

**NATURAL FEATURES NOTE**

AS INDICATED ON THE BIG CLIFTY USGS QUAD MAP THERE IS A POND AND BLUE LINE STREAM LOCATED WITHIN THE SUBJECT PROPERTY.

**STREAM BUFFER ZONE NOTE**

PER KPDES PERMIT KYR10, A 25-FOOT BUFFER ZONE IS REQUIRED BETWEEN THE STREAM BANK AND ANY LAND DISTURBANCE AS MEANS OF PROVIDING ADEQUATE PROTECTION TO RECEIVING WATERS. ANY DISTURBANCE IN THIS AREA WILL REQUIRE APPROVAL FROM THE COUNTY ENGINEER AND KENTUCKY DIVISION OF WATER.

**DRAINAGE AND STORM RECEIVER**

THE DRAINAGE AND STORMWATER RECEIVER OF THIS SUBDIVISION IS MEETING CREEK APPROXIMATELY 1 MILE SOUTH.

**EXISTING SYSTEM VERIFICATION**

LOT 1B  
I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) APPEARS TO BE FUNCTIONING PROPERLY, WITH NO SIGNS OF FAILURE AT THIS TIME  
REGULATIONS 3-4(C)(5)(C)

Charlotte Clement RS1136 2/1/19  
HARDIN COUNTY HEALTH CENTER OFFICIAL OR LICENSED PROFESSIONAL ENGINEER LICENSE NUMBER DATE

**FLOOD CERTIFICATION**

I HEREBY CERTIFY THIS PROPERTY IS NOT IN A SPECIAL HAZARD AS DEFINED BY THE F.E.M.A MAPS  
MAP#21093C0385D PANEL 385 OF 510 AUGUST 16, 2007

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOOD POTENTIAL

**The following Notes have not been presented:**

**Amendment Note:** The purpose of this Amended Plat of New Fruit Subdivision, Lot 1 as recorded in the Office of the Hardin County Clerk in Plat Cabinet 1, Sheet 3863 is to further subdivide the lot as shown hereon. Henceforth, these lots shall be known as Lot 1A, 1B & 1C of New Fruit Subdivision.

**Stormwater Maintenance Note:**

It shall be the responsibility of the property owner to perform continual maintenance on all ditches, drainage ways, detention basins, and other storm water facilities to assure proper function in compliance with the approved subdivision plans and Stormwater Ordinances.

**Sight Triangle Note:**

There shall be a Sight Triangle established at all street intersections of this subdivision. The dimensions of the easement for each Sight Triangle are illustrated hereon. In this easement, trees or other plantings or the location of structures exceeding thirty inches in height that would obstruct the clear sight across the area of the easement shall be prohibited. A public right of entry shall be reserved for the purpose of removing any object, material or otherwise, that obstructs clear sight.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY. THIS SURVEY WAS CONDUCTED USING RTK GPS PROCEDURES USING A JAVAD TRIUMPH 2 BASE AND JAVAD TRIUMPH LS ROVER. THE RELATIVE PRECISION ACCURACY FOR ANY ONE POINT ON THIS SURVEY DOES NOT EXCEED 0.05" + 100 PPM. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.

Thomas E. Rhodes  
THOMAS E. RHODES, PLS 3838  
LICENSED PROFESSIONAL SURVEYOR

**THE COMMISSION CERTIFICATION**

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING.

[Signature] 2/4/2019  
COMMISSION CHAIR OR DIRECTOR SIGNATURE DATE

**Utility Companies Certification**

I, being a duly authorized agent of the cited utility company, accept the easements shown on this record plat on behalf of my company. I also release any easements that have been approved previously.

Date Representative: 1-8-19 Electric Company: WOLV BECC  
Date Representative: 1-9-19 Telephone Company: Crestar Ashby Windstream  
Date Representative: 1-9-19 Water Company: HCV O&E  
Date Representative: 1-14-19 Gas Company: Janusz Ganki LG&E

**HARDIN COUNTY BOARD OF HEALTH CERTIFICATION**

THESE SUBDIVISION LOTS HAVE RECEIVED INITIAL APPROVAL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS. THIS APPROVAL IS GRANTED ONLY TO THE GENERAL FEASIBILITY OF ON-SITE SEWAGE DISPOSAL SYSTEM USAGE FOR THE SUBDIVISION AS A WHOLE. EACH LOT MUST BE APPROVED PRIOR TO SYSTEM INSTALLATION. (LOTS 1A & 1C)  
Charlotte Clement RS1136 2/1/19  
HARDIN CO. HEALTH DEPT. OFFICIAL OR LICENSED PROFESSIONAL ENGINEER DATE LICENSE NUMBER

