

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY ME OR PERSONS UNDER MY DIRECT SUPERVISION.

**PRELIMINARY DRAWING
DO NOT RECORD OR
USE FOR LAND TRANSFER**

JOHNNY G. PETTIT PLS # 3327 DATE _____

SURVEY NOTES

THIS PLAT REPRESENTS A BOUNDARY SURVEY CLASSIFIED AS A RURAL SURVEY AND COMPLIES WITH 201 KAR 18:150. GPS CONTROL POINTS WERE ESTABLISHED ON THIS PROPERTY BY RTK METHODS USING SOKIA GRX1 DUAL FREQUENCY RECEIVERS WITH THE GEOD12 MODEL. GPS CONTROL CHECK POINTS WERE USED TO DETERMINE THE ACCURACY BETWEEN POINTS. THE DISTANCE BETWEEN THE CONTROL POINTS AND THE CHECK POINTS RANGED FROM 0.001 TO 0.03 FEET. THE BOUNDARIES OF THIS PROPERTY WERE ESTABLISHED FROM THE GPS CONTROL POINTS WITH A TOPCON 300 SERIES TOTAL STATION BY METHOD OF RADIAL SURVEYING.

CERTIFICATION OF THE APPROVAL OF STREETS

I CERTIFY (1) THAT STREETS AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY AND COUNTY SPECIFICATIONS IN THE SUBDIVISION ENTITLED: "JOSEPH R. LANHAM ET AL AGRICULTURAL" DIVISION OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE CITY OR COUNTY LEGISLATIVE BODY TO ASSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ CITY OR COUNTY ENGINEER OR OTHER APPROVING AGENT _____

METCALFE PROPERTY DEED BOOK 306 PAGE 335

BLUEGRASS PIPELINE NOTE

THE BLUEGRASS PIPELINE EASEMENT SHOWN HEREON IS SHOWN AS AN APPROXIMATE LOCATION. BEFORE ANY CONSTRUCTION ON TRACTS AFFECTED BY THE PIPELINE EASEMENT AND TO DETERMINE THE EXACT LOCATION OF THE EASEMENT, CONTACT THE BLUEGRASS PIPELINE COMPANY. MEMORANDUMS OF EASEMENT AND RIGHT OF WAY AGREEMENTS IN FAVOR OF BLUEGRASS PIPELINE COMPANY, LLC, ARE RECORDED IN THE OFFICE OF THE NELSON COUNTY CLERK IN DEED BOOK 497 PAGES 61, 64, 67, 70, 73, 76, 79, 82, 85, AND 88.

FLOOD PLAIN NOTE

AS INDICATED ON MAP NO. 21179C0300D OF THE FLOOD INSURANCE RATE MAPS, THE MAJORITY OF THIS PROPERTY LIES IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, HOWEVER A PORTION OF TRACTS 7 AND 8 ALONG THE REAR BOUNDARY LINES LIE IN A FLOOD PRONE AREA.

CLERK AND RECORDER'S CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF NELSON COUNTY AT THE CITY OF BARDSTOWN, COMMONWEALTH OF KENTUCKY, THIS _____ DAY OF _____ A.D. 2015.

