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 ARCHAEOLOGICAL 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, LLC. 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 SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

THIS PLAT IS SUBJECT TO ANY EASEMENTS AND/OR 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 RESIDENTIALLY ZONED 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 AND/OR PRIVATE OWNERS 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 ERECTED, 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 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.

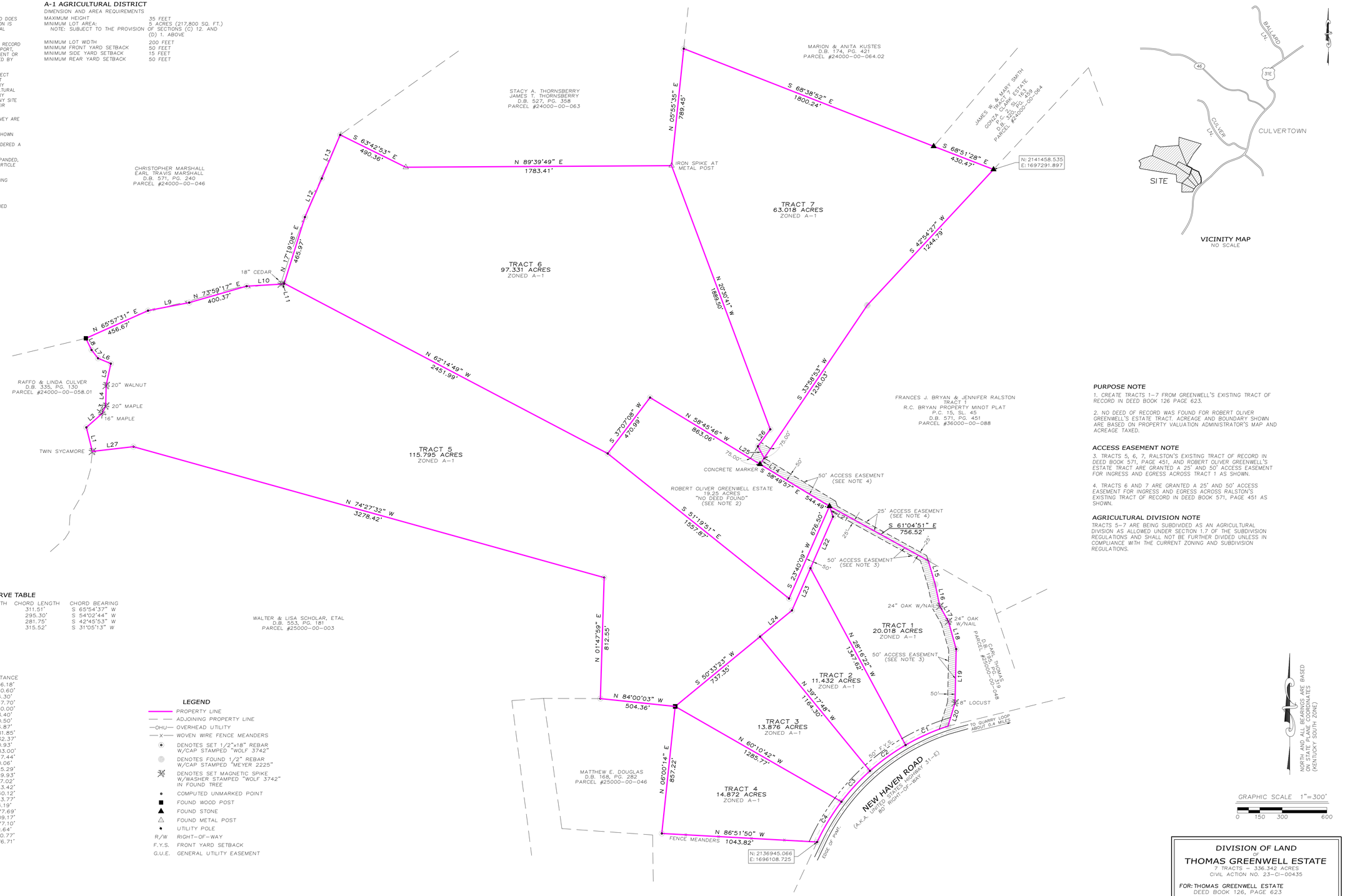
FLOOD NOTE

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 NUMBERS 21179C0275E AND 21179C0255E WHICH BEARS AN EFFECTIVE DATE OF MAY 23, 2023. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THE ACCURACY OF THE MAPS.

