BOOK 41 PAGE 424

1 LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT IS A BOUNDARY SURVEY PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF REAL TIME KINEMATIC GPS MEASUREMENT AND/OR RANDOM TRAVERSE WITH SIDESHOTS 100% OF THIS SURVEY WAS PERFORMED USING TOPCON HIPER V DUAL FREQUENCY RECEIVERS WITH THE REMAINDER USING A TOPCON GTS SERIES TOTAL STATION BY METHOD OF RANDOM CLOSED TRAVERSE THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT AND CONTROL POINT IS +/ 0 01 FOR HORIZONTAL PRECISION AND +/ 0 01 FOR VERTICAL PRECISION THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND MEETS OR EXCEEDS ALL APPLICABLE STANDARDS OF 201 KAR 18 150

Andrew T. Hawkins 3/18/16

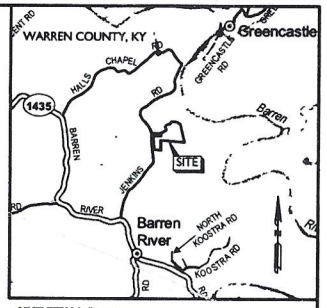
ANDREW T HAWKINS P.L.S #3894 DATE

STATE OF KENTUCKY
ANDREW HAWKINS
3894
LICENSED PROFESSIONAL LAND SURVEYOR

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2575 00'	358 32'	358 03'	N 04°10'03" W

0' 200' 400' 600'
GRAPHIC SCALE 1"=200'

LEGEND
- BOUNDARY LINE (THIS SURVEY)
- FENCE — xx — xx —
- OLD LOT LINE (TO BE REMOVED)
- B/L & UTILITY EASEMENT
- WATERLINE EASEMENT
- IRON PIN (SET) ●
- IRON PIN (FOUND) ○
- STONE (FOUND) △



VICINITY MAP NTS

2 EASEMENT DEDICATION

THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENTS AND THE RIGHT TO CUT DOWN OR TRIM ANY TREES WITHIN OR WITHOUT THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATION OF THE LINES THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT OBSTRUCTIONS

Brian Molloy / Janice Molloy
OWNER
Janice Molloy
OWNER

3 CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS ALLEYS WALKS PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

4-26-16
DATE
Brian Molloy / Janice Molloy
OWNER
Janice Molloy
OWNER

4 CITY ENGINEER OR COUNTY ENGINEER

ALL DRAINAGE EASEMENTS ARE DEDICATED TO _____
ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LOT(S) OVER WHICH SAID EASEMENTS CROSS AND NO DRAINAGE EASEMENT SHALL BE ALTERED IN ANY WAY BY FILLING CHANGING THE CONTOUR THEREOF OR BY BUILDING ANY STRUCTURE THEREON EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT WITHIN THIS SUBDIVISION OR OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT OR BY THE CITY/COUNTY PLANNING COMMISSION ENGINEER

5 ACCESS CERTIFICATION
WARREN COUNTY ROAD ENGINEER

(1) WHERE NECESSARY ENTRANCE AND/OR DRIVEWAYS TO LOTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 28 LINEAR FT OF 15 IN DIAMETER ENTRANCE PIPE THE END OF THE ENTRANCE PIPE SHALL TERMINATE 1 FEET FROM THE PROPERTY LINE
(2) GRADING WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT NO EXCESS WATER WILL BE DIVERTED TO THE CITY/COUNTY/STATE ROAD RIGHT OF WAY WITHOUT APPROVAL OF THE CITY/COUNTY/STATE ENGINEER THIS PROPERTY HAS PUBLIC ACCESS TO JENKINS ROAD

E W Dyer 3-21-16
SIGNED DATE

OR

STATE OF KENTUCKY DEPT OF TRANSPORTATION

ACCESS TO _____ WILL REQUIRE A PERMIT FROM THE DEPARTMENT OF HIGHWAYS LOTS SHOWN ON THIS PLAT THAT ABUT _____ MAY BE GRANTED ACCESS TO _____ WITHIN THE PERMITTED ACCESS ENVELOPES PROVIDED ALL CONDITIONS AND REQUIREMENTS OF THE DEPARTMENT PERMITS POLICY MANUAL IN ADDITION TO TO CITY COUNTY PLANNING COMMISSION REQUIREMENTS ARE MET LOT OWNERS SHALL CONTACT THE PERMITS ENGINEER WITH THE DEPARTMENT OF HIGHWAYS AT THE DISTRICT #1 OFFICE IN BOWLING GREEN AT 270 746-7898