RECEPTION NO. _____ COUNTY CLERK AND RECORDER _____ TIME _____

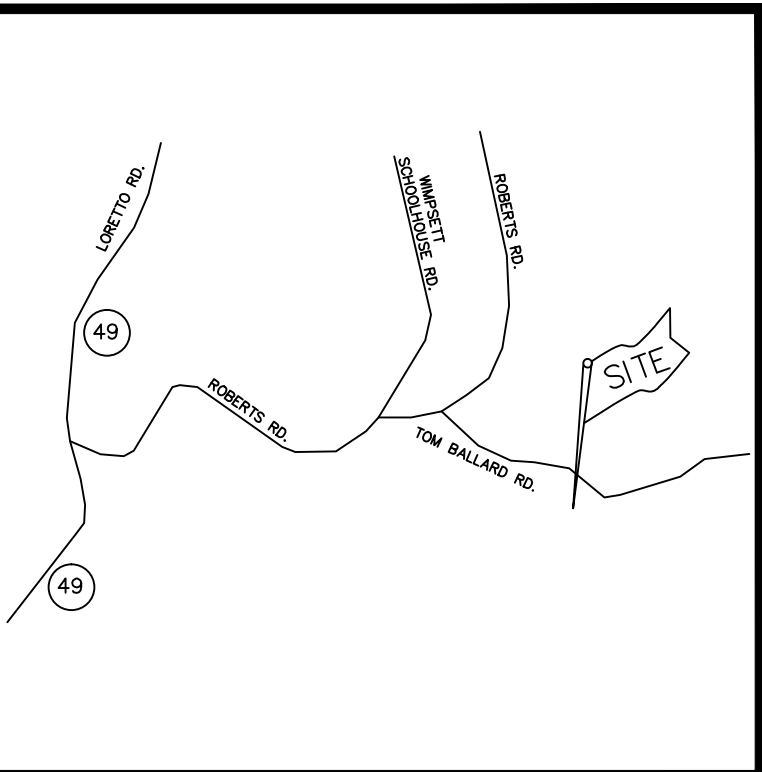
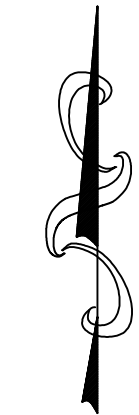
SIGHT DISTANCE NOTE

TRACTS SHOWN ON THIS PLAT HAVE ADEQUATE SIGHT DISTANCE FOR AN ENTRANCE OFF OF TOM BALLARD ROAD AND THE ROAD EASEMENT.

