

GENERAL SURVEY NOTES

THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE...

THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEEDS OF RECORD REFERRED HEREON, THE RECOVERED MONUMENTS OF RECORD OR BY COMMON REPORT, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF...

NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE...

UNLESS NOTED, DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE CLERK OF WASHINGTON COUNTY, KENTUCKY.

ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY...

ALL BUILDING SETBACK LINES SHOULD BE VERIFIED BY THE WASHINGTON COUNTY PLANNING COMMISSION BEFORE THE DEVELOPMENT OF ANY NEW IMPROVEMENTS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.

ALL BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINE.

ADJOINING PROPERTY OWNERS

DONALD LYONS, JR. CHRISTY L. LYONS D.B. 209, PG. 373 PARCEL #42-081

JOHN W. & DIANE J. MCDANIEL D.B. 234, PG. 460 PARCEL #42-059

VERNON W. & SANDRA K. TULLIS D.B. 728, PG. 324 PARCEL #49-078

RHONDA R. DEVINE D.B. 344, PG. 422 PARCEL #49-016

ELEANOR GRACE PERREIAH D.B. 258, PG. 668 PARCEL #49-017

BETH SPALDING D.B. 308, PG. 630 PARCEL #43-001

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists 67 lines (L1-L67) with their respective bearings and distances.

CERTIFICATE OF APPROVAL OF SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL UTILITY SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION SHOWN HEREON SHALL FULLY MEET THE REQUIREMENTS OF THE KENTUCKY ON SITE SEWER DISPOSAL REGULATIONS...

DATE: ENVIRONMENTALIST, WASHINGTON COUNTY HEALTH DEPT.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GPS MEASUREMENT OR RANDOM TRAVERSE...

JEFFREY W. WOLF DATE

TRACT 3 46.217 ACRES ZONED AG.

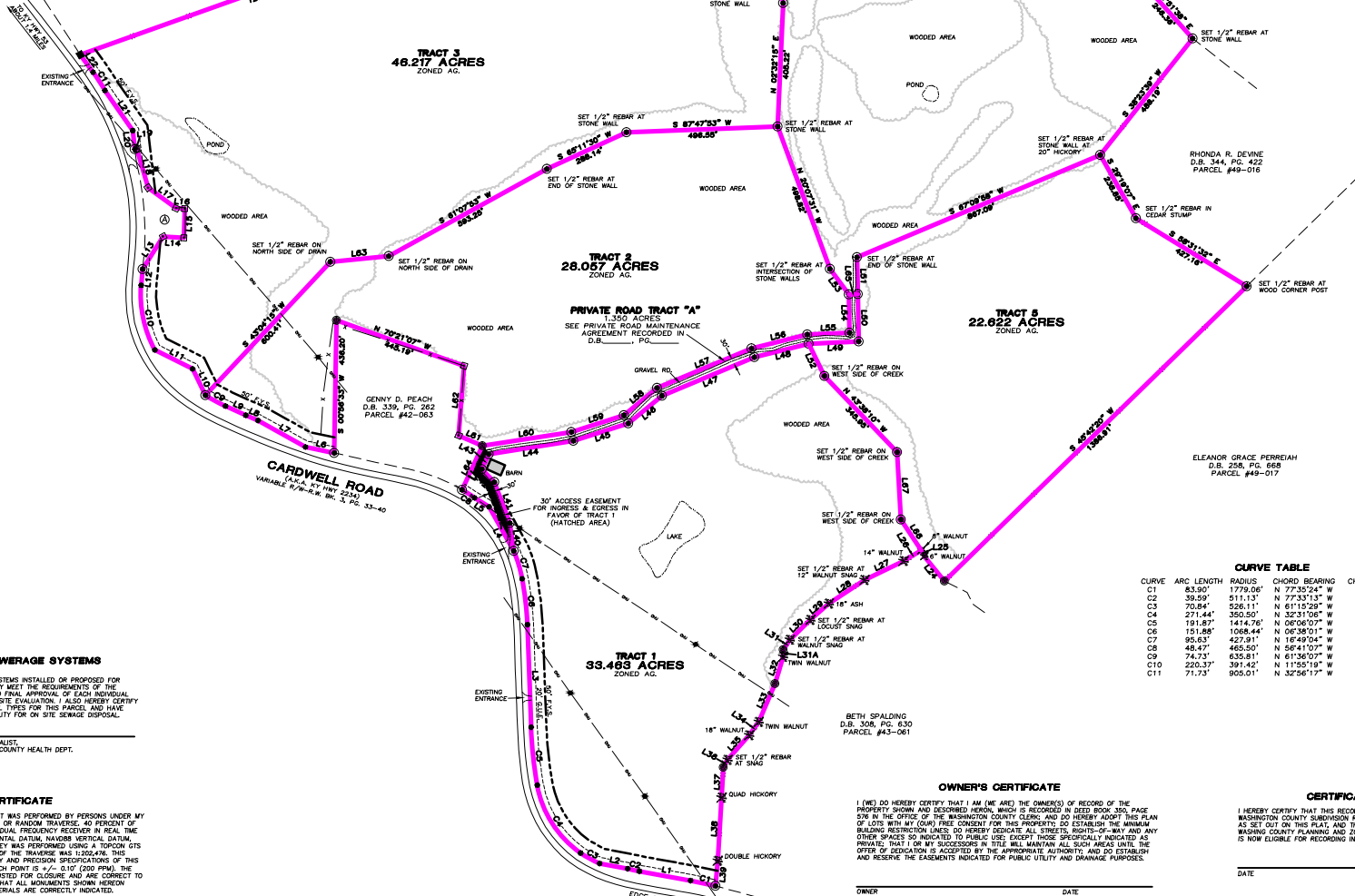
TRACT 2 28.067 ACRES ZONED AG.

