

* ACCESS TO HWY 622 WILL REQUIRE A PERMIT FROM THE DEPARTMENT OF HIGHWAYS. LOTS SHOWN ON THIS PLAT THAT ABOUT HIGHWAY 622 MAY BE GRANTED ACCESS TO HIGHWAY 622 WITHIN THE PERMITTED ACCESS ENVELOPE. PROVIDED ALL CONDITIONS AND REQUIREMENTS OF THE DEPARTMENT PERMITS POLICY MANUAL, IN ADDITION TO THE CITY-COUNTY PLANNING COMMISSION REQUIREMENTS, ARE MET. LOT OWNERS SHALL CONTACT THE PERMITS ENGINEER WITH THE DEPARTMENT OF HIGHWAYS, AT THE DISTRICT #3 OFFICE IN BOWLING GREEN, KY AT 270-746-7898.

Sarah Payton 7-5-22
AUTHORIZED SIGNATURE DATE

* See access window notes

WARREN COUNTY WATER DISTRICT
583 US HWY 31W BYPASS

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 WERE 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.

Digitally signed by
Thomas Simpson 7/5/2022
AUTHORIZED SIGNATURE DATE

SPECTRUM
515 DOUBLE SPRINGS RD

UTILITY EASEMENTS AS SHOWN REVIEWED AND APPROVED

Cory Hendrick 7-1-2022
AUTHORIZED SIGNATURE DATE

AT&T
1061 LOVERS LANE
Travis Paroley 7-1-22
SIGNATURE TITLE DATE

ACCESS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH THE CITY/COUNTY STANDARDS GRADING, STORM WATER, AND EROSION CONTROL. WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT COMPLIES 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 MAKE FINAL ACCESS APPROVAL AT THE TIME OF AN ACCESS PERMIT APPLICATION.

AUTHORIZED SIGNATURE DATE

BARREN RIVER DISTRICT HEALTH DEPARTMENT
1109 STATE STREET

ONSITE SEWAGE DISPOSAL SYSTEM TO ANY PROPOSED RESIDENCE OR OTHER BUILDING SHALL BE INSTALLED PURSUANT TO THE KENTUCKY ONSITE DISPOSAL SYSTEM REGULATIONS. 902 KAR 100B8 AND 902 KAR 100B5, AND EACH INDIVIDUAL LOT SHALL STAND ON ITS OWN MERIT AS TO APPROVAL OR DISAPPROVAL. SANITARY SEWER AVAILABILITY MAY REQUIRE CONNECTIONS PER THE LOCAL AGENCIES AND ZONING ORDINANCE.

Anna Holder 7/5/2022
HEALTH DEPARTMENT ENVIRONMENTAL SIGNATURE DATE

WARREN RURAL ELECTRIC
591 FAIRVIEW AVENUE

WARREN RURAL ELECTRIC

BY: *Justin K. Downing* 7-5-22
ELECTRIC DIVISION DATE

ATMOS ENERGY
2850 RUSSELLVILLE RD

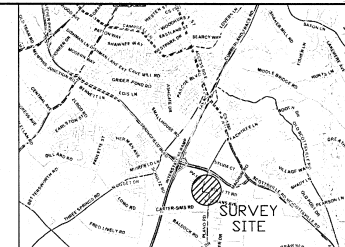
NATURAL GAS SERVICE

IS IS NOT

AVAILABLE IN THIS AREA HOWEVER, THE ABILITY TO SERVE FACILITIES IS ULTIMATELY DETERMINED BY INDIVIDUAL LOAD AND PRESSURE REQUIREMENTS. MAIN EXTENSION REQUIRED.

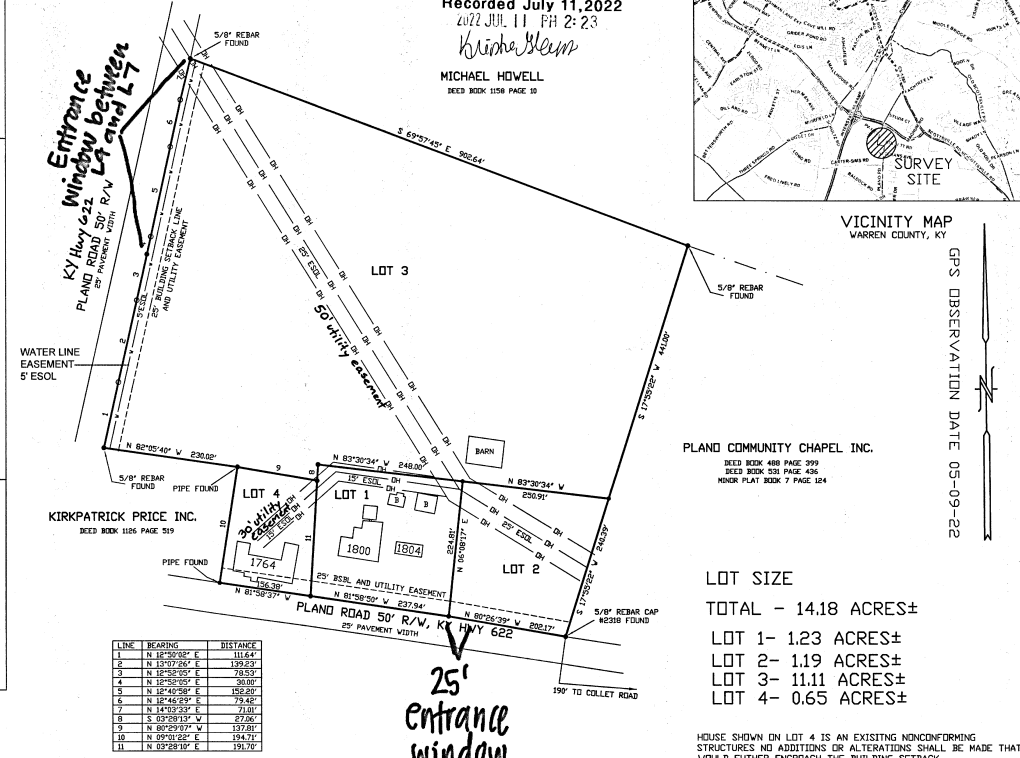
Lisa Whitey 7/5/2022
AUTHORIZED SIGNATURE DATE

LYNETTE YATES
WARREN COUNTY CLERK
Recorded July 11, 2022
2022 JUL 11 PM 2:23
Kimberly Slamm
MICHAEL HOWELL
DEED BOOK 1158 PAGE 10



VICINITY MAP
WARREN COUNTY, KY

GPS OBSERVATION DATE: 05-09-22



PLAND COMMUNITY CHAPEL INC.
DEED BOOK 488 PAGE 399
DEED BOOK 531 PAGE 458
MINOR PLAT BOOK 7 PAGE 184

LOT SIZE
TOTAL - 14.18 ACRES±
LOT 1- 1.23 ACRES±
LOT 2- 1.19 ACRES±
LOT 3- 11.11 ACRES±
LOT 4- 0.65 ACRES±

HOUSE SHOWN ON LOT 4 IS AN EXISTING NONCONFORMING STRUCTURE NO ADDITIONS OR ALTERATIONS SHALL BE MADE THAT WOULD FURTHER ENCRUMBER THE BUILDING SETBACK

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | N 18°20'28" E | 111.64 |
| 2 | N 18°07'28" E | 129.23 |
| 3 | N 18°20'28" E | 73.52 |
| 4 | N 18°20'28" E | 30.00 |
| 5 | N 18°20'28" E | 30.00 |
| 6 | N 18°46'25" E | 73.42 |
| 7 | N 18°20'28" E | 27.00 |
| 8 | S 45°29'13" W | 27.00 |
| 9 | N 80°29'07" W | 127.81 |
| 10 | N 09°28'16" E | 124.72 |
| 11 | N 09°28'16" E | 151.72 |

CITY-COUNTY PLANNING COMMISSION
922 STATE STREET, SUITE 200

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, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.
Michael Howell 7/11/2022
CHAIRMAN DATE
CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY
Bonnie D. Kitch
EXECUTIVE DIRECTOR DATE
CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY
Digital Signatures Verified By Staff

PARCEL OWNER INFORMATION SOURCE OF TITLE
RUTH E. JOST DEED BOOK 560 PAGE 690
1800 PLAND ROAD MINOR PLAT BOOK 1 PAGE 205
BOWLING GREEN, KY 42104 LOT 4
DEED BOOK 477 PAGE 599
LOTS 1-3

EXECUTOR
AUSTIN GULLOTTE
1720 THREE SPRINGS ROAD
BOWLING GREEN, KY 42104
SUBDIVISION PLAT FOR:
RUTH JOST



LAND SURVEYOR'S CERTIFICATE

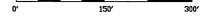
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY, MADE BY ME, OR UNDER MY DIRECTION, BY METHODS THAT MEET OR EXCEED STANDARDS IN 201 KAR 18.150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

Jeff Leptwich 6-5-22
JEFF LEPTWICH PLS# 3013 DATE

I DO HEREBY CERTIFY THAT THE URBAN CLASS SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE AND USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE G.P.S. DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED EXCEEDS THE SPECIFIED TOLERANCES SET FORTH BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE BEARINGS SHOWN HEREON ARE BASED ON GEODETIC NORTH AS ESTABLISHED BY STATIC GPS OBSERVATION.

Jeff Leptwich 6-5-22
JEFF LEPTWICH PLS# 3013 DATE

DATE 05/09/2022 SCALE 1" = 150'



PVA PARCEL ID: 058-23 0544-23B

ZONED: LOTS 1-3 ZONE AG, LOT 4 RM-3

THIS SURVEY COMPLIES WITH 201 KAR 18150

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE THREE NEW LOTS (LOTS 1,2,3) AND SHOW EXISTING LOT 4 AND TO REVISE REVISE LOT 4 PLATTED IN MINOR PLAT BOOK 1 PAGE 205
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
- THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO FIRM FLOOD INSURANCE RATE MAPS FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP PARCEL NO. D1227C0302E AS DATED MAY 2, 2007.
- THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
- THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED JLEFTWICH PLS NO. 3013 SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP, AND THAT A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.

8. MAINTENANCE NOTE

- THE PROPERTY OWNER(S) OR HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR PROPERTY. THIS MAINTENANCE SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS TO A HEIGHT NO GREATER THAN TEN (10) INCHES, REPAIRING ERODED AREAS AND REMOVING DEBRIS FROM INLET STRUCTURES. THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION IS ALSO RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE INFRASTRUCTURE NOT ACCEPTED BY THE LOCAL GOVERNMENT CONTAINED WITHIN THIS EASEMENT.
- MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY, ISLANDS, MEDIANS, ENTRYWAYS, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT.

LEGEND

- ⊙ MEANDER POINT
- IRON PIN SET
- ⊠ CONCRETE RW MONUMENT
- UTILITY POLE
- FIRE HYDRANT
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT

- _____ PROPERTY LINE
- SETBACK LINE & UTILITY EASE.
- EASEMENTS
- LOT LINE ABANDONED
- CENTERLINE
- GAS ELECTRIC
- GAS LINE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE

LEFTWICH LAND SURVEYING, INC.
904 W MAIN STREET GLASGOW, KENTUCKY 42141 PHONE 270-651-8406