CERTIFICATION OF APPROVAL FOR RECORDING

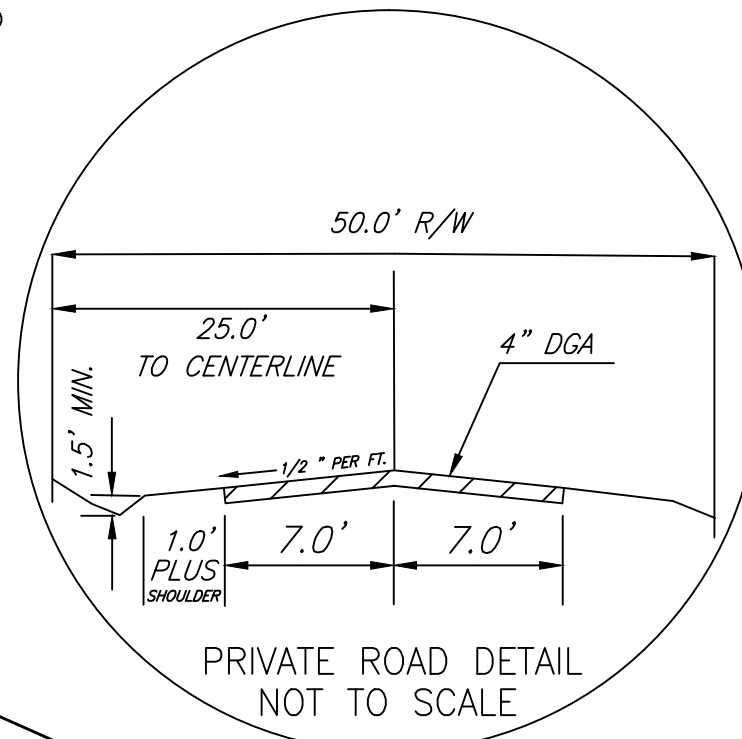
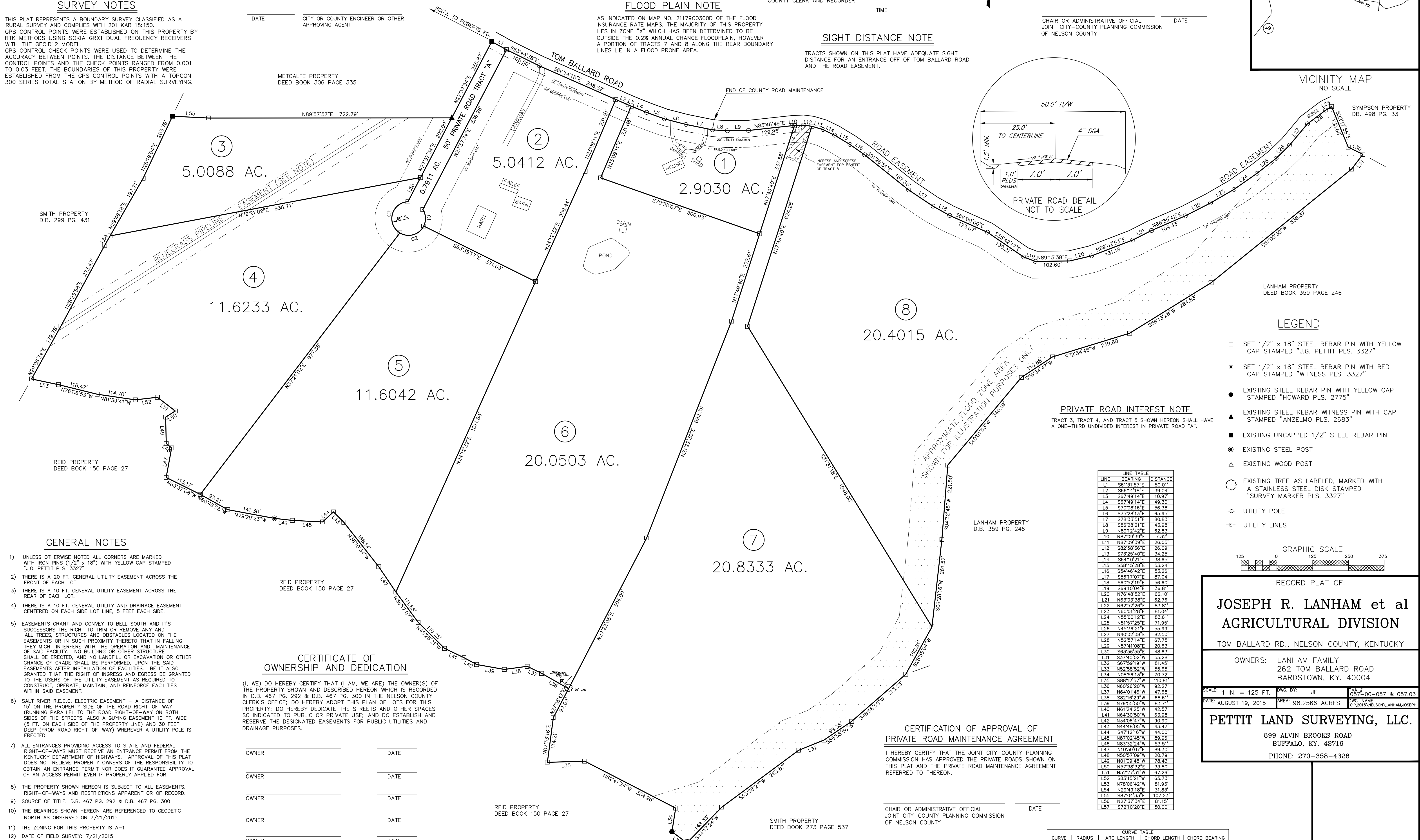
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NELSON COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE NELSON COUNTY CLERK.

