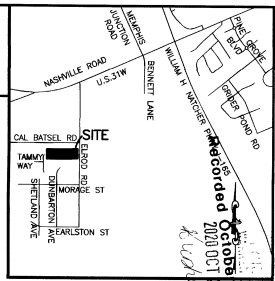


COVINGTON FARMS SUBDIVISION



BOOK 44 PAGE 58

1 LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY, MADE BY ME, OR UNDER MY DIRECTION, BY METHODS THAT MEET OR EXCEED STANDARDS IN 201 KAR 18-150, THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE, THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR
3569 PLS NO. 10-22-2020 DATE

2 CERTIFICATE OF OWNERSHIP, ACCESS, EASEMENT AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT 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. THE SPACES OUTLINED BY DASHED LINES AND 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. ALL DRAINAGE EASEMENTS ARE DEDICATED FOR CITY/COUNTY AND STORM WATER MANAGEMENT AND ARE HEREBY ESTABLISHED BY RECORDATION OF THIS PLAT. ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE LOTS OVER WHICH SAID EASEMENTS CROSS AND NO DRAINAGE EASEMENTS SHALL BE ALTERED IN ANY WAY BY FILING, CHANGING THE CONTOUR THEREOF OR BY BUILDING ANY STRUCTURE THEREON (INCLUDING FENCING), EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT, OR BY THE CITY, COUNTY, PLANNING COMMISSION OR APPROPRIATE GOVERNMENTAL AUTHORITY.

[Signature] OWNER
OWNER
AT&T
1061 LOVERS LANE
9-25-20 DATE

4 PUBLIC WORKS CERTIFICATION

BOWLING GREEN PUBLIC WORKS
1011 COLLEGE ST.
WARREN COUNTY PUBLIC WORKS
638 5TH AVE.

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CITY/COUNTY STANDARDS, GRADING, STORM WATER, AND EROSION CONTROL, WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT COMPLES WITH AN APPROVED SITE DEVELOPMENT PLAN AND REGULATIONS OF THE CITY, COUNTY, AND STATE. THE SAME AUTHORITY CERTIFIES THAT THE PROPERTY HAS PUBLIC ACCESS TO A CITY OR COUNTY OR STATE ROAD, BUT GRANTS THE RIGHT TO FINAL ACCESS APPROVAL AT THE TIME OF AN ACCESS PERMIT APPLICATION.

COUNTY 9/24/20 DATE
CITY/COUNTY
[Signature] SIGNED

5 SPECTRUM

515 DOUBLE SPRINGS ROAD
ENGINEERING DIVISION
UTILITY EASEMENTS AS SHOWN
REVIEWED AND APPROVED

[Signature] Cory Hendrick 9-25-20 DATE
AUTHORIZED SIGNATURE

6 WARREN COUNTY WATER DISTRICT

523 31-W BYPASS
WATER & SEWER DIVISION STAFF

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 MAY BE EXTENDED, OR THAT SERVICES PROPOSED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED.

Thomas Simpson Digitally signed by Thomas Simpson 10/8/2020 DATE
SIGNATURE TITLE

6 WARREN RURAL ELECTRIC COOP CORP

951 FAIRVIEW AVENUE
Ethan Durbin GIS Tech. 9/30/2020 DATE
SIGNATURE TITLE

7 ATMOS ENERGY

2850 RUSSELLVILLE ROAD
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.

[Signature] Butch Chidester 9/25/2020 DATE
SIGNATURE TITLE

9 WARREN RIVER DISTRICT HEALTH DEPARTMENT

1109 STATE STREET
ON-SITE SEWAGE DISPOSAL SYSTEM TO ANY PROPOSED RESIDENCE OR OTHER BUILDING SHALL BE INSTALLED PURSUANT TO THE KENTUCKY ON-SITE SEWAGE DISPOSAL SYSTEM REGULATIONS, 902 KAR 100.01 AND 902 KAR 100.05, AND EACH INDIVIDUAL LOT SHALL STAND ON ITS OWN MERIT AS TO APPROVAL OR DISAPPROVAL. SANITARY SEWER AVAILABILITY MAY REQUIRE CONNECTION PER LOCAL AGENCIES AND ZONING ORDINANCE.

