

**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, WETLAND, 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 2179001600, 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.

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.

**GENERAL UTILITY NOTES**

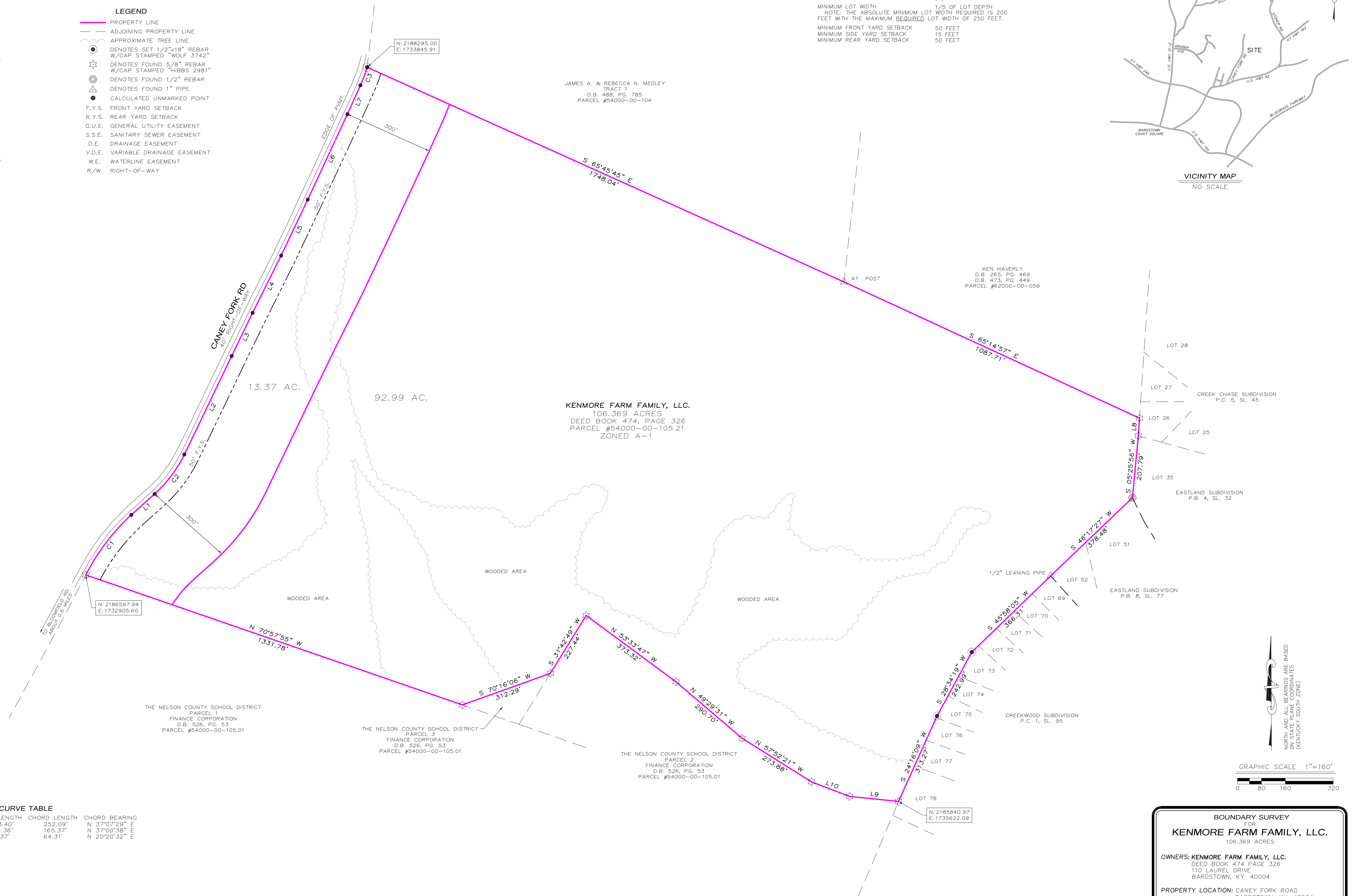
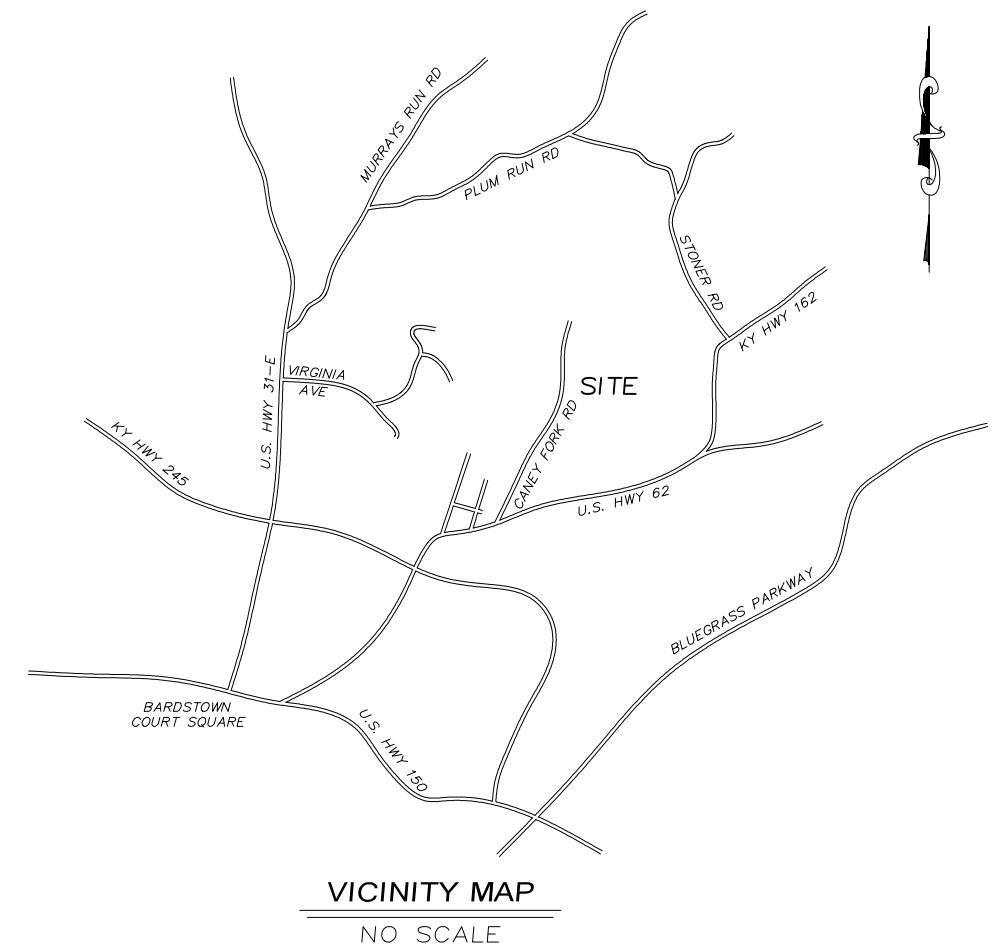
- A. THERE IS A 20-FOOT GENERAL UTILITY EASEMENT ACROSS THE FRONT OF EACH LOT, UNLESS OTHERWISE NOTED.
- B. THERE IS A 10-FOOT GENERAL UTILITY EASEMENT ACROSS THE REAR OF EACH LOT, UNLESS OTHERWISE NOTED.
- C. THERE IS A 10-FOOT GENERAL UTILITY EASEMENT CENTERED ON EACH SIDE LOT, BEING 5 FEET ON EACH 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) NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, 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, 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 PROPERTY LINE) AND THIRTY (30) FOOT DEEP (FROM ROAD RIGHT-OF-WAY) WHEREVER A UTILITY POLE IS ERRECTED.
- 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 PROPERTY APPLIED FOR.

