GENERAL SURVEY NOTES R-3 MULTI-FAMILY RESIDENTIAL DISTRICT THE WORD "CERTIFY" OR "CERTIFICATE": AS SHOWN AND USED HEREON MEANS AN DIMENSION AND AREA REQUIREMENTS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND MAXIMUM HEIGHT 35 FEET DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. MINIMUM LOT AREA: E: 1732540.55 DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE SERVED WITH SANITARY SEWERS 7,500 SQUARE FEET TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. LONNIE L. LEATHERS NOT SERVED BY SANITARY SEWERS NOT ALLOWED D.B. 454, PG. 567 MAXIMUM ALLOWED DENSITY 12 UNITS PER ACRE 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 PARCEL #54S00-02-001 MINIMUM OPEN SPACE REQUIRED MINIMUM LOT WIDTH 75 FEET MINIMUM FRONT YARD SETBACK MINIMUM FRONT YARD SETBACK 25 FEET NOTE: EXCEPT ALONG ROADWAYS CLASSIFIED AS COLLECTORS OR HIGHER BY THE TRANSPORTATION ELEMENT OF THE ADOPTED COM— STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED BY THE FENCE LINES SHOWN HEREON. PREHENSIVE PLAN WHERE THE SETBACK IS 50 FEET FROM THE NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT ROADWAY RIGHT-OF-WAY. MINIMUM SIDE YARD SETBACK MINIMUM REAR YARD SETBACK 10 FEET 30 FEET 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 SITE 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. Q & R PROPERTIES, LLC. ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY. HORIZON ENGINEERING HAS NOT EXAMINED SUBSURFACE, KENMORE INDUSTRIAL PARK WETLAND, OR ENVIRONMENTAL CONDITIONS AND THEY ARE NOT CONSIDERED A PART OF D.B. 522, PG. 527 PARCEL #54000-00-105.24 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 21179C0160D, 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. VICINITY MAP ALL BUILDING SETBACK LINES SHOULD BE VERIFIED BY THE NELSON COUNTY PLANNING COMMISSION BEFORE THE DEVELOPMENT OF ANY NEW IMPROVEMENTS. NO SCALE THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT. LEGEND GENERAL UTLITY NOTES ----- PROPERTY LINE A. THERE IS A 20-FOOT GENERAL UTILITY EASEMENT ACROSS THE FRONT OF EACH - ADJOINING PROPERTY LINE LOT, UNLESS OTHERWISE NOTED. ----S--- APPROXIMATE LOCATION OF GRAVITY SEWER LINE B. THERE IS A 10-FOOT GENERAL UTILITY EASEMENT ACROSS THE REAR OF EACH LOT, UNLESS OTHERWISE NOTED. DENOTES SET 1/2"x18" REBAR W/CAP STAMPED "WOLF 3742" 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. B M W LAND HOLDINGS, LLC. DENOTES FOUND 1/2"x18" REBAR LOTS 14-17 KENMORE INDUSTRIAL PARK W/CAP STAMPED "WOLF 3742" D. ALL NEW RESIDENTIAL SUBDIVISIONS SHALL HAVE UNDERGROUND UTILITIES, UNLESS ΣΩ DENOTES FOUND 5/8" REBAR P.C. 10, SL. 193 D.B. 466, PG. 405 OTHERWISE NOTED. W/CAP STAMPED "HIBBS 2981" PARCEL #54000-00-105.04 E. OWNERS OF ANY LOT WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE F.Y.S. FRONT YARD SETBACK MAINTENANCE OF DRAINAGE AND OTHER EASEMENT AREAS, UNLESS OTHERWISE NOTED. JOSEPH B. KEENE ESTATE R.Y.S. REAR YARD SETBACK F. EASEMENTS GRANTED AND CONVEYED TO UTILITY COMPANIES FOR UTILITY 12.170 ACRES G.U.E. GENERAL UTILITY EASEMENT PURPOSES, INCLUDING: (1) THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, DEED BOOK 131, PAGE 139 S.S.E. SANITARY SEWER EASEMENT STRUCTURES, AND OBSTACLES LOCATED ON THE OPERATION AND/OR MAINTENANCE OF PARCEL #54000-00-105 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 D.E. DRAINAGE EASEMENT ZONED