[Signature] Cameron Carter 09-25-2020 DATE
SIGNATURE

10 CITY-COUNTY PLANNING COMMISSION

922 STATE STREET
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, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

10/23/2020 DATE
[Signature] Rachel Hurt
CHAIRMAN
CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY
EXECUTIVE DIRECTOR

CERTIFICATE OF APPROVAL OF RECORDING

[Signature] Rachel Hurt
CHAIRMAN
CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY
EXECUTIVE DIRECTOR
Digital signatures verified by staff.

GENERAL NOTES:

- THE SURVEY SHOWN HEREON IS BASED ON C.P.S. DATA COLLECTED USING BOTH STATIC AND RTK METHODS. CONTROL POINTS WERE OBTAINED BY A G.P.S. RTK SURVEY WITH AN ERROR OF 0.04 PER POINT IN A STATISTICAL ACCURACY FOR HORIZONTAL PRECISION, AND 0.04 PER POINT IN A STATISTICAL ACCURACY FOR VERTICAL PRECISION.
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR IN EXISTENCE.
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
- SOURCE OF TITLE: DEED BOOK 1105, PAGE 829.
- ALL SET IRON PINS ARE 3" X 18" REBAR WITH ONE INCH CAP STAMPED "LUCAS KY 3569" UNLESS OTHERWISE STATED.
- TOTAL AREA 4.8212 ACRES.
- THIS IS AN URBAN SURVEY.
- ZONED - PUD W/DC.
- DEVELOPMENT PLAN CONDITIONS ARE RECORDED IN CLU 9, PAGE 912-920.
- VERTICAL DATUM NAVD 88.

BUILDING SETBACKS AND LOT COVERAGE:

FRONT SETBACK LINE ALONG ELROD ROAD - 25'
FRONT SETBACK LINE - 17'
SIDE SETBACK LINE - 0' AT COMMON WALLS BETWEEN UNITS
SIDE SETBACK LINE - 5'
REAR SETBACK LINE - 10'
MAXIMUM LOT COVERAGE - 80%

RESTRICTIVE COVENANTS:

RECORDED IN DEED BOOK 1216, PAGE 705-717

OWNER / DEVELOPER:
COVINGTON FARMS DEVELOPMENTS LLC
PO BOX 1717
BOWLING GREEN, KY 42102

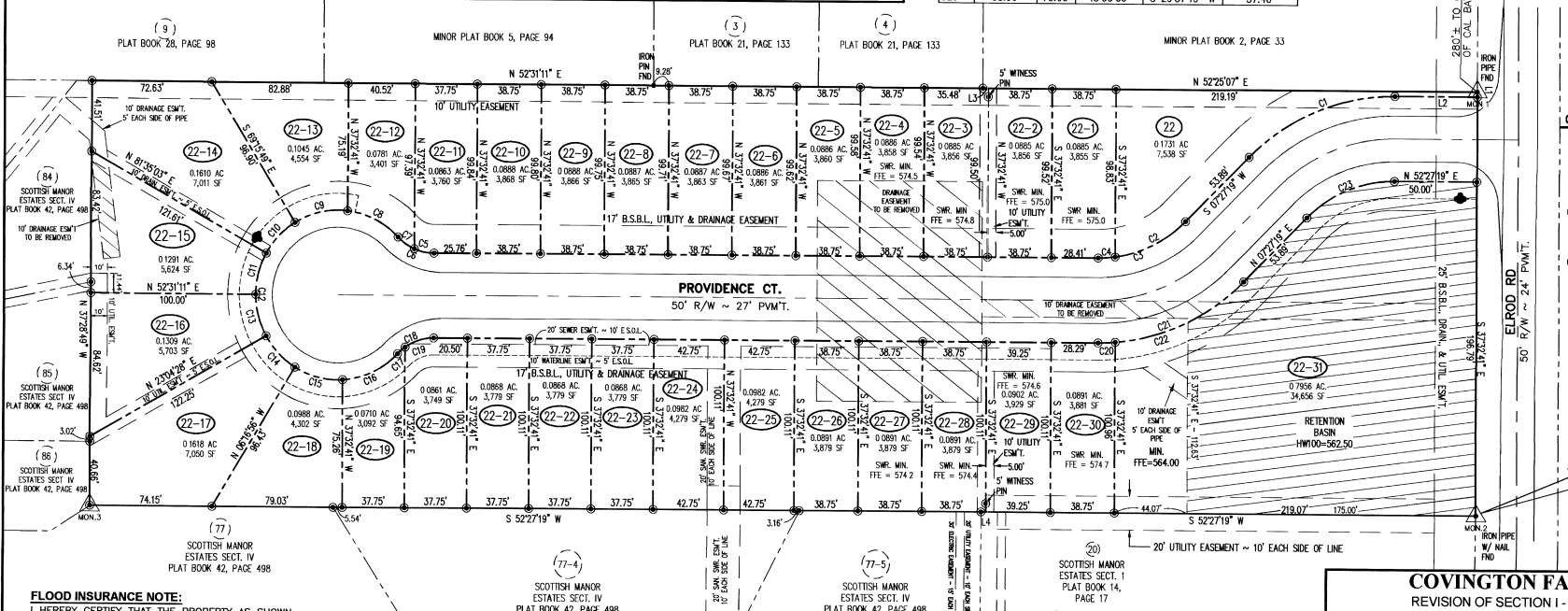
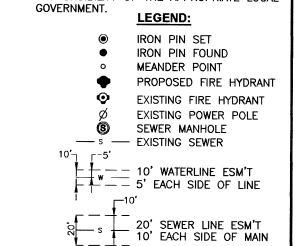
CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	98.17	125.00	45.00'00"	S 29.57'19" W	95.67
C2	48.53	75.00	3.70'40"	N 28.59'39" E	47.69
C3	58.90	75.00	45.00'00"	N 29.57'19" E	57.40
C4	10.37	75.00	7.58'20"	N 48.29'39" E	10.36
C5	12.33	30.00	23.32'52"	N 64.13'45" E	12.24
C6	24.42	30.00	46.37'46"	N 75.46'11" E	23.75
C7	12.09	30.00	23.04'53"	N 87.32'38" E	12.00
C8	35.03	50.00	40.08'35"	S 79.00'47" W	34.32
C9	33.34	50.00	38.12'19"	S 39.50'20" W	32.73
C10	25.44	50.00	29.09'08"	S 06.09'37" W	25.17
C11	25.37	50.00	29.04'01"	S 22.56'58" E	25.09
C12	238.36	50.00	273.08'06"	S 37.28'58" E	68.75
C13	25.69	50.00	29.26'34"	S 52.17'15" E	25.41
C14	25.62	50.00	29.21'24"	S 81.38'14" E	25.34
C15	30.32	50.00	34.44'51"	N 66.20'38" E	29.86
C16	37.54	50.00	43.01'14"	N 27.27'36" E	36.67
C17	5.98	30.00	11.24'55"	S 11.39'26" W	5.97
C18	24.35	30.00	46.30'20"	S 29.12'09" W	23.69
C19	18.37	30.00	35.05'25"	S 34.54'36" W	18.09
C20	10.47	125.00	4.47'57"	N 50.03'20" E	10.47
C21	98.17	125.00	45.00'00"	N 29.57'19" E	95.67
C22	87.70	125.00	40.12'03"	N 27.33'20" E	85.92
C23	58.90	75.00	45.00'00"	S 29.57'19" W	57.40

STATE OF KENTUCKY
THOMAS M. LUCAS
LICENSED LAND SURVEYOR
10/22/2020

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 37.32'41" W	3.00'
L2	S 52.27'19" W	50.00'
L3	N 52.25'07" E	3.27'
L4	S 52.27'19" W	2.89'



CONTROL MONUMENTS:

- MON-1: N:3499255.87 E:4706907.61 ELEV.=568.29
- MON-2: N:3499057.99 E:4707060.07 ELEV.=561.64
- MON-3: N:3498545.50 E:4076319.19 ELEV.=580.46



Civil Engineering
Transportation
Materials Testing
Land Surveying
Land Planning
Landscape Architecture

Landmark Engineering, Inc.
183 Saint Charles Street
Bowling Green, KY 42101
P: 270 842 0812
F: 270 842 0910
lei@landmarkengineering.net

Drawn By: M Lawrence
Checked By: T Lucas
Approved By: T Lucas

Job Number: 19148

Plot Date: Oct. 22, 2020

RECORD PLAT
SHEET
1 of 1

COVINGTON FARMS

REVISION OF SECTION I - LOT 2
SCOTTISH MANOR ESTATES
AS PREVIOUSLY RECORDED IN
PLAT BOOK 42, PAGES 498 AND 499
BOWLING GREEN, WARREN COUNTY, KY