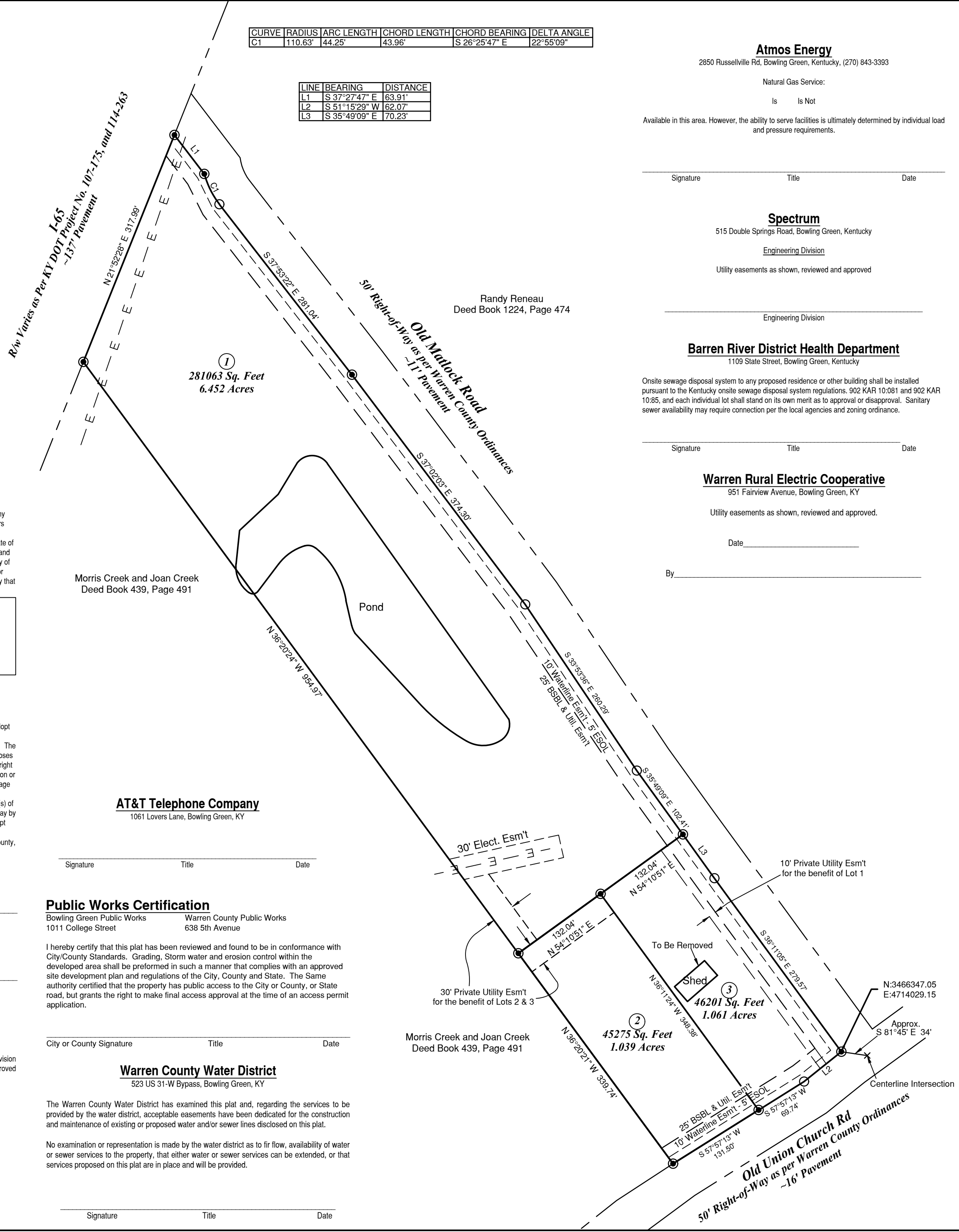


LEGEND

- Iron Pin Set
 - Iron Pin Found
 - Meander Point
 - Stone Found
-
- Subject Boundary
 - Adjoining Boundary
 - Overhead Utilities

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 110.63' | 44.25' | 43.96' | S 26°25'47" E | 22°55'09" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 37°27'47" E | 63.91' |
| L2 | S 51°15'29" W | 62.07' |
| L3 | S 35°49'09" E | 70.23' |



