

**EASEMENT NOTES**

- a. There is a 50' general utility easement across the front of each lot, unless otherwise noted.
- b. There is a 10' general utility easement across the rear of each lot, unless otherwise noted.
- c. There is a 10' general utility and drainage easement centered on each side of the lot line, being 5' on each side of the line, unless otherwise noted.
- d. All new residential subdivisions shall have underground utilities, unless otherwise noted.
- e. Changes of front lot, although the subdivision shall be responsible for the maintenance of drainage and other easement areas, unless otherwise noted.
- f. Easements granted and conveyed to utility companies, for utility purposes, include:
  - 1) the right to trim and remove any and all trees, structures and obstacles located on the easement, or in such proximity thereto, that in falling might interfere with the maintenance and/or operation of said facilities;
  - 2) no building or other structure shall be erected, and no landfill or excavation or other change of grade, shall be performed upon said easements after installation of facilities;
  - 3) the right of ingress and egress to the users of the utility easements as required to construct, operate, maintain and reinforce facilities within said easements.
- g. Electric easement: A distance of fifteen (15) feet on the property side of the road right of way (running parallel to the road right of way) on both sides of the street and a ten (10) foot wide deep from the road right of way wherever a utility pole is erected.
- h. All entrances providing access to public right-of-way must receive an entrance permit from the appropriate governmental agency. Plat approval does not relieve property owners of the responsibility to obtain an entrance permit, nor does it guarantee approval of an access permit even if properly applied for.

**CERTIFICATION OF APPROVAL OF ONSITE SEWAGE SYSTEM**

Onsite sewage disposal system to any proposed residence, or other building shall be installed pursuant to the Kentucky Onsite Sewage Disposal Regulations, 902 KAR 10C081 and 902 KAR 10C085, and each individual lot shall stand on its own merit as to approval or disapproval.

Environmentalists \_\_\_\_\_ Date 2-27-17  
 Nelson County

**CERTIFICATION OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nelson County, Kentucky and is hereby approved for recording in the office of the County Clerk.

Date 2/27/17  
 Administrative Officer, City County Planning Commission

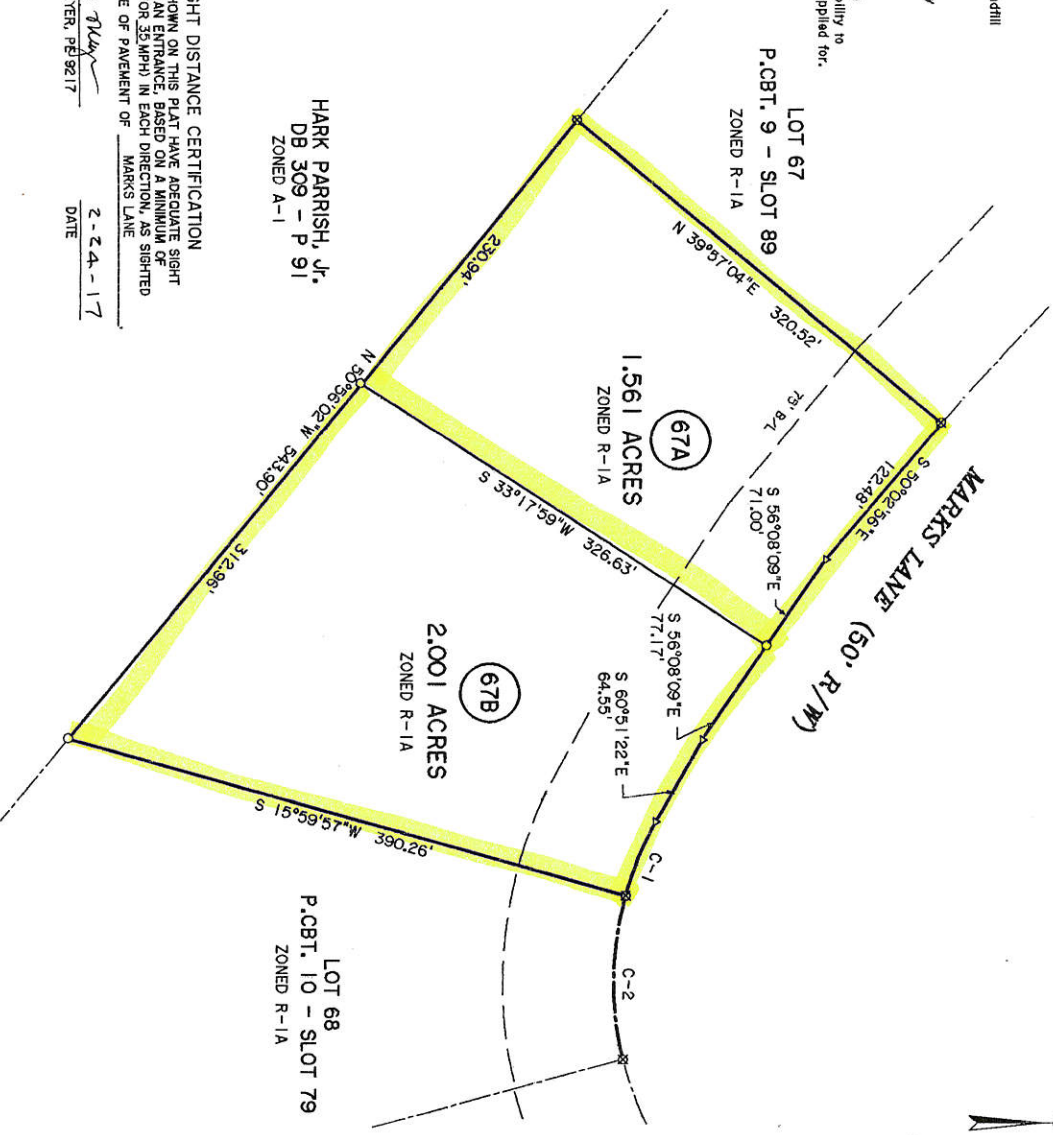
**OWNERS CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon and recorded in DEED BOOK 359 - PAGE 408 the Nelson County Clerk's Office; do hereby adopt this plan of lots for this property; do hereby dedicate the streets and any other spaces as indicated to public use; and do establish and reserve the indicated easements for public utilities and drainage purposes.