A-1 AGRICULTURAL DISTRICT

DIMENSION AND AREA REQUIREMENTS

MAXIMUM HEIGHT	35 FEET
MINIMUM LOT AREA:	5 ACRES (217,800 SQ. FT.)
NOTE: SUBJECT TO THE PROVISION OF SECTIONS (C) 12. AND (D) 1. ABOVE	
MINIMUM LOT WIDTH	200 FEET
MINIMUM FRONT YARD SETBACK	50 FEET
MINIMUM SIDE YARD SETBACK	15 FEET
MINIMUM REAR YARD SETBACK	50 FEET



VICINITY MAP
NO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1467.79'	312.10'	311.51'	S 65°54'37" W
C2	1467.79'	295.80'	295.30'	S 54°02'44" W
C3	1467.79'	282.18'	281.75'	S 42°45'53" W
C4	1467.79'	316.13'	315.52'	S 31°05'13" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 13°59'47" W	166.18'
L2	N 48°40'08" E	140.60'
L3	N 25°24'08" E	56.30'
L4	N 01°15'08" E	137.70'
L5	N 12°09'08" E	150.00'
L6	N 67°19'52" W	93.40'
L7	N 37°56'52" W	70.50'
L8	N 26°09'26" W	86.87'
L9	N 78°58'34" E	281.85'
L10	N 86°42'40" E	232.37'
L11	N 75°03'04" E	20.93'
L12	N 23°36'52" E	283.00'
L13	N 22°53'03" E	317.44'
L14	S 33°58'53" W	50.06'
L15	S 16°29'09" E	165.29'
L16	S 11°48'55" E	149.93'
L17	S 29°41'17" E	117.02'
L18	S 15°35'50" E	193.42'
L19	S 01°12'34" W	360.12'
L20	S 16°46'51" W	163.77'
L21	S 18°42'21" E	74.19'
L22	S 23°40'09" W	377.69'
L23	S 23°40'09" W	309.17'
L24	S 50°33'23" W	277.10'
L25	N 28°17'19" W	89.64'
L26	N 36°13'54" E	140.77'
L27	S 83°24'39" W	276.71'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- OHU — OVERHEAD UTILITY
- X — WOVEN WIRE FENCE MEANDERS
- DENOTES SET 1/2"x18" REBAR W/CAP STAMPED "WOLF 3742"
- DENOTES FOUND 1/2" REBAR W/CAP STAMPED "MEYER 2225"
- DENOTES SET MAGNETIC SPIKE W/WASHER STAMPED "WOLF 3742" IN FOUND TREE
- COMPUTED UNMARKED POINT
- FOUND WOOD POST
- FOUND STONE
- FOUND METAL POST
- UTILITY POLE
- R/W — RIGHT-OF-WAY
- F.Y.S. — FRONT YARD SETBACK
- G.U.E. — GENERAL UTILITY EASEMENT

PURPOSE NOTE

1. CREATE TRACTS 1-7 FROM GREENWELL'S EXISTING TRACT OF RECORD IN DEED BOOK 126 PAGE 623.

2. NO DEED OF RECORD WAS FOUND FOR ROBERT OLIVER GREENWELL'S ESTATE TRACT. ACREAGE AND BOUNDARY SHOWN ARE BASED ON PROPERTY VALUATION ADMINISTRATOR'S MAP AND ACREAGE TAXED.

ACCESS EASEMENT NOTE

3. TRACTS 5, 6, 7, RALSTON'S EXISTING TRACT OF RECORD IN DEED BOOK 571, PAGE 451, AND ROBERT OLIVER GREENWELL'S ESTATE TRACT ARE GRANTED A 25' AND 50' ACCESS EASEMENT FOR INGRESS AND EGRESS ACROSS TRACT 1 AS SHOWN.

4. TRACTS 6 AND 7 ARE GRANTED A 25' AND 50' ACCESS EASEMENT FOR INGRESS AND EGRESS ACROSS RALSTON'S EXISTING TRACT OF RECORD IN DEED BOOK 571, PAGE 451 AS SHOWN.

AGRICULTURAL DIVISION NOTE

TRACTS 5-7 ARE BEING SUBDIVIDED AS AN AGRICULTURAL DIVISION AS ALLOWED UNDER SECTION 1.7 OF THE SUBDIVISION REGULATIONS AND SHALL NOT BE FURTHER DIVIDED UNLESS IN COMPLIANCE WITH THE CURRENT ZONING AND SUBDIVISION REGULATIONS.

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

GRAPHIC SCALE 1"=300'
0 150 300 600

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 R8-GNSS DUAL FREQUENCY RECEIVER IN REAL TIME KINEMATIC "RTK" SESSIONS AND REFERENCES NAD83 HORIZONTAL DATUM, NAVD88 VERTICAL DATUM, AND THE 2018 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 OWNERSHIP AND DEDICATION

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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

DIVISION OF LAND
OF
THOMAS GREENWELL ESTATE

7 TRACTS - 336.342 ACRES
CIVIL ACTION NO. 23-CI-00435

FOR: THOMAS GREENWELL ESTATE
DEED BOOK 126, PAGE 623
403 PLUM RUN RD.
BARDSTOWN, KY. 40004

PROPERTY LOCATION: NEW HAVEN RD.
NEW HAVEN, KY. 40051
TAX MAP #24000-00
PARCEL 063

ZONED: A-1 SCALE: 1"=300'
PLAT DATE: 05/06/26 FIELDWORK: xx/xx/26
THIS SURVEY COMPLIES WITH 201 KAR 18:150

WOLF
LAND SURVEYING, LLC.
115 E. Flaget Street
Bardstown, Ky. 40004
Phone: (502) 348-4330
Email: jwolf@teamwls.net