R-3V.D.E. VARIABLE DRAINAGE EASEMENT SAID EASEMENTS AFTER INSTALLATION OF FACILITIES; (3) RIGHT OF INGRESS AND EGRESS TO THE USERS OF THE UTILITY EASEMENTS AS REQUIRED TO CONSTRUCT, W.E. WATERLINE EASEMENT MAINTAIN, AND REINFORCE FACILITIES WITH SAID EASEMENTS. R/W RIGHT-OF-WAY 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 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 PROPERTY APPLIED FOR. - — — — — — — — — PEOPLES CHURCH OF CENTRAL KY, INC. LOTS 18-19 KENMORE INDUSTRIAL PARK P.C. 8, SL. 78 D.B. 428, PG. 40 D.B. 428, PG. 43 PARCEL #54000-00-105.03 LINE TABLE BEARING DISTANCE L1 N 26°19'46" E 49.89' JEROLD L. & REBECCA WYBLE TRACT 1 BERNARD KEENE MINOR PLAT GRAPHIC SCALE 1"=60' P.C. 13, SL. 139 D.B. 555, PG. 786 PARCEL #54000-00-105.22 H. JOSEPH & EVA A. PREWITT N: 2184535.18 E: 1732069.67 KENMORE SUBDIVISION E: 1732928.85 P.B. 2, SL. 12 D.B. 415, PG. 637 BOUNDARY SURVEY PREWITT AMENDED MINOR PLAT P.C. 9, SL. 106 D.B. 416, PG. 228 JOSEPH B. KEENE ESTATE PARCEL #54S00-02-014.01 HAROLD & DOROTHY PREWITT 12.1700 ACRES PREWITT AMENDED MINOR PLAT P.C. 9, SL. 106 OWNERS: JOSEPH B. KEENE D.B. 149, PG. 375 DEED BOOK 131, PAGE 139 110 LAUREL DRIVE BERNARD KEENE MINOR PLAT BARDSTOWN, KY. 40004 P.C. 13, SL. 139 D.B. 149, PG. 36 PARCEL #54S00-02-014 PROPERTY LOCATION: BLOOMFIELD ROAD BARDSTOWN, KY. 40004 TAX PARCEL #54000-00-105 SCALE: 1"=60' ZONED: R-3 PLAT DATE: 03/03/20 FIELDWORK: 02/20/20 THIS SURVEY COMPLIES WITH 201 KAR 18:150 SURVEYOR'S CERTIFICATE CERTIFICATE OF OWNERSHIP AND DEDICATION CERTIFICATE OF OWNERSHIP AND DEDICATION 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. I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN 100 PERCENT OF THIS SURVEY WAS PERFORMED USING A TRIMBLE R83-GNSS DUAL FREQUENCY AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH RECEIVER IN REAL TIME KINEMATIC "RTK" SESSIONS AND REFERENCES NAD83 HORIZONTAL Horizon MY (OUR) FREE CONSENT. I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER MY (OUR) FREE CONSENT. I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER DATUM, NAVD88 VERTICAL DATUM, AND THE 2012 GEOID MODEL. THIS SURVEY IS A RURAL SURVEY AND MEETS ALL THE ACCURACY AND PRECISION SPECIFICATIONS OF THIS CLASS CERTIFICATE OF APPROVAL FOR RECORDING SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE RECORDING PLAT, UNLESS SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, AND ESTABLISH AND RESERVE THE DESIGNATED EASEMENTS FOR PUBLIC OTHERWISE NOTED, AND ESTABLISH AND RESERVE THE DESIGNATED EASEMENTS FOR PUBLIC I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS BEING RECORDED FOR ENGINEERING, LLC AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS +/- 0.10' (200 PPM). THE UTILITIES AND DRAINAGE PURPOSES. UTILITIES AND DRAINAGE PURPOSES. INFORMATIONAL PURPOSES ONLY. THE PROPERTY SHOWN ON THIS SURVEY 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 Civil Engineering & Land Surveying MAY NOT COMPLY WITH THE SUBDIVISION AND ZONING REGULATIONS FOR ALL OF NELSON COUNTY, KENTUCKY. 111 North Second Street SHOWN HEREON ACTUALLY EXIST AND THAT THEIR SIZE, LOCATION, AND MATERIALS ARE CORRECTLY INDICATED. P.O. Box 364 DATE Bardstown, Ky. 40004 Phone: (502) 348-4330 Email: jwolf@teamhorizoneng.com CHAIR OR ADMINISTRATIVE OFFICIAL DATE JEFFREY W. WOLF OWNER DATE JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY