

VICINITY MAP

General utility notes,

Consolidation Note # 1: FAIRGROUND VILLA BLOCK F, LOTS # 22 & # 23 are being permanently consolidated as Revised LOT # 24 and shall not be subdivided unless otherwise allowed under applicable Zoning and Subdivision Regulations

- a. There is a 20-foot general utility easement across the front of each lot, unless otherwise noted.
- b. There is a 10-foot general utility easement across the rear of each lot, unless otherwise noted.
- c. There is a 10-foot general utility easement centered on each side lot, being 5 feet on each side of said line, unless otherwise noted.
- d. All new residential subdivisions shall have underground utilities, unless otherwise noted.
- e. Owners of any lot within this 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, including: (1) the right to trim or remove any and all trees, structures, and obstacles located on the easements or in such proximity thereto that in falling might interfere with the operation and/or maintenance 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) right of ingress and egress to the users of the utility easements as required to construct, operate, maintain, and reinforce facilities with 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 guying easement (five (5) feet on each side of the property line) and thirty (30) foot deep (from road right-of-way) wherever a utility pole is erected.
- h. All entrances providing access to a 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.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1: 10,000 AND WAS NOT ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A CLASS URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

John Young Howard
 JOHN YOUNG HOWARD PL# 2775 DATE 4-29-15

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION REGULATIONS FOR NELSON COUNTY, KENTUCKY AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK

DATE: _____

ADMINISTRATIVE OFFICER, CITY COUNTY PLANNING COMMISSION

LEGEND

- POINT
- ⊙ 2" IRON PIPE FOUND
- 5/8"X18" SET REBAR CAP JY HOWARD 2775
- BRICK POST

HOWARD SURVEYING
 2521 VIRGINIA AVE.
 BARDSTOWN, KY 40004
 PHONE 502-348-6571
 jyhow@bardstown.com

OWNERS CERTIFICATION
 I (WE) DO HEREBY CERTIFY THAT I (WE ARE) THE OWNERS OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK 134 PAGE 569 IN THE OFFICE OF THE COUNTY CLERK; AND DO HEREBY ADOPT THIS PLAN OF LOTS FOR THIS PROPERTY; AND DO HEREBY DEDICATE THE STREETS AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES

 DATE _____ OWNER(S) _____

Certification of Approval of Utilities
 I hereby certify that (1) utility improvements have been installed in an acceptable manner and according to relevant specifications for this OR (2) a security bond has been in the amount of \$ _____ posted to assure completion of utility improvements in case of default.

Utility Agent or Other Approving Agent

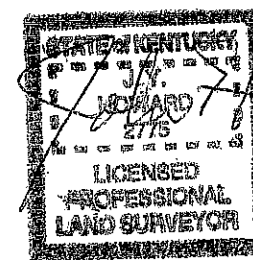
Date _____

ALL LOTS ARE ZONED R-1A



LINE	BEARING	HORIZ DIST
L1	N18°50'22"E	15.26'
L2	N78°25'05"E	50.00'

Floodplain Note: This tract DOES NOT lie in a flood hazard area as shown on FIRM Map # 21179C0154D dated May 24, 2011.



AMENDED FAIRGROUNDS VILLA AFFECTING LOTS # 22 # 23 & # 24 SALLIE WILLIAMS OWNER 1430 TUCKER DRIVE BARDSTOWN, KY TITLE DB 134 P 569 PVA MAP # 44SE0-02-025 SCALE 1" = 100' SURVEY APRIL 29, 2015

