

1 LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF REAL TIME KINEMATIC GPS MEASUREMENT AND/OR RANDOM TRAVERSE WITH SIDESHOTS. 100% OF THIS SURVEY WAS PERFORMED USING SPECTRA SP85 DUAL FREQUENCY RECEIVERS WITH THE REMAINDER USING A TOPCON GTS SERIES TOTAL STATION WITH SIDESHOTS FROM GPS CONTROL MONUMENTS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT AND CONTROL POINT IS 0.04" OR LESS FOR HORIZONTAL PRECISION AND 0.05" OR LESS FOR VERTICAL PRECISION. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND MEETS OR EXCEEDS ALL APPLICABLE STANDARDS OF 201 KAR 18:150.

Andrew T. Hawkins Digitally signed by Andrew T. Hawkins
Date: 2026.09.24 09:34:35-05'00'

ANDREW T. HAWKINS P.L.S. #3894 DATE

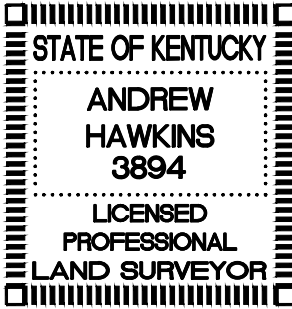
2 CERTIFICATE OF OWNERSHIP, ACCESS, EASEMENTS & DEDICATION

I HEREBY CERTIFY THAT I AM THE 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 EASEMENT 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.

OWNER DATE

OWNER DATE



3 WARREN COUNTY OR BOWLING GREEN PUBLIC WORKS

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 CERTIFIES THAT THE PROPERTY HAS PUBLIC ACCESS TO A CITY OR COUNTY, OR STATE ROAD, BUT GRANTS THE RIGHT TO MAKE FINAL ACCESS APPROVAL AT THE TIME OF AN ACCESS PERMIT APPLICATION.

SIGNED DATE

4 WARREN RURAL ELECTRIC COOPERATIVE CORP.
ELECTRIC DIVISION, WARREN RECC, P.O. BOX 1118
BOWLING GREEN, KY 42101

AUTHORIZED SIGNATURE DATE

5 WARREN COUNTY WATER DISTRICT

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 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.

AUTHORIZED SIGNATURE DATE

6 AT&T

SIGNATURE COMPANY DATE

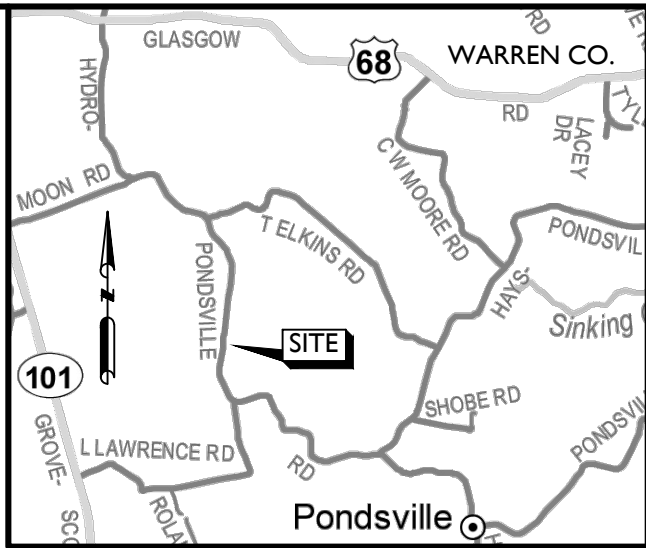
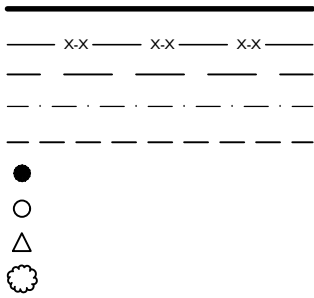
NOTES