SIGNED DATE

6 WARREN RURAL ELECTRIC COOPERATIVE CORP

ELECTRIC DIVISION WARREN RECC P O BOX 1118
BOWLING GREEN KY 42101

Nikki L Bell 3/21/16
AUTHORIZED SIGNATURE DATE

7 WARREN COUNTY WATER DISTRICT

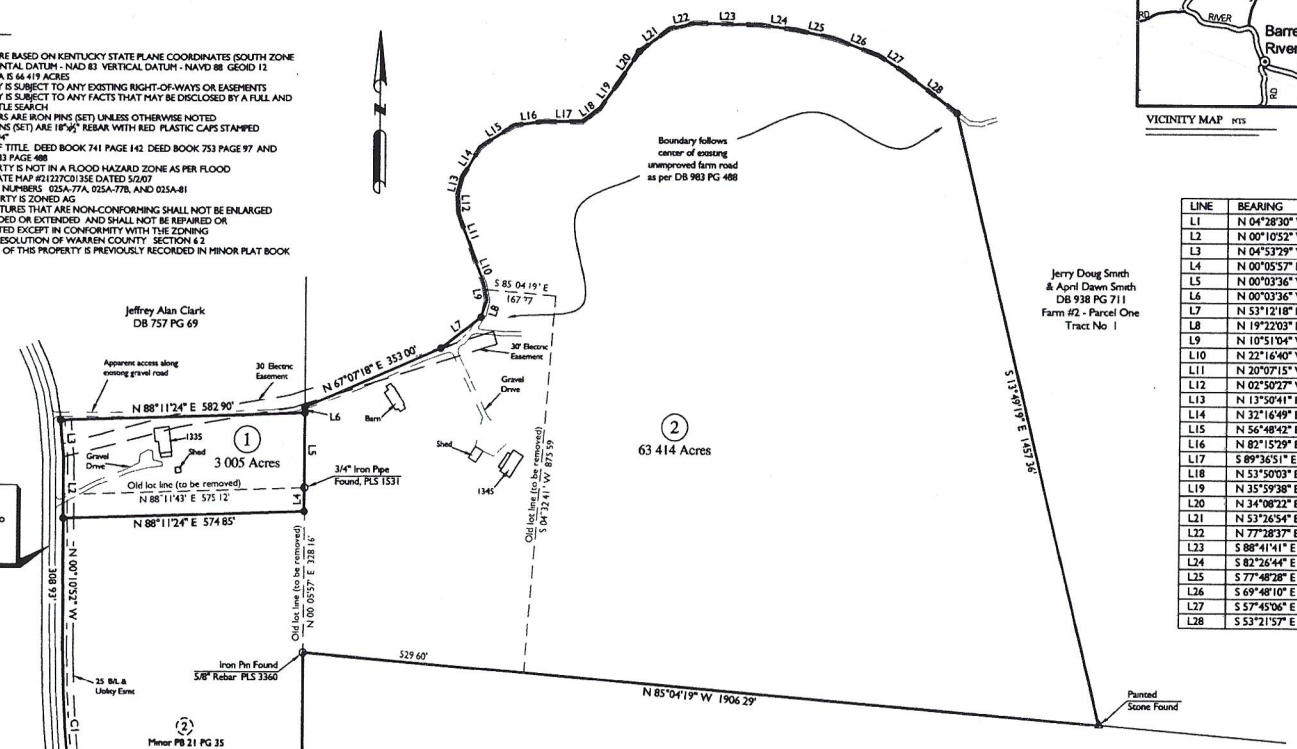
THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAT AND REGARDING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT ACCEPTABLE EASEMENTS HAVE BEEN DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF EXISTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAT

NO EXAMINATION OR REPRESENTATION IS MADE BY THE WATER DISTRICT AS TO FIRE FLOW AVAILABILITY OF WATER OR SEWER SERVICES TO THE PROPERTY THAT EITHER WATER OR SEWER SERVICES CAN BE EXTENDED OR THAT SERVICES PROPOSED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED

Brian Simpson 3-21-16
AUTHORIZED SIGNATURE DATE

NOTES

1) BEARINGS ARE BASED ON KENTUCKY STATE PLANE COORDINATES (SOUTH ZONE 1602) HORIZONTAL DATUM - NAD 83 VERTICAL DATUM - NAVD 88 GEOID 12
2) TOTAL AREA IS 66 419 ACRES
3) THIS SURVEY IS SUBJECT TO ANY EXISTING RIGHT-OF-WAYS OR EASEMENTS
4) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH
5) ALL CORNERS ARE IRON PINS (SET) UNLESS OTHERWISE NOTED
6) ALL IRON PINS (SET) ARE 18"x½" REBAR WITH RED PLASTIC CAPS STAMPED "HAWKINS 3894"
7) SOURCES OF TITLE DEED BOOK 741 PAGE 142 DEED BOOK 753 PAGE 97 AND DEED BOOK 983 PAGE 488
8) THIS PROPERTY IS NOT IN A FLOOD HAZARD ZONE AS PER FLOOD INSURANCE RATE MAP #21227C0135E DATED 5/2/07
9) PVA PARCEL NUMBERS 025A-77A, 025A-77B, AND 025A-81
10) THIS PROPERTY IS ZONED AG
11) THE STRUCTURES THAT ARE NON-CONFORMING SHALL NOT BE ENLARGED UPON EXPANDED OR EXTENDED AND SHALL NOT BE REPAIRED OR RECONSTRUCTED EXCEPT IN CONFORMITY WITH THE ZONING ORDINANCE/RESOLUTION OF WARREN COUNTY SECTION 6 2
12) A PORTION OF THIS PROPERTY IS PREVIOUSLY RECORDED IN MINOR PLAT BOOK 21 PAGE 35



LINE	BEARING	DISTANCE
L1	N 04°28'30" W	127 21'
L2	N 00°10'52" W	136 88'
L3	N 04°53'29" W	90 28'
L4	N 00°05'57" E	55 03'
L5	N 00°03'36" W	172 05'
L6	N 00°03'36" W	13 80'
L7	N 53°12'18" E	119 00'
L8	N 19°22'03" E	41 35'
L9	N 10°51'04" W	38 86'
L10	N 22°16'40" W	69 79'
L11	N 20°07'15" W	103 53'
L12	N 02°50'27" W	43 56'
L13	N 13°50'41" E	40 76'
L14	N 32°16'49" E	80 90'
L15	N 56°48'42" E	93 56'
L16	N 82°15'29" E	72 63'
L17	S 89°36'51" E	91 06'
L18	N 53°50'03" E	52 57'
L19	N 35°59'38" E	78 24'
L20	N 34°08'22" E	84 20'
L21	N 53°26'54" E	89 48'
L22	N 77°28'37" E	61 61'
L23	S 88°41'41" E	153 77'
L24	S 82°26'44" E	85 01'
L25	S 77°48'28" E	93 50'
L26	S 69°48'10" E	114 45'
L27	S 57°45'06" E	72 50'
L28	S 53°21'57" E	159 27'

8 AT&T

Phyllis L Ramsey 03/21/16
SIGNATURE COMPANY DATE

9 BARREN RIVER DISTRICT HEALTH DEPARTMENT

- ☐ PUBLIC SEWER REQUIRED
- ☐ ON EXISTING CITY SEWER
- ☐ HAS EXISTING SEWER SYSTEM
- ☑ ON SITE SEWAGE DISPOSAL SYSTEM TO SERVICE ANY PROPOSED CONSTRUCTION/RESIDENCE SHALL BE PERSUANT TO THE CURRENT STATE SUB SURFACE SEWAGE DISPOSAL REGULATIONS AND SHALL BE PERMITTED THROUGH THIS OFFICE PRIOR TO INSTALLATION OF SAID SYSTEM

Susan Davis Env 3/21/16
SIGNATURE TITLE DATE

10 ATMOS ENERGY

NATURAL GAS SERVICE IS ☐ IS NOT ☒
AVAILABLE IN THIS AREA HOWEVER THE ABILITY TO SERVE FACILITIES IS ULTIMATELY DETERMINED BY INDIVIDUAL LOAD AND PRESSURE REQUIREMENTS

Martin Yates 3/21/16
SIGNATURE TITLE DATE

11 TIME WARNER CABLE

ENGINEERING DIVISION UTILITY EASEMENTS AS SHOWN REVIEWED & APPROVED

Tom Mracek
TIME WARNER CABLE

3/23/16
ENGINEERING DIVISION DATE

12 CITY-COUNTY PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK

8-4-16
DATE

Wilma K Harper
CHAIRPERSON CITY COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY

Benjamin B Roth
EXECUTIVE DIRECTOR CITY COUNTY PLANNING COMMISSION OF WARREN CO KY

Recorded August 9, 2016
Kelly Downing

M.J. 2016-105-CO

ANDERSON ENGINEERING & LAND SURVEYING, PLLC
P O Box 35 Cub Run, KY 42729 ph 270 563 2911 fax 270 563 2921 www aengr net

BRIAN MOLLOY & JANICE MOLLOY SUBDIVISION ~ REVISION OF LOT 2
1335 & 1345 JENKINS ROAD ~ WARREN COUNTY, KENTUCKY

OWNERS
Brian Molloy
& Janice Molloy
1335 Jenkins Road
Bowling Green KY 42101

DATE 3 18-16	DRN AH
REVISIONS	CHK AH
SCALE 1"=200'	JOB NO 16-02985