RECORDED AND RECORDED
RECORDED JUNE 6, 1996
JUN 6 3 56 PM '96
YVONNE GOT
WARREN COUNTY CLERK
BY _____ D.C.

DRAINAGE EASEMENT

LINE#	BEARING	DISTANCE
A1	N 02°10'05" E	130.69'
A2	N 87°49'55" W	35.39'
A3	N 02°10'05" E	130.92'
A4	N 66°42'57" W	110.00'
A5	N 05°11'48" E	73.00'
A6	N 87°10'15" E	45.00'
A7	S 87°49'55" E	120.00'
A8	S 87°49'38" E	67.78'
A9	S 02°10'05" W	50.00'
A10	N 87°49'55" W	25.35'
A11	S 02°10'05" W	131.01'
A12	N 87°49'55" W	30.62'
A13	S 02°10'05" W	72.61'
A14	S 87°49'55" E	23.00'
A15	S 02°10'05" W	50.84'
A25	N 71°53'15" E	270.91'
A29	N 64°15'39" E	118.89'
A30	N 70°18'28" E	58.69'
A31	S 84°48'03" E	31.84'
A32	S 58°53'49" W	18.10'
A33	S 84°42'03" E	16.81'
A34	N 70°18'28" E	57.81'
A35	N 64°15'39" E	117.03'
A36	N 71°53'15" E	273.52'

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N 39°47'31" E	49.00'
L2	N 39°47'31" E	49.00'
L3	S 56°51'41" W	46.57'
L4	S 33°08'19" E	14.69'
L5	S 18°38'42" E	41.44'
L6	S 56°51'41" W	25.83'
L7	S 56°51'41" W	23.91'
L8	S 54°50'08" E	28.58'

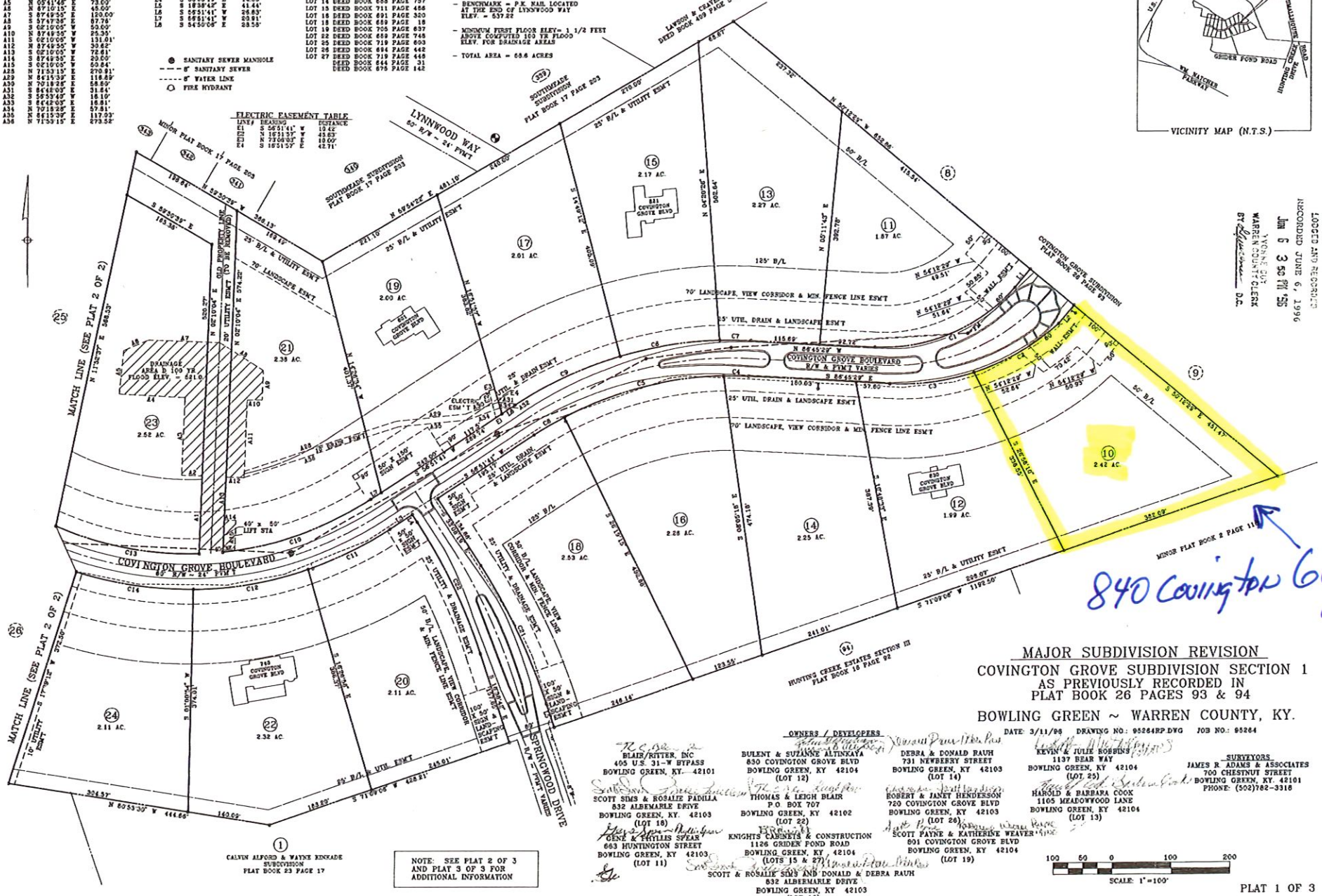
GENERAL NOTES:

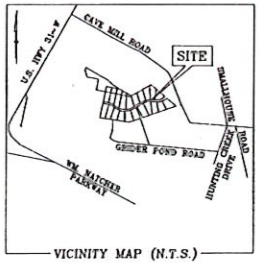
- SOURCES OF TITLE:
  LOT 11 DEED BOOK 705 PAGE 93
  LOT 12 DEED BOOK 708 PAGE 498
  LOT 13 DEED BOOK 719 PAGE 445
  LOT 14 DEED BOOK 688 PAGE 757
  LOT 15 DEED BOOK 711 PAGE 456
  LOT 16 DEED BOOK 691 PAGE 320
  LOT 18 DEED BOOK 689 PAGE 18
  LOT 19 DEED BOOK 705 PAGE 637
  LOT 22 DEED BOOK 689 PAGE 745
  LOT 25 DEED BOOK 719 PAGE 693
  LOT 26 DEED BOOK 694 PAGE 442
  LOT 27 DEED BOOK 719 PAGE 445
  DEED BOOK 644 PAGE 31
  DEED BOOK 675 PAGE 142
- SEE STATEMENT OF BINDING ELEMENTS DEED BOOK 719 PAGE 31
- ALL PROPERTY CORNERS ARE TO BE MARKED WITH IRON PINS.
- BENCHMARK = P.K. NAIL LOCATED AT THE END OF LYNNWOOD WAY ELEV. = 537.22
- MINIMUM FIRST FLOOR ELEV= 1 1/2 FEET ABOVE COMPUTED 100 YR FLOOD ELEV. FOR DRAINAGE AREAS
- TOTAL AREA = 68.6 ACRES
- SEE DECLARATION OF RESTRICTIVE COVENANTS DEED BOOK 685 PAGE 534 AND AS AMENDED IN DEED BOOK 717 PAGE 123

● SANITARY SEWER MANHOLE
— — — 8" SANITARY SEWER
- - - - 8" WATER LINE
O FIRE HYDRANT

ELECTRIC EASEMENT TABLE

LINE#	BEARING	DISTANCE
E1	S 56°51'41" W	19.42'
E2	N 16°31'37" W	43.63'
E3	N 73°06'03" E	18.00'
E4	S 16°31'37" E	42.71'





VICINITY MAP (N.T.S.)

NOTE: SEE PLAT 2 OF 3 AND PLAT 3 OF 3 FOR ADDITIONAL INFORMATION

MAJOR SUBDIVISION REVISION

COVINGTON GROVE SUBDIVISION SECTION 1 AS PREVIOUSLY RECORDED IN PLAT BOOK 26 PAGES 93 & 94

BOWLING GREEN ~ WARREN COUNTY, KY.

DATE: 3/11/96 DRAWING NO.: 95264RP.DWG JOB NO.: 95264

OWNERS / DEVELOPERS

BLAIR/RITTER, INC
405 U.S. 31-W BYPASS
BOWLING GREEN, KY. 42101

SCOTT SIMS & ROSALIE PADILLA
832 ALBEMARLE DRIVE
BOWLING GREEN, KY. 42103
(LOT 18)

GENE & PHYLLIS SPEAR
663 HUNTINGTON STREET
BOWLING GREEN, KY 42103
(LOT 11)

BULENT & SUZANNE ALTINKAYA
830 COVINGTON GROVE BLVD
BOWLING GREEN, KY 42104
(LOT 12)

THOMAS & LEIGH BLAIR
P O BOX 707
BOWLING GREEN, KY 42102
(LOT 22)

KNIGHTS CABINETS & CONSTRUCTION
1126 GREEN POND ROAD
BOWLING GREEN, KY 42104
(LOTS 15 & 27)

SCOTT & ROSALIE SIMS AND DONALD & DEBRA RAUH
832 ALBEMARLE DRIVE
BOWLING GREEN, KY 42103
(LOT 16)

DEBRA & DONALD RAUH
731 NEWBERRY STREET
BOWLING GREEN, KY 42103
(LOT 14)

ROBERT & JANET HENDERSON
720 COVINGTON GROVE BLVD
BOWLING GREEN, KY 42103
(LOT 26)

SCOTT PAYNE & KATHERINE WEAVER
801 COVINGTON GROVE BLVD
BOWLING GREEN, KY 42104
(LOT 19)

KEVIN & JULIE ROBBINS
1137 BEAR WAY
BOWLING GREEN, KY 42104
(LOT 25)

HAROLD & BARBARA COOK
1105 MEADOWWOOD LANE
BOWLING GREEN, KY 42104
(LOT 13)

SURVEYORS
JAMES R ADAMS & ASSOCIATES
700 CHESTNUT STREET
BOWLING GREEN, KY. 42101
PHONE: (502)782-3318

100 50 0 100 200
SCALE: 1"=100'

840 Covington Grove Blvd

PLAT 1 OF 3

M.J. 96-42-B.G.