CHAIR OR ADMINISTRATIVE OFFICIAL _____ DATE _____ JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY



VICINITY MAP NO SCALE

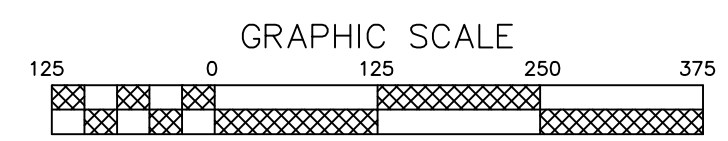
SYMPSON PROPERTY DB. 498 PG. 33



LANHAM PROPERTY DEED BOOK 359 PAGE 246

LEGEND

- SET 1/2" x 18" STEEL REBAR PIN WITH YELLOW CAP STAMPED "J.G. PETTIT PLS. 3327"
- SET 1/2" x 18" STEEL REBAR PIN WITH RED CAP STAMPED "WITNESS PLS. 3327"
- EXISTING STEEL REBAR PIN WITH YELLOW CAP STAMPED "HOWARD PLS. 2775"
- ▲ EXISTING STEEL REBAR WITNESS PIN WITH CAP STAMPED "ANZELMO PLS. 2683"
- EXISTING UNCAPPED 1/2" STEEL REBAR PIN
- EXISTING STEEL POST
- △ EXISTING WOOD POST
- EXISTING TREE AS LABELED, MARKED WITH A STAINLESS STEEL DISK STAMPED "SURVEY MARKER PLS. 3327"
- UTILITY POLE
- - UTILITY LINES



PRIVATE ROAD INTEREST NOTE

TRACT 3, TRACT 4, AND TRACT 5 SHOWN HEREON SHALL HAVE A ONE-THIRD UNDIVIDED INTEREST IN PRIVATE ROAD "A".

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S61°31'57"E | 50.01' |
| L2 | S66°44'18"E | 39.04' |
| L3 | S67°49'14"E | 10.97' |
| L4 | S67°49'14"E | 49.30' |
| L5 | S70°08'18"E | 56.38' |
| L6 | S75°28'13"E | 65.95' |
| L7 | S78°31'51"E | 60.83' |
| L8 | S86°28'21"E | 43.98' |
| L9 | N89°12'42"E | 62.83' |
| L10 | N87°09'39"E | 7.32' |
| L11 | N87°09'39"E | 28.05' |
| L12 | S82°58'36"E | 26.09' |
| L13 | S73°25'40"E | 34.25' |
| L14 | S64°10'21"E | 38.65' |
| L15 | S58°45'28"E | 53.24' |
| L16 | S54°46'42"E | 53.26' |
| L17 | S56°17'07"E | 87.04' |
| L18 | S60°52'19"E | 56.60' |
| L19 | S69°10'04"E | 36.81' |
| L20 | N76°48'52"E | 66.10' |
| L21 | N63°03'38"E | 62.76' |
| L22 | N62°52'28"E | 83.81' |
| L23 | N60°01'28"E | 81.04' |
| L24 | N55°00'12"E | 83.61' |
| L25 | N51°52'25"E | 71.95' |
| L26 | N45°52'21"E | 55.99' |
| L27 | N40°02'38"E | 82.50' |
| L28 | N52°57'14"E | 67.75' |
| L29 | N57°41'08"E | 20.83' |
| L30 | S63°56'55"E | 48.63' |
| L31 | S37°40'02"W | 55.28' |
| L32 | S67°59'19"W | 81.45' |
| L33 | N52°55'52"W | 65.25' |
| L34 | N08°58'13"E | 70.72' |
| L35 | S88°12'57"W | 110.81' |
| L36 | N60°26'20"W | 92.27' |
| L37 | N64°01'46"W | 47.66' |
| L38 | S82°16'29"W | 68.61' |
| L39 | N79°55'50"W | 83.71' |
| L40 | N61°21'25"W | 42.57' |
| L41 | N64°30'50"W | 63.98' |
| L42 | N34°06'47"W | 90.90' |
| L43 | N44°48'05"W | 43.47' |
| L44 | S47°12'16"W | 44.00' |
| L45 | N87°02'45"W | 89.96' |
| L46 | N83°32'24"W | 53.51' |
| L47 | N10°30'07"E | 89.30' |
| L48 | N50°02'09"W | 50.79' |
| L49 | N01°09'48"W | 78.43' |
| L50 | N57°38'32"E | 33.80' |
| L51 | N52°23'31"W | 67.28' |
| L52 | S83°15'21"W | 65.73' |
| L53 | N78°06'42"W | 81.93' |
| L54 | N29°49'18"E | 31.83' |
| L55 | S87°04'33"E | 107.23' |
| L56 | N27°37'34"E | 81.15' |
| L57 | S72°10'20"E | 50.00' |

