

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, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEEDS OF RECORD REFERENCED HEREON, THE RECOVERED MONUMENTS OF RECORD OR BY COMMON REPORT, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED BY THE FENCE LINES SHOWN HEREON.

NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT QUALIFIED TO ASSESS THE PRESENCE OF CEMETERIES OR BURIAL GROUNDS AND ANY PERSON OR INSTITUTION RELYING ON THIS SURVEY IS ENCOURAGED TO HAVE A CULTURAL RESOURCE STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR ARCHEOLOGICAL SENSITIVE AREAS PRIOR TO ANY SITE EXCAVATIONS, CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION OF THEIR LINES.

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

ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY. HORIZON ENGINEERING HAS NOT EXAMINED SUBSURFACE, METEOROLOGICAL, OR ENVIRONMENTAL CONDITIONS AND THEY ARE NOT CONSIDERED A PART OF THIS SURVEY.

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 21170C00X0, WHICH BEARS AN EFFECTIVE DATE OF MAY 24, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THE ACCURACY OF THE MAPS.

ANY NON-CONFORMING STRUCTURES SHOWN HEREON SHALL NOT BE ENLARGED, EXPANDED, REPLACED, OR STRUCTURALLY ALTERED, UNLESS OTHERWISE IN COMPLIANCE WITH ARTICLE 10 OF THE ZONING REGULATIONS.

ALL BUILDING SETBACK LINES SHOULD BE VERIFIED BY THE NELSON 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

GENERAL UTILITY NOTES

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 OPERATION AND/OR MAINTENANCE OF SAID FACILITIES; (2) THE BUILDING OF OTHER STRUCTURES SHALL BE ERECTED, AND NO LATERAL 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, MAINTAIN, AND REPAIR 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 CULVING EASEMENT (TWO) FEET ON EACH SIDE OF PROPERTY LINES 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 PROPER OWNERS OF THE RESPONSIBILITY TO OBTAIN AN ENTRANCE PERMIT, NOR DOES IT GUARANTEE APPROVAL OF AN ACCESS PERMIT EVEN IF PROPERTY APPLIED FOR.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, AND ESTABLISH AND RESERVE THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

OWNER _____ DATE _____

OWNER _____ DATE _____

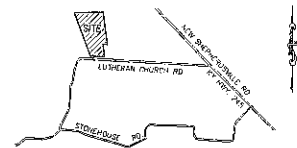
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GPS MEASUREMENTS OR HANDS TRANSFER TO PERCENT OF THIS SURVEY WAS PERFORMED USING A TRIANGLE RB3-GNSS DUAL FREQUENCY RECEIVER IN REAL TIME KINEMATIC (RTK) SESSIONS AND REFERENCES HADRS HORIZONTAL DATUM, NAD83 VERTICAL DATUM, AND THE 2011 GCSM MODEL. THE REMAINDER OF THIS SURVEY WAS PERFORMED USING A TOPCON CTS 233 SERIES TOTAL STATION. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:45100. THIS SURVEY IS A PURAL CLASS SURVEY AND MEETS ALL THE ACCURACY AND PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS 1/4" @ D10' (200 PPM). THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THEIR SIZE, LOCATION, AND MATERIALS ARE CORRECTLY INDICATED.