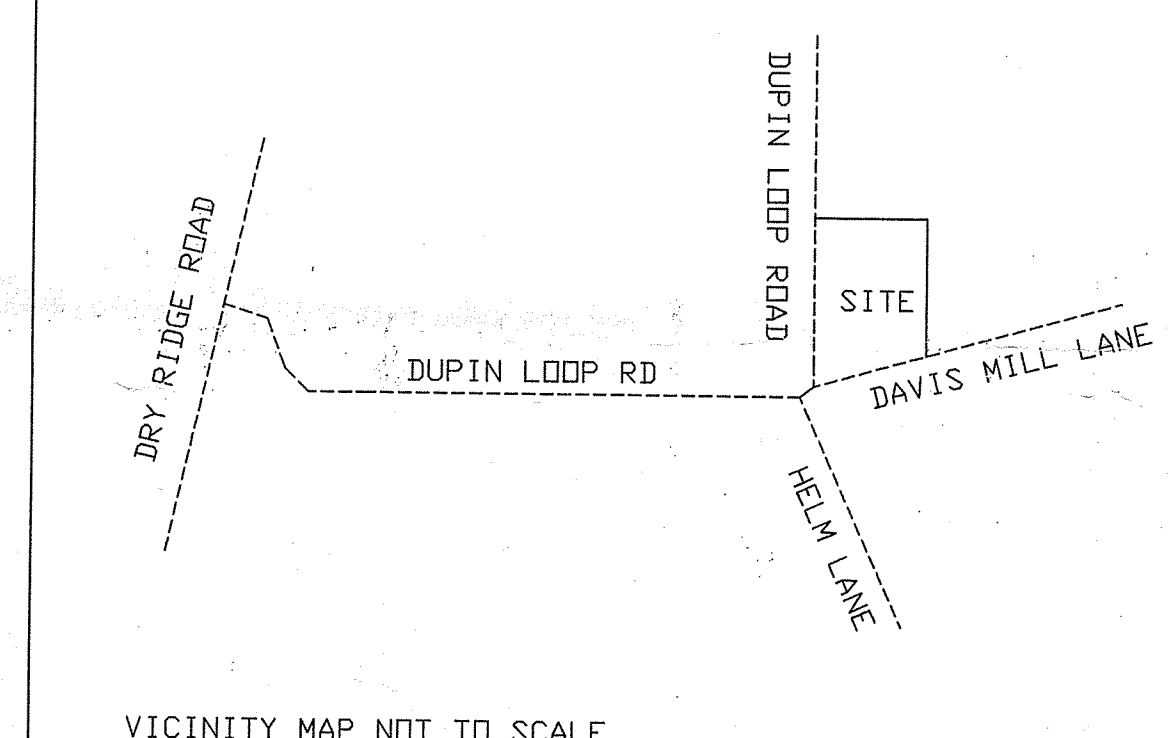
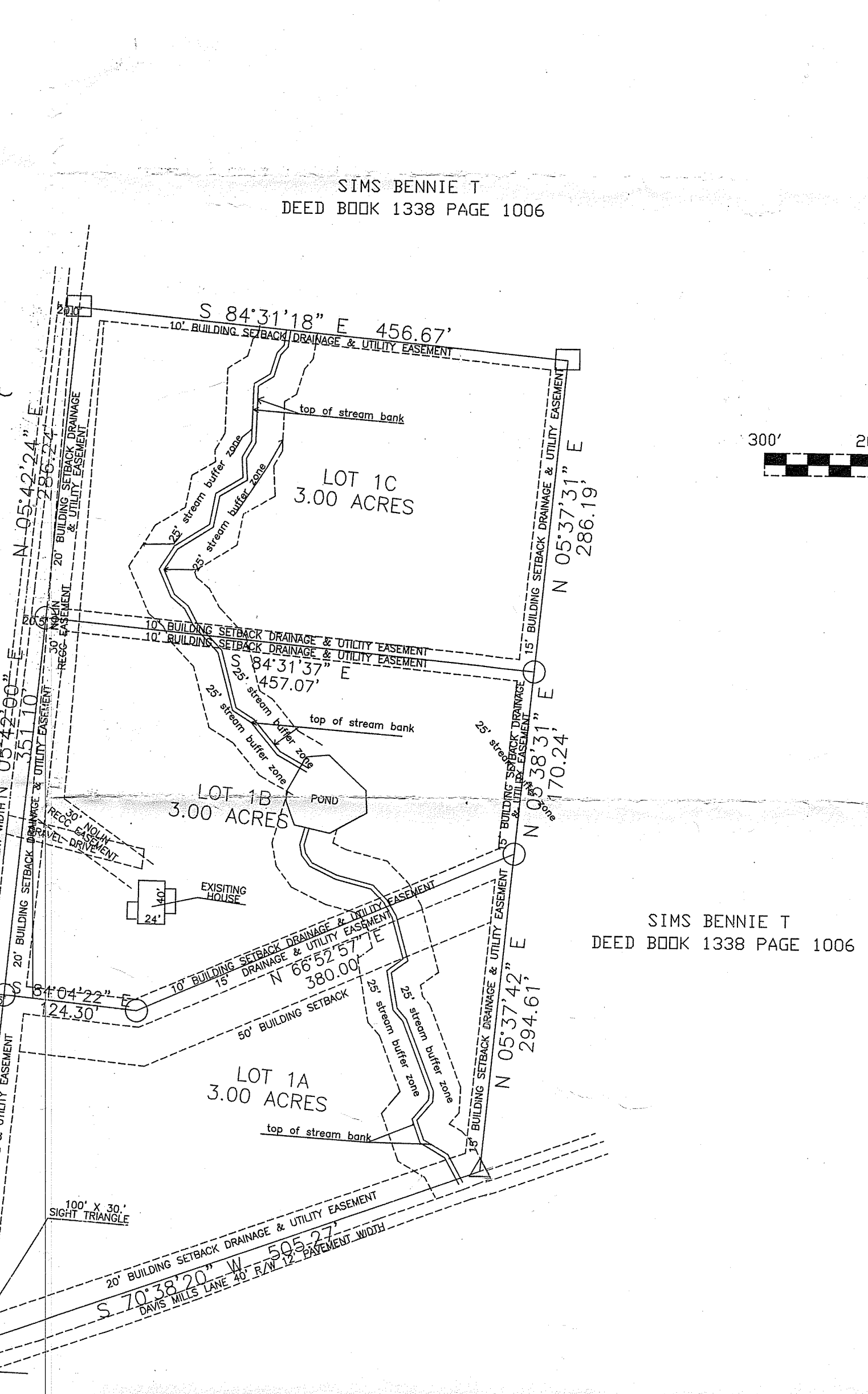
**NOTES & RESERVATIONS**

