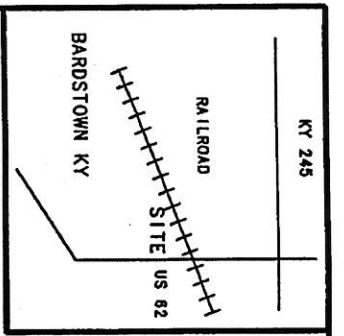


119074

4x135

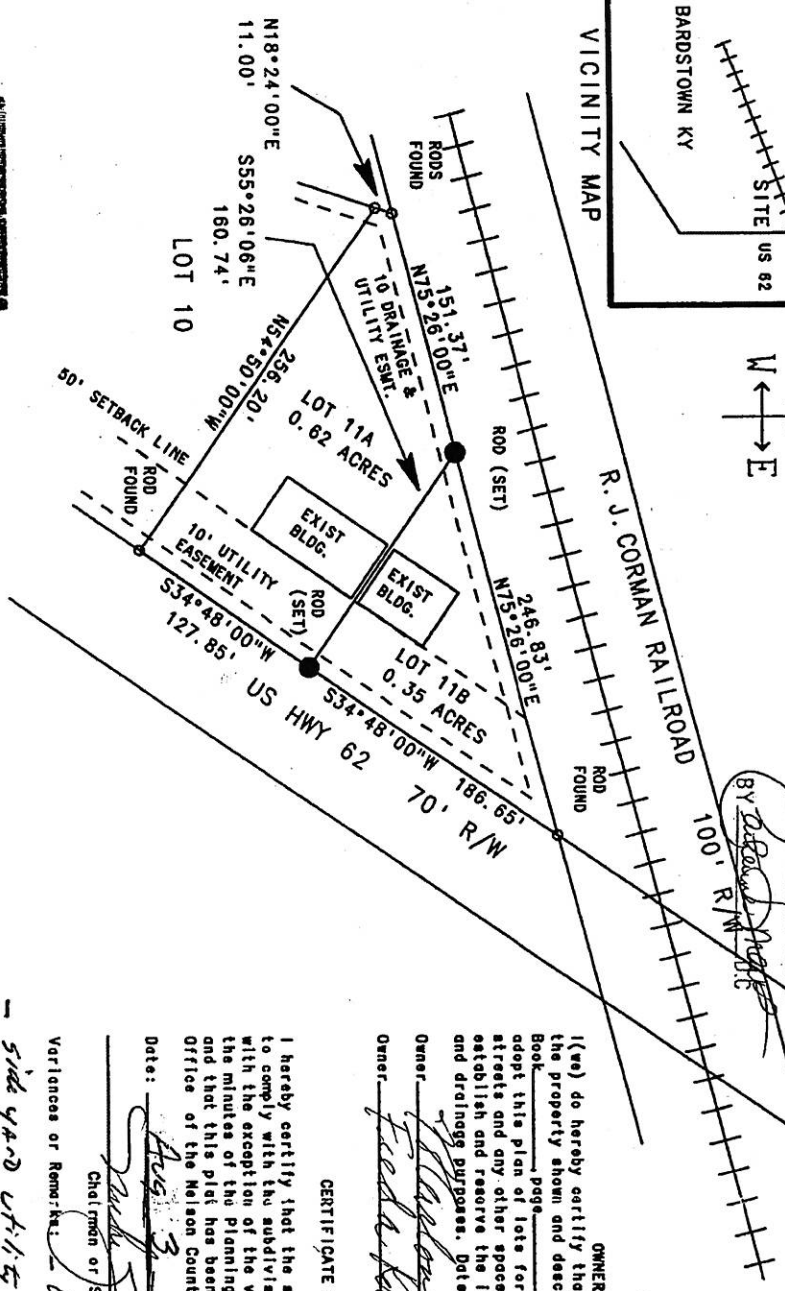
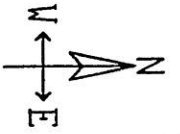


KY 245

ALL BEARINGS WERE TAKEN FROM PLAT CAB 1 SLOT 57

99 AUG -3 PM 2:55

ATTN: PHYLLIS S. MATTINGLY  
NELSON COUNTY CLERK



VARIANCE REQUESTED FROM 15 FOOT SIDE YARD REQUIREMENT TO A 2 FOOT SIDE YARD REQUIREMENT

OWNER'S CERTIFICATION

I (we) do hereby certify that I (and we are) the owner(s) to record of the property shown and described hereon which is recorded in Deed Book \_\_\_\_\_ page \_\_\_\_\_ in the County Clerk's Office; do hereby adopt this plan of lots for this property; do hereby dedicate the streets and any other spaces so indicated to public use; and do establish and reserve the indicated easements for public utilities and drainage purposes. Date: 8-3-99

Owner: Phillip & Rosemary

Owner: Field & Rose by Michael Rose

CERTIFICATE 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 on both sides of the streets. Also a gaging easement 10 ft. wide (5 ft. on each of property line) and 30 ft. deep (from road R/W wherever a utility pole is erected.)

Date: Aug 3 1999

Michelle Seaver by APR  
Chairman of Secretary, Planning Commission

Variations or Remarks: As Requested & Above Approved

Side yard utility easement waived to 5 feet total between buildings  
Building maintenance easement granted in favor of lots 11A & 11B  
between buildings allowing each lot to use area  
between buildings for building/property maintenance.

SURVEYOR'S CERTIFICATION

I hereby certify that this plat depicts a survey made by me or under my direction and that the monuments shown hereon actually exist. This survey and plat meets or exceeds the minimum standards of governing authorities.

John Young Howard PLS 2775  
Date: 2-27-97



HOWARD SURVEYING  
2521 VIRGINIA AVE.  
BARDSTOWN, KY 40004  
PHONE 502-348-6571  
FAX 502-348-5206



GENERAL UTILITY NOTES

- Unless otherwise noted all corners marked with iron pins (5/8" rebar with yellow cap stamped JOHN Y. HOWARD 2775 LS)
- 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, being 5 ft. on each side of said line. For purposes of this easement, the tract division lines are only those lines that divide property acquired by different owners and do not include any division lines for which a person or entity owns property on both sides of the line
- Easements grant and convey to South Central Bell and it's 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 structures shall be erected and no landfill of 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.
- Salt River R.E.C. 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 streets. Also a gaging easement 10 ft. wide (5 ft. on each of property line) and 30 ft. deep (from road R/W wherever a utility pole is erected.)
- All entrances providing access to State and Federal right-of-way must receive an entrance permit from the Kentucky Department of Highways. Approval of the 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 applied for.

CERTIFICATION OF APPROVAL OF UTILITIES

I hereby certify: (1) that Water & Sewer utility improvements have been installed in an appropriate manner and according to relevant specifications in the subdivision entitled: Kinsmen Village V. Way Plat 3 (2) that a security bond in the amount of \$ N/A has been posted with the utility provider to assure completion of utility improvements in case of default. Date: Aug 3 1999

Utility Agent of other Approving Agent

KINSMEN VILLAGE PHASE II  
DIVISION OF LOT 116  
624 BLOOMFIELD ROAD  
BARDSTOWN, KY. 40004  
TITLE DB 301 P 530  
PLAT CABINET 1 SLOT 57  
SCALE: 1"=100'  
FEB 1997