**LEGEND**

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- APPROXIMATE TREE LINE
- DENOTES SET 1/2"x18" REBAR W/CAP STAMPED "WOLF 3742"
- ⊙ DENOTES FOUND 5/8" REBAR W/CAP STAMPED "HIBBS 2981"
- ⊙ DENOTES FOUND 1/2" REBAR
- ⊙ DENOTES FOUND 1" PIPE
- ▲ CALCULATED UNMARKED POINT
- F.Y.S. FRONT YARD SETBACK
- R.Y.S. REAR YARD SETBACK
- G.U.E. GENERAL UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- V.D.E. VARIABLE DRAINAGE EASEMENT
- W/E WATERLINE EASEMENT
- R/W RIGHT-OF-WAY

**A-1 AGRICULTURAL DISTRICT**

- DIMENSION AND AREA REQUIREMENTS**
- MAXIMUM HEIGHT: 35 FEET
  - MINIMUM LOT AREA: 5 ACRES (217,800 SQ. FT.) OF SECTIONS (C) 12, AND (D) 1, ABOVE
  - NOTE: SUBJECT TO THE PROVISION OF SECTIONS (C) 12, AND (D) 1, ABOVE
  - MINIMUM LOT WIDTH: 1/5 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



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 48°07'33" E	104.56'
L2	N 25°40'02" E	365.25'
L3	N 25°49'57" E	160.12'
L4	N 26°31'14" E	213.77'
L5	N 25°23'07" E	207.44'
L6	N 24°54'41" E	314.71'
L7	N 24°15'38" E	105.84'
L8	S 03°51'40" W	59.20'
L9	N 84°09'39" W	164.49'
L10	N 69°04'14" W	136.05'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	720.23'	253.40'	252.09'	N 37°07'29" E
C2	438.62'	166.36'	165.37'	N 37°00'38" E
C3	440.47'	64.37'	64.31'	N 20°20'32" E

**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 MEASUREMENT OR RANDOM TRAVERSE, 100 PERCENT OF THIS SURVEY WAS PERFORMED USING A TRIMBLE R83-GNSS DUAL FREQUENCY RECEIVER IN REAL TIME KINEMATIC "RTK" SESSIONS AND REFERENCES NAD83 HORIZONTAL DATUM, NAVD83 VERTICAL DATUM, AND THE 2012 ODD MODEL. THIS SURVEY IS A RURAL SURVEY AND MEETS ALL THE ACCURACY AND PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS +/- 0.10' (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

**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

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OWNER DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BEING RECORDED FOR INFORMATIONAL PURPOSES ONLY. THE PROPERTY SHOWN ON THIS SURVEY MAY NOT COMPLY WITH THE SUBDIVISION AND ZONING REGULATIONS FOR ALL OF NELSON COUNTY, KENTUCKY.

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

**BOUNDARY SURVEY**  
FOR  
**KENMORE FARM FAMILY, LLC.**  
106.369 ACRES

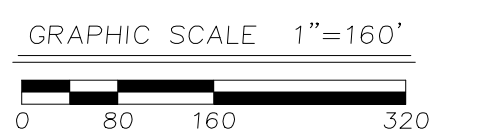
OWNERS: KENMORE FARM FAMILY, LLC.  
DEED BOOK 474 PAGE 326  
110 LAUREL DRIVE  
BARDSTOWN, KY. 40004

PROPERTY LOCATION: CANEY FORK ROAD  
BARDSTOWN, KY. 40004  
TAX PARCEL #54000-00-105.21

ZONED: A-1 SCALE: 1"=160'  
PLAT DATE: 03/17/20 FIELDWORK: 02/20/20  
THIS SURVEY COMPLIES WITH 201 KAR 18:150

**Horizon**  
**ENGINEERING, LLC**  
Civil Engineering & Land Surveying

111 North Second Street  
P.O. Box 364  
Bardstown, Ky. 40004  
Phone: (502) 349-4330  
Email: jwolf@teamhorizoneng.com



NORTH AND ALL BEARINGS ARE BASED ON STATE PLANE COORDINATES (KENTUCKY SOUTH ZONE)