS SHOWN
REVIEWED AND APPROVED
WARREN-RURAL ELECTRIC COOPERATIVE CORP.

BY *Walter K Bell* 6/18/14
ELECTRIC DIVISION

WARREN COUNTY WATER DISTRICT

523 31-W BYPASS

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 FIRE FLOW, AVAILABILITY OF WATER OR SEWER SERVICES CAN BE EXTENDED, OR THAT SERVICES PROPOSED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED.

John Thomas 6/21/14
SIGNATURE DATE

WARREN COUNTY HEALTH DEPARTMENT

1109 STATE STREET

- PUBLIC SEWER REQUIRED
- ON EXISTING PUBLIC SEWER
- HAS EXISTING PRIVATE SEWER SYSTEM
- ON SITE PRIVATE SEWAGE DISPOSAL SYSTEM TO SERVICE ANY PROPOSED CONSTRUCTION/RESIDENCE SHALL BE PURSUANT TO THE CURRENT STATE SUBSURFACE SEWAGE DISPOSAL REGULATIONS AND SHALL BE PERMITTED THROUGH THIS OFFICE PRIOR TO INSTALLATION OF SAID SYSTEM.

Susan Davis 6/19/14
SIGNATURE DATE

WINDSTREAM COMMUNICATIONS

111 S. MAIN ST 2--TOWN KY

[Signature] 6/18/14
SIGNATURE TITLE DATE

TIME WARNER

515 DOUBLE SPRINGS

ENGINEERING DIVISION
UTILITY EASEMENTS AS SHOWN
REVIEWED AND APPROVED

Tom Maczek 6/18/14
AUTHORIZED SIGNATURE DATE

ATMOS ENERGY

2850 RUSSELVILLE ROAD

NATURAL GAS SERVICE:

- IS
- NOT

AVAILABLE IN THE AREA. HOWEVER, THE ABILITY TO SERVE FACILITIES IS ULTIMATELY DETERMINED BY INDIVIDUAL LOAD AND PRESSURE REQUIREMENTS.

John ... 6-18-14
SIGNATURE TITLE DATE

KYTC, BUREAU OF HIGHWAYS

ACCESS TO HWY US 68 WILL REQUIRE A PERMIT FROM THE DEPARTMENT OF HIGHWAYS. LOTS SHOWN ON THIS PLAT THAT ABUT HIGHWAY US 68 MAY BE GRANTED ACCESS TO HWY US 68 AT LOCATIONS SHOWN ON THE PLAT PROVIDED ALL CONDITIONS AND REQUIREMENTS OF THE DEPARTMENTS PERMIT POLICY MANUAL ARE MET. LOT OWNER(S) SHALL CONTACT THE PERMITS ENGINEER AT THE DISTRICT 3 OFFICE IN BG, KY AT (270) 746-7898

Don L. ... 6-18-14
SIGNATURE TITLE DATE
(Ky. D.O.T PERMITS)