GENERAL NOTES

- UNLESS OTHERWISE NOTED ALL CORNERS ARE MARKED WITH IRON PINS (1/2" x 18") WITH YELLOW CAP STAMPED "J.G. PETTIT PLS. 3327"
- THERE IS A 20 FT. GENERAL UTILITY EASEMENT ACROSS THE FRONT OF EACH LOT.
- THERE IS A 10 FT. GENERAL UTILITY EASEMENT ACROSS THE REAR OF EACH LOT.
- THERE IS A 10 FT. GENERAL UTILITY AND DRAINAGE EASEMENT CENTERED ON EACH SIDE LOT LINE, 5 FEET EACH SIDE.
- EASEMENTS GRANT AND CONVEY TO BELL SOUTH AND ITS SUCCESSORS THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERE TO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENTS AFTER INSTALLATION OF FACILITIES. BE IT ALSO GRANTED THAT THE RIGHT OF INGRESS AND EGRESS BE GRANTED TO THE USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN, AND REINFORCE FACILITIES WITHIN SAID EASEMENT.
- SALT RIVER R.E.C.C. ELECTRIC EASEMENT - A DISTANCE OF 15' ON THE PROPERTY SIDE OF THE ROAD RIGHT-OF-WAY (RUNNING PARALLEL TO THE ROAD RIGHT-OF-WAY ON BOTH SIDES OF THE STREETS. ALSO A GUYING EASEMENT 10 FT. WIDE (5 FT. ON EACH SIDE OF THE PROPERTY LINE) AND 30 FEET DEEP (FROM ROAD RIGHT-OF-WAY) WHEREVER A UTILITY POLE IS ERRECTED.
- ALL ENTRANCES PROVIDING ACCESS TO STATE AND FEDERAL RIGHT-OF-WAYS MUST RECEIVE AN ENTRANCE PERMIT FROM THE KENTUCKY DEPARTMENT OF HIGHWAYS. APPROVAL OF THIS PLAT 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 AFFIXED FOR.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIONS APPARENT OR OF RECORD.
- SOURCE OF TITLE: D.B. 467 PG. 292 & D.B. 467 PG. 300
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO GEODETIC NORTH AS OBSERVED ON 7/21/2015.
- THE ZONING FOR THIS PROPERTY IS A-1
- DATE OF FIELD SURVEY: 7/21/2015

CERTIFICATE OF OWNERSHIP AND DEDICATION

(I, WE) DO HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN D.B. 467 PG. 292 & D.B. 467 PG. 300 IN THE NELSON COUNTY CLERK'S OFFICE; DO HEREBY DEDICATE THE STREETS AND OTHER SPACES SO INDICATED TO PUBLIC OR PRIVATE USE; AND DO ESTABLISH AND RESERVE THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

| OWNER | DATE |
|-------|------|
| | |
| OWNER | DATE |
| | |
| OWNER | DATE |
| | |
| OWNER | DATE |
| | |
| OWNER | DATE |
| | |

CERTIFICATION OF APPROVAL OF PRIVATE ROAD MAINTENANCE AGREEMENT

I HEREBY CERTIFY THAT THE JOINT CITY-COUNTY PLANNING COMMISSION HAS APPROVED THE PRIVATE ROADS SHOWN ON THIS PLAT AND THE PRIVATE ROAD MAINTENANCE AGREEMENT REFERRED TO THEREON.

CHAIR OR ADMINISTRATIVE OFFICIAL _____ DATE _____ JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|--------------|---------------|
| C1 | 50.00' | 51.30' | 49.98' | N02°58'51"W |
| C2 | 50.00' | 82.81' | 73.67' | N73°51'34"E |
| C3 | 50.00' | 127.69' | 95.71' | S14°27'59"W |