

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 21179C0275G, 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 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 & DRAINAGE EASEMENT ACROSS THE REAR OF EACH LOT, UNLESS OTHERWISE NOTED.

C. THERE IS A 10-FOOT GENERAL UTILITY & DRAINAGE 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.

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 (902 KAR 10:081 AND 902 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 OF UTILITIES

I HEREBY CERTIFY THAT (1) _____ UTILITY IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO RELEVANT SPECIFICATION FOR THIS OR (2) A SECURITY BOND HAS BEEN IN THE AMOUNT OF \$ _____ POSTED TO ASSURE COMPLETION OF UTILITY IMPROVEMENTS IN CASE OF DEFAULT

UTILITY AGENT OR OTHER APPROVING AGENT DATE

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT (1) _____ UTILITY IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO RELEVANT SPECIFICATION FOR THIS OR (2) A SECURITY BOND HAS BEEN IN THE AMOUNT OF \$ _____ POSTED TO ASSURE COMPLETION OF UTILITY IMPROVEMENTS IN CASE OF DEFAULT

UTILITY AGENT OR OTHER APPROVING AGENT 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 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 GEOID MODEL. THIS SURVEY IS A URBAN SURVEY AND MEETS ALL THE ACCURACY AND PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS +/- 0.05' (1 00 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.

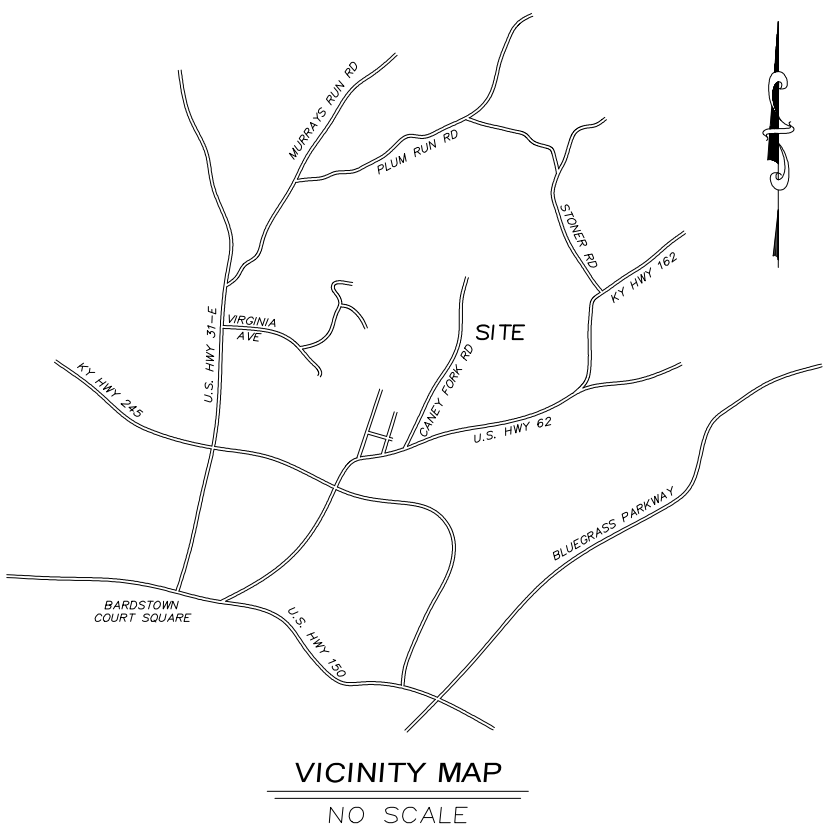
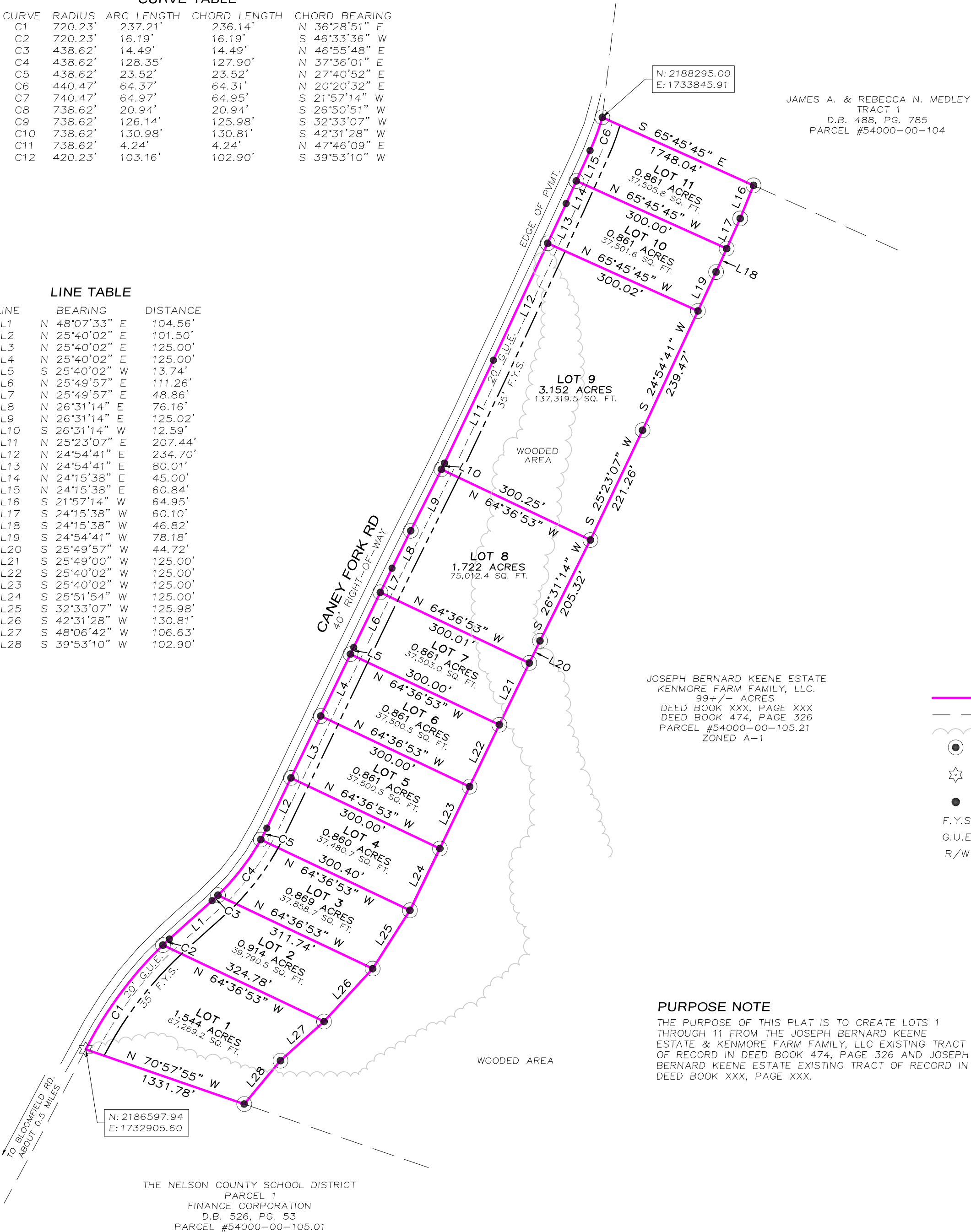
JEFFREY W. WOLF DATE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	720.23'	237.21'	236.14'	N 36°28'51" E
C2	720.23'	16.19'	16.19'	S 46°33'36" W
C3	438.62'	14.49'	14.49'	N 46°55'48" E
C4	438.62'	128.35'	127.90'	N 37°36'01" E
C5	438.62'	23.52'	23.52'	N 27°40'52" E
C6	440.47'	64.37'	64.31'	N 20°20'32" E
C7	740.47'	64.97'	64.95'	S 21°57'14" W
C8	738.62'	20.94'	20.94'	S 26°50'51" W
C9	738.62'	126.14'	125.98'	S 32°33'07" W
C10	738.62'	130.98'	130.81'	S 42°31'28" W
C11	738.62'	4.24'	4.24'	N 47°46'09" E
C12	420.23'	103.16'	102.90'	S 39°53'10" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°07'33" E	104.56'
L2	N 25°40'02" E	101.50'
L3	N 25°40'02" E	125.00'
L4	N 25°40'02" E	125.00'
L5	S 25°40'02" W	13.74'
L6	N 25°49'57" E	111.26'
L7	N 25°49'57" E	48.86'
L8	N 26°31'14" E	76.16'
L9	N 26°31'14" E	125.02'
L10	S 26°31'14" W	12.59'
L11	N 25°23'07" E	207.44'
L12	N 24°54'41" E	234.70'
L13	N 24°54'41" E	80.01'
L14	N 24°15'38" E	45.00'
L15	N 24°15'38" E	60.84'
L16	S 21°57'14" W	64.95'
L17	S 24°15'38" W	60.10'
L18	S 24°15'38" W	46.82'
L19	S 24°54'41" W	78.18'
L20	S 25°49'57" W	44.72'
L21	S 25°49'00" W	125.00'
L22	S 25°40'02" W	125.00'
L23	S 25°40'02" W	125.00'
L24	S 25°51'54" W	125.00'
L25	S 32°33'07" W	125.98'
L26	S 42°31'28" W	130.81'
L27	S 48°06'42" W	106.63'
L28	S 39°53'10" W	102.90'