- 1) BEARINGS ARE BASED ON KENTUCKY STATE PLANE COORDINATES (SOUTH ZONE 1602); HORIZONTAL DATUM - NAD 83, VERTICAL DATUM - NAVD 88, GEOID 12.
- 2) TOTAL AREA IS 118.981 ACRES.
- 3) THIS SURVEY IS SUBJECT TO ANY EXISTING RIGHT-OF-WAYS OR EASEMENTS.
- 4) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 5) ALL CORNERS ARE IRON PINS (SET) UNLESS OTHERWISE NOTED.
- 6) ALL IRON PINS (SET) ARE 18"x½" REBAR WITH RED, PLASTIC CAPS STAMPED "HAWKINS 3894". ALL CONCRETE NAILS (SET) WITH RED, PLASTIC SHINER STAMPED "HAWKINS 3894".
- 7) SOURCES OF TITLE: LOT 2 - DEED BOOK 782 PAGE 412 AND DEED BOOK 994 PAGE 31; LOT 3 AND LOT 5 - DEED BOOK 698 PAGE 640 AND DEED BOOK 782 PAGE 412; LOT 4 - DEED BOOK 782 PAGE 412; LOT 6 AND LOT 7 - DEED BOOK 698 PAGE 640 AND DEED BOOK 828 PAGE 262.
- 8) A PORTION OF THIS PROPERTY IS PREVIOUSLY RECORDED IN MAJOR PLAT BOOK 33 PAGE 28.
- 9) LOT 1 PREVIOUSLY RECORDED IN MAJOR PLAT BOOK 33 PAGE 28 IS NOT A BUILDING LOT OF RECORD AND IS BEING ADDED TO LOT 6. LOT 1-1 PREVIOUSLY RECORDED IN MAJOR PLAT BOOK 33 PAGE 28 IS NOT A BUILDING LOT OF RECORD AND IS BEING ADDED TO LOT 7.
- 10) THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE AS PER FLOOD INSURANCE RATE MAP #21227C0225E, DATED 5/2/07.
- 11) PVA PARCEL NUMBERS: 082A-71A, 082A-76, AND 088A-65A.
- 12) THIS PROPERTY IS ZONED: AG.
- 13) A PORTION OF THE SIGNATURES ON THIS PLAT WERE OBTAINED DIGITALLY AND VERIFIED BY THE CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY.



LEGEND

- BOUNDARY LINE (THIS SURVEY)
FENCE
B/L & UTILITY EASEMENT
OLD LOT LINE
WATERLINE EASEMENT
IRON PIN (SET)
IRON PIN (FOUND)
STONE (FOUND)
TREE MONUMENT



VICINITY MAP NTS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°16'59" E	356.72'
L2	N 01°37'30" E	94.14'
L3	N 72°02'17" W	164.51'
L4	S 86°05'55" W	189.53'
L5	N 06°27'40" E	281.94'
L6	N 65°00'20" E	195.66'
L7	S 05°03'46" E	125.00'
L8	S 05°03'46" E	125.00'
L9	S 30°07'53" E	243.74'
L10	S 10°11'53" E	50.17'
L11	S 05°29'40" E	217.01'
L12	S 13°11'50" E	74.96'
L13	S 19°47'13" E	144.84'
L14	S 19°24'42" E	72.03'
L15	S 19°24'40" E	258.79'
L16	S 19°24'40" E	258.79'



9 SPECTRUM

ENGINEERING DIVISION: UTILITY EASEMENTS AS SHOWN REVIEWED & APPROVED

SPECTRUM

ENGINEERING DIVISION DATE

10 WARREN COUNTY FIRE COORDINATOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BASED ON THE REQUIREMENTS OF THE WARREN COUNTY FIRE PROTECTION ORDINANCE 23-42WC.

AUTHORIZED SIGNATURE DATE

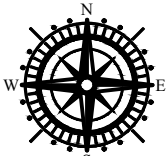
11 CITY-COUNTY PLANNING COMMISSION

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, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE

CHAIR, CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY

EXECUTIVE DIRECTOR, CITY-COUNTY PLANNING COMMISSION OF WARREN CO., KY



ANDERSON
ENGINEERING &
LAND SURVEYING, PLLC

(270) 563-2911
www.aengr.net
P.O. Box 35
Cub Run, KY 42729

**WILLIS D. BAIRD ESTATE SUBDIVISION &
CHARLES & ALPHA BROWNFIELD ESTATE SUBDIVISION ~ REVISION OF LOT 1
HYDRO PONDSVILLE ROAD & T. ELKINS ROAD ~ WARREN COUNTY, KY**

OWNERS / CLIENTS
Willis D. Baird Estate
6475 Ivey Meadow Lane
Cumming, GA 30040-6676

This plat of
survey represents
a boundary
survey and
complies with 201
KAR 18:150.

DATE 9-22-26	DRN AH
REVISED	SOURCE OF TITLE SEE NOTE #7
SCALE 1"=250'	JOB NO. 26-164