

GENERAL NOTES

1. ALL CORNERS (SET) ARE 1/2"x18" REBAR WITH I.D. CAP "HIBBS 2981", UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTIONS, AND EASEMENTS IN EFFECT TO DATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. ADJOINING PROPERTY OWNERS ARE CURRENT ACCORDING TO PROPERTY VALUATION OFFICE.
5. ALL LOTS ARE SUBJECT TO ALL EXISTING UTILITY EASEMENTS EITHER APPARENT, OR AS OF RECORD.
6. ANY EXISTING BUILDINGS THAT ARE NON-CONFORMING STRUCTURES SHALL NOT BE ENLARGED, REPLACED OR STRUCTURALLY ALTERED EXCEPT IN CONFORMANCE WITH THE ZONING REGULATIONS.

UTILITY EASEMENT NOTES

EASEMENTS GRANT AND CONVEY TO SOUTH CENTRAL BELL, AND ITS SUCCESSORS, 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 THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. 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 EASEMENTS AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN AND REINFORCE FACILITIES WITHIN SAID EASEMENTS.

ELECTRIC EASEMENT - A DISTANCE OF 15 FT. ON THE PROPERTY SIDE OF THE ROAD R/W (RUNNING PARALLEL TO THE ROAD R/W) ON BOTH SIDES OF THE STREET ALSO A GUNGE EASEMENT 10 FT. WIDE (5 FT. ON EACH SIDE OF PROPERTY LINE) AND 30 FT. DEEP (FROM ROAD R/W) WHEREVER A UTILITY POLE IS ERRECTED, UNLESS OTHERWISE NOTED.

LINE	BEARING	DISTANCE
L1	N 83°11'41" E	15.54'
L2	S 84°23'32" E	147.54'
L3	N 78°42'56" E	16.43'
L4	S 86°48'33" E	88.75'
L5	S 87°13'14" E	181.44'
L6	S 23°35'07" E	112.02'

CERTIFICATE OF APPROVAL FOR RECORDING

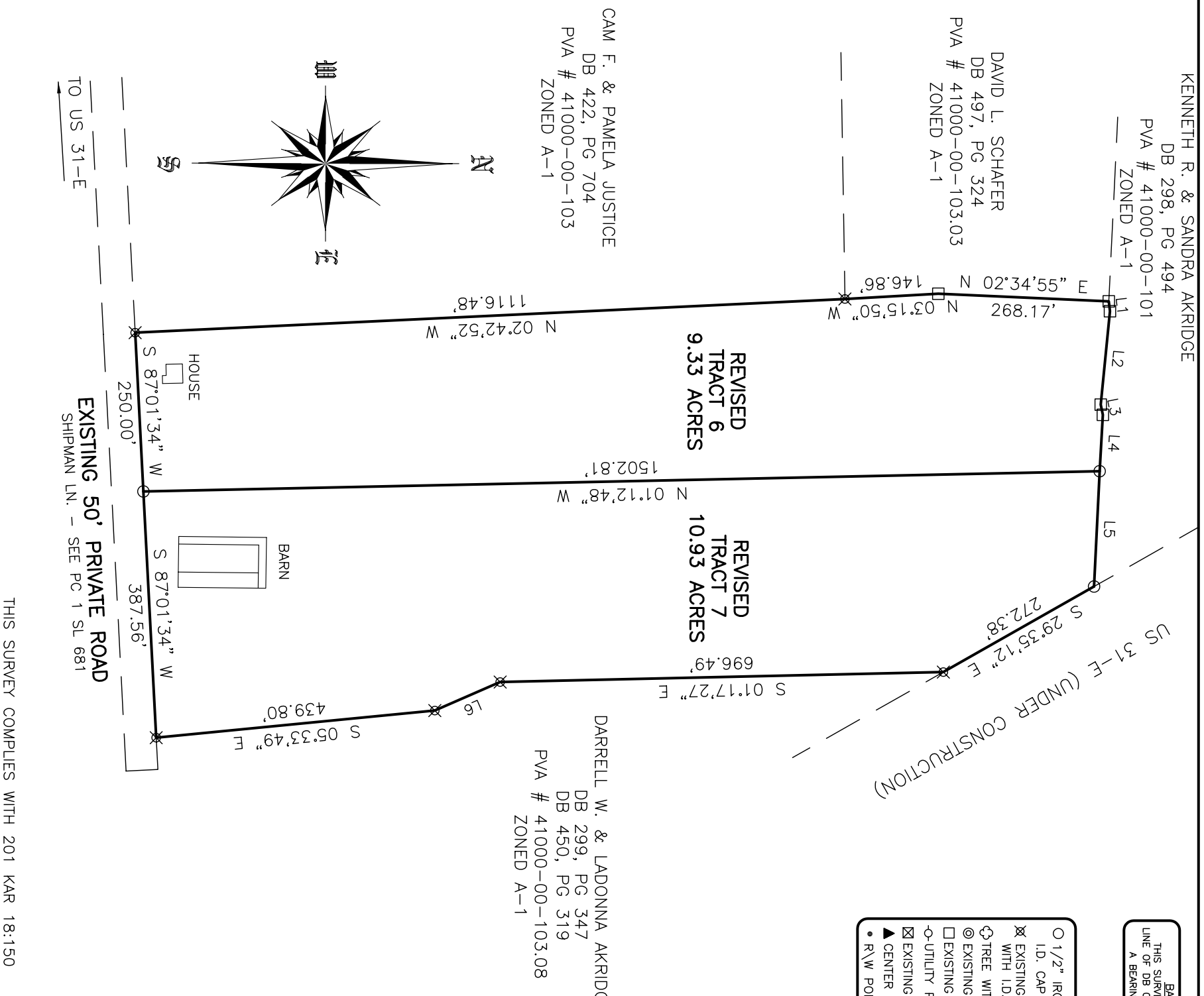
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF NELSON COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR THE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