TRACT 4 40.044 ACRES ZONED AG.

TRACT 5 22.022 ACRES ZONED AG.

TRACT 1 33.483 ACRES ZONED AG.

PRIVATE ROAD TRACT "A" 1.350 ACRES



LEGEND

- PROPERTY LINE
ADJOINING PROPERTY LINE
DENOTES SET 1/2" REBAR W/CAP STAMPED "WOLF 3742"

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE TRACTS 1 THROUGH 5 FROM EDELEN'S EXISTING TRACT OF RECORD IN DEED BOOK 350, PAGE 576 IN THE WASHINGTON COUNTY CLERK'S OFFICE.

PRIVATE ROAD TRACT NOTE

TRACTS 2, 4, AND 5 SHOWN HEREON SHALL HAVE A 1/2 UNDIVIDED INTEREST IN PRIVATE ROAD TRACT "A" AND ARE GRANTED ACCESS ACROSS PRIVATE ROAD TRACT "A" FOR THE PURPOSE OF INGRESS AND EGRESS.

CURVE TABLE

Table with columns: CURVE, ARC LENGTH, RADIUS, CHORD BEARING, CHORD LENGTH. Lists 11 curves (C1-C11) with their respective measurements.

OWNER'S CERTIFICATE

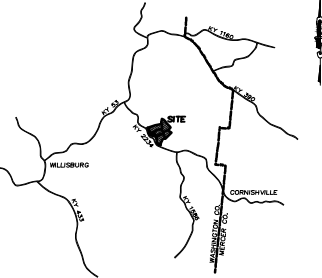
I (WE) DO HEREBY CERTIFY THAT I (AM ARE) THE OWNER(S) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHO IS (ARE) RECORDED IN DEED BOOK 350, PAGE 576 IN THE OFFICE OF THE WASHINGTON COUNTY CLERK...

OWNER DATE
OWNER DATE

CERTIFICATE OF APPROVAL

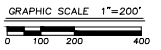
I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE WASHINGTON COUNTY SUBDIVISION REGULATIONS WITH THE EXCEPTION OF VARIANCES SET OUT ON THIS PLAT, AND THAT THIS RECORD PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING AND ZONING COMMISSION...

DATE CHAIRMAN/SECRETARY WASHINGTON COUNTY PLANNING & ZONING COMMISSION
ZONING ADMINISTRATOR



VICINITY MAP

NO SCALE



FINAL SUBDIVISION PLAT FOR DAVID M. EDELEN FARM DIVISION. CLIENT: GOLDMARK REALTORS. OWNERS: DAVID MARTIN EDELEN. PROPERTY LOCATION: 1408 CARDWELL ROAD, HARRRODSBURG, KY. ZONED: AGRICULTURAL. SCALE: 1"=200'. PLAT DATE: 08/24/17. FIELDWORK: 08/23/17.

Horizon ENGINEERING, LLC Civil Engineering & Land Surveying. 111 North Second Street, P.O. Box 364, Harrodsburg, KY 40304. Phone: (502) 348-4200.