

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. WOLF LAND SURVEYING HAS NOT EXAMINED SUBSURFACE, WETLAND, OR ENVIRONMENTAL CONDITIONS AND THEY ARE NOT CONSIDERED A PART OF THIS SURVEY.

ANY NON-CONFORMING STRUCTURES SHOWN HEREON SHALL NOT BE ENLARGED, EXPANDED, REPLACED, OR STRUCTURALLY ALTERED, UNLESS OTHERWISE IN COMPLIANCE WITH ARTICLE 10 OF THE ZONING REGULATIONS.

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.

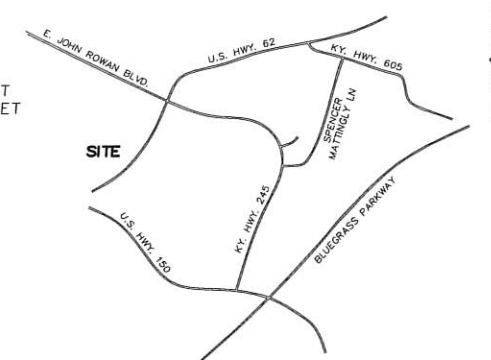
FLOOD NOTE

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 2179C0154E, WHICH BEARS AN EFFECTIVE DATE OF MAY 23, 2023 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.

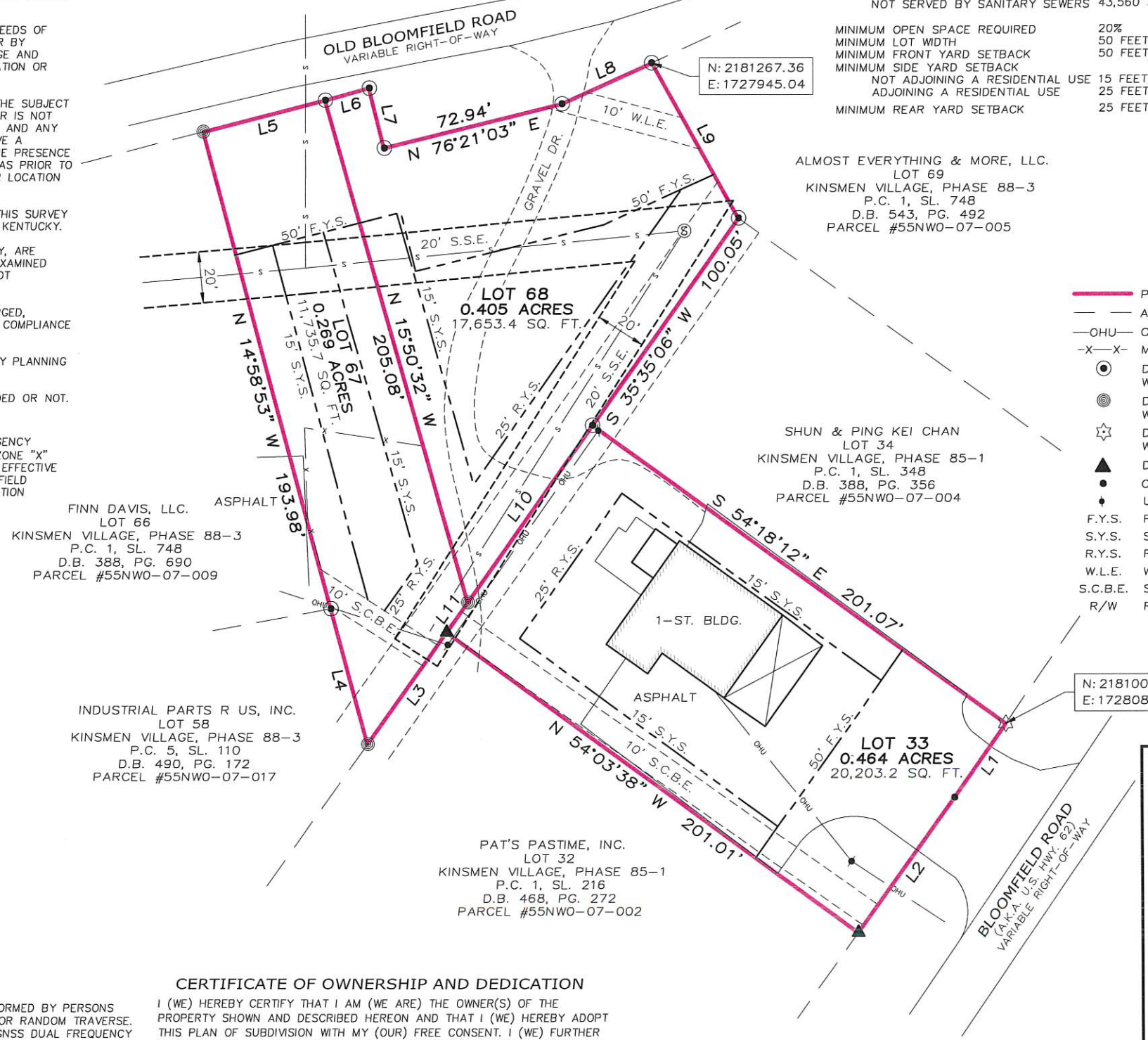
B-4 GENERAL BUSINESS DISTRICT

DIMENSION AND AREA REQUIREMENTS

MAXIMUM HEIGHT	50 FEET
MINIMUM LOT AREA:	
SERVED WITH SANITARY SEWERS	5,000 SQUARE FEET
NOT SERVED BY SANITARY SEWERS	43,560 SQUARE FEET
MINIMUM OPEN SPACE REQUIRED	20%
MINIMUM LOT WIDTH	50 FEET
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
NOT ADJOINING A RESIDENTIAL USE	25 FEET
ADJOINING A RESIDENTIAL USE	25 FEET
MINIMUM REAR YARD SETBACK	25 FEET

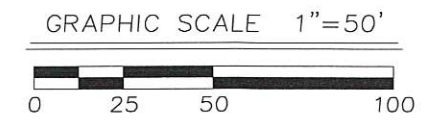


VICINITY MAP
NO SCALE



- LEGEND**
- PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - OHU- OVERHEAD UTILITY
 - X-X- MEANDERING WOVEN WIRE FENCE
 - 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 W/CAP STAMPED "HITE XXXX"
 - ▲ DENOTES FOUND 5/8" REBAR
 - COMPUTED UNMARKED POINT
 - ⋄ UTILITY POLE
 - F.Y.S. FRONT YARD SETBACK
 - S.Y.S. SIDE YARD SETBACK
 - R.Y.S. REAR YARD SETBACK
 - W.L.E. WATER LINE EASEMENT
 - S.C.B.E. SOUTH CENTRAL BELL EASEMENT
 - R/W RIGHT-OF-WAY

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°08'20" W	35.56'
L2	S 35°53'54" W	65.29'
L3	S 35°38'34" W	54.10'
L4	N 15°04'51" W	55.13'
L5	N 75°40'04" E	50.00'
L6	N 74°39'04" E	18.04'
L7	S 14°07'12" E	24.20'
L8	N 65°41'05" E	39.00'
L9	S 29°21'15" E	69.90'
L10	S 35°35'06" W	85.55'
L11	S 35°38'34" W	14.44'

FINN DAVIS, LLC.
LOT 66
KINSMEN VILLAGE, PHASE 88-3
P.C. 1, SL. 748
D.B. 388, PG. 690
PARCEL #55NW0-07-009

INDUSTRIAL PARTS R US, INC.
LOT 58
KINSMEN VILLAGE, PHASE 88-3
P.C. 5, SL. 110
D.B. 490, PG. 172
PARCEL #55NW0-07-017

PAT'S PASTIME, INC.
LOT 32
KINSMEN VILLAGE, PHASE 85-1
P.C. 1, SL. 216
D.B. 468, PG. 272
PARCEL #55NW0-07-002

SHUN & PING KEI CHAN
LOT 34
KINSMEN VILLAGE, PHASE 85-1
P.C. 1, SL. 348
D.B. 388, PG. 356
PARCEL #55NW0-07-004

ALMOST EVERYTHING & MORE, LLC.
LOT 69
KINSMEN VILLAGE, PHASE 88-3
P.C. 1, SL. 748
D.B. 543, PG. 492
PARCEL #55NW0-07-005

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, 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 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
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 DATE
JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY

PRELIMINARY BOUNDARY SURVEY
OF
KINSMEN VILLAGE
LOT 33 - PHASE 85-1 (P.C. 1, SL. 216 & 348)
LOTS 67 AND 68 - PHASE 88-3 (P.C. 1, SL. 748)

OWNERS: GUTHRIE OPPORTUNITY CENTER FOUNDATION, INC.
DEED BOOK 544, PAGE 230
900 NUTTER DRIVE
BARDSTOWN, KY. 40004

PROPERTY LOCATION: BLOOMFIELD RD.
BARDSTOWN, KY. 40004
TAX MAP #55NW0-07-003
PARCEL 003, 007, & 008

ZONED: B-4 **SCALE: 1"=50'**
PLAT DATE: 06/13/23 **FIELDWORK: 06/08/23**
THIS SURVEY COMPLIES WITH 201 KAR 18:150

WOLF
LAND SURVEYING, LLC.

115 E. Flaget Street
Bardstow, Ky. 40004
Phone: (502) 348-4330
Email: jwolf@teamwls.net