JEFFREY W. WOLF _____ DATE _____

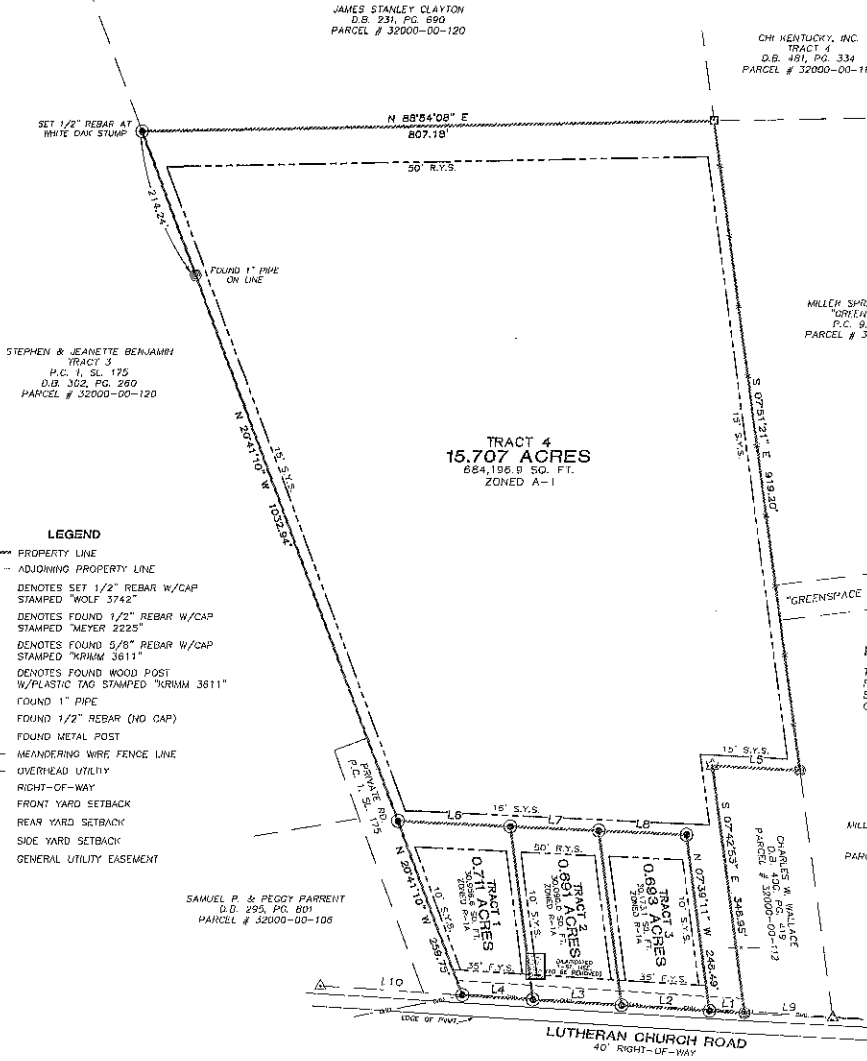
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°21'59" W	50.24'
L2	N 86°21'59" W	124.36'
L3	N 86°21'59" W	125.12'
L4	N 86°21'59" W	130.00'
L5	N 87°07'44" W	124.11'
L6	S 87°20'54" E	159.21'
L7	S 87°20'54" E	124.71'
L8	S 87°20'54" E	123.96'
L9	N 87°09'16" W	125.05'
L10	S 86°22'01" E	201.29'



VICINITY MAP
NO SCALE

CH KENTUCKY, INC.
TRACT 4
D.B. 481, PG. 334
PARCEL # 32000-00-115



R-1A SINGLE FAMILY RESIDENTIAL DISTRICT

DIMENSION AND AREA REQUIREMENTS
 MAXIMUM HEIGHT: 35 FEET
 MAXIMUM LOT AREA: 15,000 SQUARE FEET
 NOT SERVED BY SANITARY SEWERS: 30,000 SQUARE FEET
 MAXIMUM LOT SIZE: 3 ACRES
 NOTE: MAY BE WAIVED BY THE PLANNING COMMISSION DURING THE SUBDIVISION PROCESS UPON A FINDING THAT THE PARCEL IS A LOGICAL REMAINDER OR IS SUITABLE FOR FURTHER DEVELOPMENT.
 MINIMUM OPEN SPACE REQUIRED: 30%
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM FRONT YARD SETBACK: 35 FEET
 NOTE: EXCEPT ALONG ROADWAYS CLASSIFIED AS COLLECTORS OR HIGHER BY THE TRANSPORTATION ELEMENT OF THE ADOPTED COMPREHENSIVE PLAN WHERE THE SETBACK IS 50 FEET FROM THE ROADWAY RIGHT-OF-WAY.
 MINIMUM SIDE YARD SETBACK: 10 FEET
 MINIMUM REAR YARD SETBACK: 35 FEET

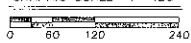
A-1 AGRICULTURAL DISTRICT

DIMENSION AND AREA REQUIREMENTS
 MAXIMUM HEIGHT: 35 FEET
 MAXIMUM LOT AREA: 5 ACRES (217,800 SQ. FT.)
 NOTE: SUBJECT TO THE PROVISION OF SECTIONS (C) (1), AND (D) (1), ABOVE.
 MINIMUM LOT WIDTH: 1/3 OF LOT DEPTH
 NOTE: THE ABSOLUTE MINIMUM LOT WIDTH REQUIRED IS 200 FEET WITH THE MAXIMUM REQUIRED LOT WIDTH OF 250 FEET.
 MINIMUM FRONT YARD SETBACK: 50 FEET
 MINIMUM SIDE YARD SETBACK: 15 FEET
 MINIMUM REAR YARD SETBACK: 50 FEET

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE TRACTS 1-4 FROM HERRING'S EXISTING TRACT OF RECORD IN DEED BOOK 484, PAGE 007 IN THE NELSON COUNTY CLERK'S OFFICE.

GRAPHIC SCALE 1"=120'



NOTES AND ALL MEASUREMENTS ARE BASED ON STATE PLANE COORDINATES (KENTUCKY SOUTH ZONE)

MINOR SUBDIVISION PLAT
DAVID & SHARON HERRING
 17.807 ACRES - 4 TRACTS

FOR: GOLDMARK REALTORS
 105 OLD BLOOMFIELD PIKE
 BARDSTOWN, KENTUCKY 40004
 PHONE: (502)-348-1740

OWNERS: DAVID & SHARON HERRING
 DEED BOOK 484, PAGE 007
 P.O. BOX 770128
 WINTER CADDEN, FL 34777

PROPERTY LOCATION: 878 LUTHERAN CHURCH RD
 BARDSTOWN, KY 40004
 PVA PARCEL # 32000-00-111

ZONED: A-1/R-1A SCALE: 1"=120'
 PLAT DATE: 01/07/16 FIELDWORK: 01/06/16
 THIS SURVEY COMPLIES WITH 201 KAR 18:150

SIGHT DISTANCE CERTIFICATION

ALL TRACTS SHOWN ON THIS PLAT HAVE ADEQUATE SIGHT DISTANCE FOR AN ENTRANCE, BASED ON A MINIMUM OF 250 FEET IN EACH DIRECTION, AS SHOWN FROM THE EDGE OF PAVEMENT OF LUTHERAN CHURCH ROAD.

PROFESSIONAL LAND SURVEYOR _____ DATE _____

CERTIFICATE OF APPROVAL OF ONSITE SEWAGE DISPOSAL SYSTEM

I HEREBY CERTIFY THAT THE ONSITE SEWAGE DISPOSAL SYSTEM TO ANY PROPOSED RESIDENCE OR OTHER STRUCTURE WITHIN THIS SUBDIVISION SHALL BE INSTALLED PURSUANT TO THE KENTUCKY ONSITE SEWAGE DISPOSAL SYSTEM REGULATION (802 KAR 10:081 AND 802 KAR 10:085). EACH INDIVIDUAL LOT SHALL HAVE A SITE EVALUATION AND SHALL STAND ON ITS OWN MERIT AS TO APPROVAL OR DISAPPROVAL.

ENVIRONMENTALIST, NELSON COUNTY HEALTH DEPARTMENT _____ DATE _____

CERTIFICATE OF APPROVAL AND RECORDING

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

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

Horizon ENGINEERING, LLC
 Civil Engineering & Land Surveying

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 P.O. Box 364
 Bardstow, KY 40004
 Phone: (502) 348-4890 • Fax: (502) 348-4949
 Email: jwolf@earthlink.net