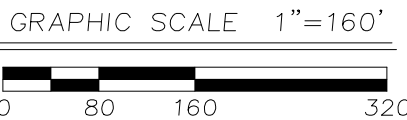


R-1A SINGLE FAMILY RESIDENTIAL DISTRICT

DIMENSION AND AREA REQUIREMENTS	
MAXIMUM HEIGHT	35 FEET
MINIMUM LOT AREA:	
SERVED WITH SANITARY SEWERS	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 REMNANT 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

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"
- CALCULATED UNMARKED POINT
- F.Y.S. FRONT YARD SETBACK
- G.U.E. GENERAL UTILITY EASEMENT
- R/W RIGHT-OF-WAY



PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE LOTS 1 THROUGH 11 FROM THE JOSEPH BERNARD KEENE ESTATE & KENMORE FARM FAMILY, LLC EXISTING TRACT OF RECORD IN DEED BOOK 474, PAGE 326 AND JOSEPH BERNARD KEENE ESTATE EXISTING TRACT OF RECORD IN DEED BOOK XXX, PAGE XXX.

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

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

FINAL SUBDIVISION PLAT FOR JOSEPH BERNARD KEENE 11 LOTS - 13.374 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: R-1A SCALE: 1"=160'
PLAT DATE: 08/05/20 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) 348-4330
Email: jwolf@teamhorizoneng.com