Owner \_\_\_\_\_ Date 2/25/17

Owner \_\_\_\_\_ Date \_\_\_\_\_

CURVE	RADIUS	LENGTH	CHORD	CHBEARING
C-1	225.00'	54.93'	54.80'	S 67°48'51"E
C-2	225.00'	113.13'	111.94'	S 89°12'46"E



**SIGHT DISTANCE CERTIFICATION**

ALL TRACTS SHOWN ON THIS PLAT HAVE ADEQUATE SIGHT DISTANCE FOR AN ENTRANCE, BASED ON A MINIMUM OF 300 FEET (FOR 35 MPH) IN EACH DIRECTION, AS SIGHTED FROM THE EDGE OF PAVEMENT OF MARKS LANE.

DATE 2-24-17  
 CHARLES R. MEYER, P.E. 9217

**SURVEYOR'S CERTIFICATE**

I hereby certify that this plat depicts a survey made by me, or under my direction, by the method of random traverses. The unadjusted precision ratio of the traverse was 1:35750, and it was not adjusted for closure. The survey shown hereon is an urban survey and the accuracy and precision meet all the specifications of this class.

DATE 2-24-17  
 CHARLES R. MEYER, LS 2225



- LEGEND**
- 1-2" Rebar with Cap Stamped MEYER-2225 Set this Survey
  - ⊗ 5-8" Rebar Found with Cap Stamped HIBBS-2581\*
  - 5-4" Rebar Found with Cap Stamped LEIGH-177\*
  - Wooden Fence Post Found otherwise noted
  - △ Point not Set, or as otherwise noted
  - x — Existing Fence

This survey subject to all road rights of way and easements of record.

**ZONE CHANGE - MAXIMUM DENSITY**  
 ZONE CHANGE #1901 LIMITS THE VALLEY VIEW DEVELOPMENT TO A MAXIMUM OF 1 HOUSE PER 2.3 ACRES (94 LOTS); 0.43 DWELLING UNITS PER ACRE, WITH THIS PLAT, THE VALLEY VIEW DEVELOPMENT DENSITY IS 1 HOUSE PER 2.67 ACRES (73 LOTS); 0.37 DWELLING UNITS PER ACRE.

**FLOOD HAZARD CERTIFICATE**

DEBERG CERTIFY THAT THE PROPERTY SHOWN HEREON 2117603E 048100D HAZARD AREA AS SHOWN ON FIRM MAP \_\_\_\_\_ DATED \_\_\_\_\_

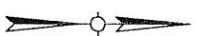
NOTE: BEARINGS BASED ON THE RECORD PLAT FOR VALLEY VIEW.

**VALLEY VIEW SUBDIVISION - PHASE IIC**  
 AFFECTING LOTS 67A & 67B  
 OWNERS: JANET & DANIEL RAISOR  
 290 WIRE LANE  
 BARDSTOWN, KY 40004

COUNTY \_\_\_\_\_ NELSON  
 TRACT RECORDED IN: DB 359 - P 408

**MEYER LAND SURVEYS & ENGINEERING**  
 CHARLES R. MEYER  
 234 Coney Fork Road, Bardstown, KY 40004  
 (502) 348-2617

SCALE: 1" = 100'  
 DATE SURVEY COMPLETED: FEB. 21, 2017



KEY MAP  
 No Scale