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

CERTIFICATE OF OWNERSHIP & 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 _____



BASIS OF BEARING
 THIS SURVEY WAS ROTATED TO THE LINE OF DB 000, P 00. SAID LINE HAVING A BEARING OF S 00°00'00" W.

- LEGEND**
- 1/2" IRON PIN (SET) WITH I.D. CAP "HIBBS 2981"
 - ⊗ EXISTING 5/8" IRON PIN WITH I.D. CAP "HIBBS 2981"
 - ⊕ TREE WITH GIVEN DIAMETER
 - ⊙ EXISTING MANHOLE
 - EXISTING WOODEN POST
 - UTILITY POLE
 - ⊠ EXISTING STEEL T-POST
 - ▲ CENTER OF CREEK
 - R/W POINT



VICINITY MAP NOT TO SCALE

LAND SURVEYOR'S SEAL & CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:37568 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE MINIMUM STANDARDS OF THE GOVERNING AUTHORITIES OF AN URBAN SURVEY. FURTHER, I CERTIFY THAT THIS PLAT CONFORMS TO ALL PROVISIONS OF THE CURRENT NELSON COUNTY REGULATIONS.

STEPHEN W. HIBBS, PLS 2981 _____ DATE _____

AMENDED FINAL PLAT - LEE SHIPMAN FARM DIVISION AFFECTING TRACTS 6 & 7 ONLY

FOR
STONEHORSE REAL ESTATE HOLDINGS, LLC
 157 POWERS ROAD
 OAKDALE, TENNESSEE 37829
 DB 503 PG 422 & DB 450, PG 319
 20.26 ACRES (TOTAL) - ZONED A-1
 PROPERTY IS LOCATED ON THE NORTH SIDE OF AN EXISTING PRIVATE ROAD (SHIPMAN LANE), ABOUT 800 FT. EAST OF US 31-E APPROXIMATELY 10 MILES NORTH OF BARDSTOWN COURT SQUARE, IN NELSON COUNTY, KENTUCKY.

STEPHEN HIBBS PLS
 540 OLD BLOOMFIELD PIKE
 P. O. BOX 537
 BARDSTOWN, KENTUCKY - 40004
 PHONE: (502)-249-0371
 SCALE: 1"=200' / DATE: 7 APRIL 2016

DRAWING FILE: _____ P.L.N.: 00000-00-000
 COORDINATE FILE: _____ SWH JOB# 00-000

THIS SURVEY COMPLES WITH 201 KAR 18:150