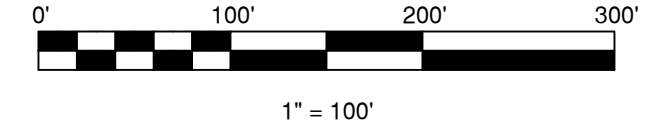
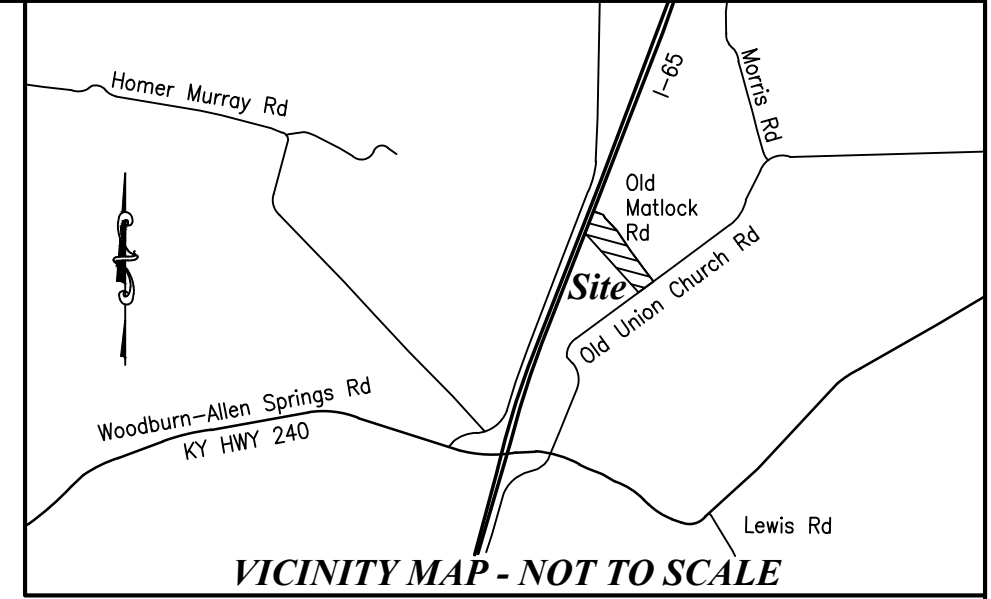
Atmos Energy
 2850 Russellville Rd, Bowling Green, Kentucky, (270) 843-3393
 Natural Gas Service:
 Is Is Not
 Available in this area. However, the ability to serve facilities is ultimately determined by individual load and pressure requirements.

Signature _____ Title _____ Date _____
Spectrum
 515 Double Springs Road, Bowling Green, Kentucky
 Engineering Division
 Utility easements as shown, reviewed and approved

 Engineering Division

Signature _____ Title _____ Date _____
Barren River District Health Department
 1109 State Street, Bowling Green, Kentucky
 Onsite sewage disposal system to any proposed residence or other building shall be installed pursuant to the Kentucky onsite sewage disposal system regulations, 902 KAR 10:081 and 902 KAR 10:05, and each individual lot shall stand on its own merit as to approval or disapproval. Sanitary sewer availability may require connection per the local agencies and zoning ordinance.

Signature _____ Title _____ Date _____
Warren Rural Electric Cooperative
 951 Fairview Avenue, Bowling Green, KY
 Utility easements as shown, reviewed and approved.
 Date _____
 By _____



Land Surveyors Certification

I hereby certify that the survey depicted by this plat is a boundary survey made by me or under my direct supervision, using the appropriate GPS methods. 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 tracts that are less than 5 acres have a vertical and horizontal accuracy of +/- 0.05' + 100PPM and is a Urban class survey that was unadjusted. All tracts that are 5 acres or greater have a vertical and horizontal accuracy of +/- 0.10' + 200PPM and is a Rural class survey that was unadjusted.

Will be signed and dated on final plat

Licensed Professional Land Surveyor
 4145 _____
 PLS# _____ Date _____

Will be stamped on final plat

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 adopt 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 recordation of this plat. 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 filling, 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.

AT&T Telephone Company
 1061 Lovers Lane, Bowling Green, KY
 Signature _____ Title _____ Date _____

Public Works Certification

Bowling Green Public Works Warren County Public Works
 1011 College Street 638 5th Avenue
 I hereby certify that this plat has been reviewed and found to be in conformance with City/County Standards. Grading, Storm water and erosion control within the developed area shall be performed in such a manner that complies with an approved site development plan and regulations of the City, County and State. The Same authority certified that the property has public access to the City or County, or State road, but grants the right to make final access approval at the time of an access permit application.

City or County 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 fir 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.

Signature _____ Title _____ Date _____

Owner _____ Date _____
 Owner _____ Date _____

Certificate of Approval of Recording

City-County Planning Commission
 922 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 _____
 Chairman City-County Planning Commission _____
 Executive Director _____

MISCELLANEOUS NOTES

- Source of Title: Deed Book 1223, Page 79.
- All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2012B was used. All distances are grid distances.
- This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
- This plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements or land ownership.
- All set iron pins are 1/2" rebar with plastic cap stamped Davidson PLS 4145.
- Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well.
- Subject property lies within Non-Hazardous Flood Zone x as per FEMA FIRM #21227C0405E, effective date 05/02/2007.
- PVA Parcel ID: 044A-65
- Total Area: 8.552 Acres
- No Fire Hydrants, Cemeteries of Benchmarks were found at the time of Survey.

Joseph N. Blanford, Cheryl D. Blanford, and Matthew Blanford Property Subdivision

Property Owner: Joseph N. Blanford, Cheryl D. Blanford, and Matthew Blanford
 Address: 3213 Yearling Avenue, Bowling Green, KY 42101
 Property Address: 171 Old Matlock Rd, Bowling Green, KY 42104

Prepared for: Matthew Blanford County: Warren
 Address: 3213 Yearling Avenue, Bowling Green, KY 42101 Drawn By: WCD and CDD

Davidson Land Surveying Inc
 394 Salem Church Rd
 Bee Spring, KY 42207
 270-202-2236
 claydavidsonpls@gmail.com

Field Date: 8/29/21
 Date: 9/8/21
 File: 21-031