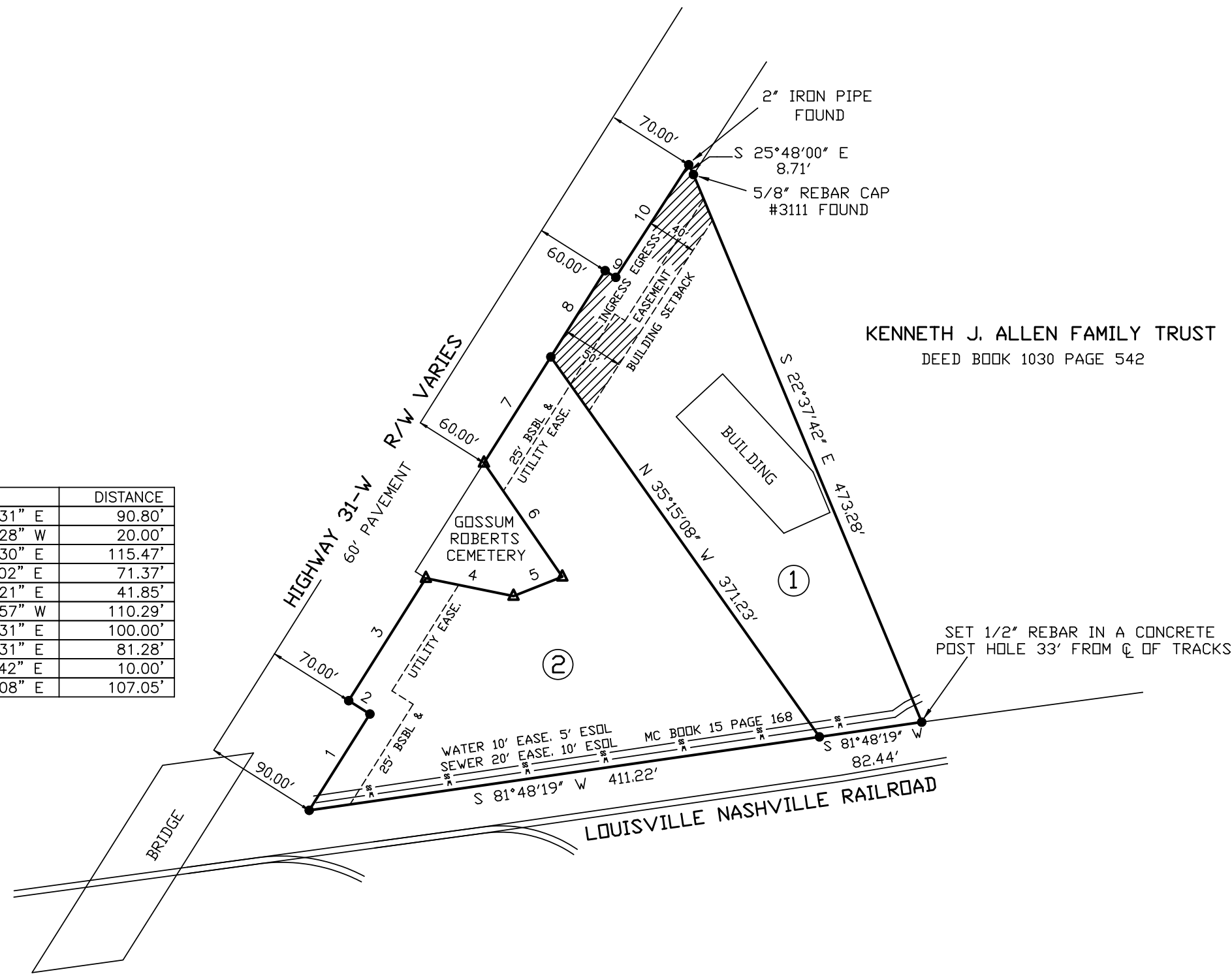


GPS OBSERVATION DATE 10-03-17

LINE	BEARING	DISTANCE
1	N 32°13'31" E	90.80'
2	N 57°46'28" W	20.00'
3	N 32°13'30" E	115.47'
4	S 78°29'02" E	71.37'
5	N 68°26'21" E	41.85'
6	N 34°30'57" W	110.29'
7	N 32°13'31" E	100.00'
8	N 32°13'31" E	81.28'
9	S 57°46'42" E	10.00'
10	N 32°55'08" E	107.05'



ZONED: HI

THIS SURVEY COMPLIES WITH 201 KAR 18:150

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS SUBDIVIDE THE PROPERTY OF JERRY MAXWELL PLAT BOOK 5 PAGE 97 INTO TWO LOTS
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
3. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAPS FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP PARCEL NO. 21227C0169E AS DATED MAY 2, 2007.
4. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
5. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED A. MCPHERSON PLS NO. 3644 SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
7. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP, AND THAT A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
8. MAINTENANCE NOTE
 - 1) THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR PROPERTY. THIS MAINTENANCE SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS TO A HEIGHT NO GREATER THAN TEN (10) INCHES, REPAIRING ERODED AREAS AND REMOVING DEBRIS FROM INLET STRUCTURES. THE PROPERTY OWNER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE INFRASTRUCTURE (NOT ACCEPTED BY THE LOCAL GOVERNMENT) CONTAINED WITHIN THIS EASEMENT.
 - 2) MAINTENANCE OF 'INTERPRETATIVE' ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY, ISLANDS, MEDIANS, ENTRYWAYS, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT.

LEFTWICH LAND SURVEYING, INC.
 904 W MAIN STREET GLASGOW, KENTUCKY 42141 PHONE 270-651-8406

LEGEND

- ▲ 5/8" REBAR CAP #1891 FOUND
- MEANDER POINT
- IRON PIN SET
- ⊠ CONCRETE R/W MONUMENT
- UTILITY POLE
- FIRE HYDRANT
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- PROPERTY LINE
- - - - - SETBACK LINE & UTILITY EASE.
- EASEMENTS
- LOT LINE ABANDONED
- CENTERLINE
- e—e—e— BURIED ELECTRIC
- g—g—g— GAS LINE
- OH—OH— OVERHEAD UTILITIES
- T—T—T— BURIED TELEPHONE
- S—S—S— SANITARY SEWER LINE
- V—V—V— WATER LINE
- ST—ST—ST— STORM SEWER LINE
- X—X—X— FENCE LINE
- +++++ DRAINAGE ESMT.

ATMOS ENERGY
2850 RUSSELLVILLE RD

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.

AUTHORIZED SIGNATURE _____ DATE _____

WARREN RURAL ELECTRIC
951 FAIRVIEW AVENUE

WARREN RURAL ELECTRIC

BY: _____ DATE _____
ELECTRIC DIVISION

WARREN COUNTY WATER DISTRICT
523 US HWY 31W 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 WERE 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 _____

ACCESS CERTIFICATION

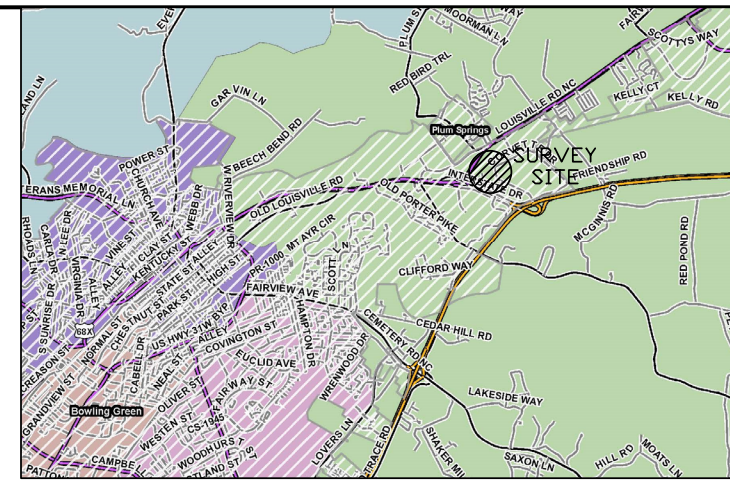
ENTRANCES AND/OR DRIVEWAYS TO LOTS SHALL BE CONSTRUCTED TO MEET APPLICABLE CITY, COUNTY, OR STATE REQUIREMENTS. GRADING WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT NO EXCESS WATER WILL BE DIVERTED TO THE ROAD RIGHT-OF-WAY WITHOUT APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THE SAME AUTHORITY CERTIFIES THAT THE PROPERTY HAS PUBLIC ACCESS TO A CITY, COUNTY, OR STATE ROAD, BUT GRANTS THE RIGHT TO MAKE FINAL ACCESS APPROVAL AT THE TIME OF AN ACCESS PERMIT APPLICATION.

AUTHORIZED SIGNATURE _____ DATE _____

SPECTRUM
515 DOUBLE SPRINGS RD

UTILITY EASEMENTS AS SHOWN REVIEWED AND APPROVED

AUTHORIZED SIGNATURE _____ DATE _____



VICINITY MAP
WARREN COUNTY, KY

AT&T
1061 LOVERS LANE

SIGNATURE _____ TITLE _____ DATE _____

BARREN RIVER DISTRICT HEALTH DEPARTMENT
1109 STATE STREET

- PUBLIC SEWER CONNECTION REQUIRED
- ON EXISTING PUBLIC SEWER
- HAS EXISTING PRIVATE SEWER SYSTEM
- HAS EXISTING PRIVATE SEPTIC SYSTEM
- SEPTIC SYSTEM REQUIRED
- ON-SITE SEWAGE PRIVATE 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

AUTHORIZED SIGNATURE _____ DATE _____

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 OPERATIONS 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.

OWNER _____ DATE _____

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

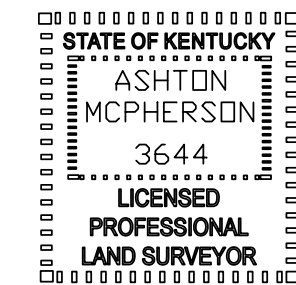
DATE: _____ 20____

CHAIRMAN
CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION BY METHODS THAT MEET OR EXCEED STANDARDS. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

ASHTON E MCPHERSON PLS# 3644 DATE _____



PARCEL OWNER INFORMATION SOURCE OF TITLE

JERRY DON MAXWELL, JR. WILL BOOK 88 PAGE 233
1674 DETOUR ROAD DEED BOOK 594 PAGE 445
BOWLING GREEN, KY 42101 PLAT BOOK 5 PAGE 97

SUBDIVISION PLAT FOR:
JERRY DON MAXWELL, JR.

4244 LOUISVILLE ROAD

LOCATED 3.7 MILES NORTHEAST OF BOWLING GREEN, WARREN CO., KY.

I DO HEREBY CERTIFY THAT THE URBAN CLASS SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE AND USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE G.P.S. DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH AS ESTABLISHED BY STATIC G.P.S. OBSERVATION.

ASHTON E. MCPHERSON PLS. # 3644 DATE _____

DATE 10-03-17 SCALE 1" = 100'