- 1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY APPURTENANCES, RESTRICTIONS AND OR EASEMENTS IN AFFECT TO DATE.
- 2. ALL SET CORNERS ARE 1/2 X 18" STEEL REBAR STAMPED RHODES PSM 3838
- 3. ADJOINING PROPERTY OWNERS ARE SHOWN ACCORDING TO PROPERTY VALUATION OFFICE. THE SIGNATURE AND STAMPED SEAL OF A KENTUCKY LICENSED SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4. THE CERTIFICATION OF THIS SURVEY IS MADE AS OF THIS DATE ONLY FOR THE PERSON IT WAS DONE FOR AND IS SUBJECT TO ANY FUTURE FACTS THAT MAY MORE ACCURATELY DESCRIBE OR ESTABLISH THE BOUNDARY SHOWN HEREIN THIS SURVEY IS SUBJECT TO ANY ADVERSE OR OTHER RIGHTS OF OTHERS DO TO COURT ACTION
- 5. THIS SURVEY DOES NOT REPRESENT OR ESTABLISH LAND OWNERSHIP PER 201 18150 3(2)(C)

BEARINGS ARE BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM (GRID NORTH). HORIZONTAL DA TUM NAD83(2011). VERTICAL DA TUM NA VD88(GEIOD12A).

**LEGEND**

- = SET REBAR AND CAP STAMPED RHODES PSM 3838
- △ = FOUND REBAR AND CAP STAMPED 2811
- = FOUND REBAR WITH NO CAP



**Owner's Certification**

I, (We) hereby certify that (I am, we are) the owner(s) of this the property, as recorded in DEED BOOK 1463 PAGE 736 also plat cabinet 1, sheet 3863, in the office of the HARDIN County Clerk, and that we adopt this plan of development with our free consent; establish the minimum building lines; and dedicate all streets, drainage all streets, drainage ways, walks, public, utility line, parks, and other open spaces to public use as noted and illustrated. Further (I, we) grant unto the below named utility companies, their successors and assigns an easement over the spaces indicated by dashed lines and marked "electric and telephone easements," namely Wadswain Company, its successors and assigns, for electric utility purpose and NOLIN BECC Company, its successors and assigns, for telephone utility companies, their successors and assigns, an easement over the spaces indicated by dashed lines marked "utility and drainage easements," said easements include:

- 1. The right to construct, maintain, operate, replace, upgrade, or rebuild pole lines and/or pipes, and/or underground cable systems and all appurtenances thereto.
- 2. The right of ingress and egress over all lots to and from said easements indicated;
- 3. The right to trim or remove any tree necessary to maintain proper services;
- 4. The right to keep easements free of any structures or obstacles the company deems a hazard to the said pole lines, pipes or cable; and
- 5. The right to prohibit any excavation within five feet of any buried pipe and/or cable herein mentioned, or change of grade that interferes with overhead pole lines.

The undersigned hereby grants the further right, to said electric utility company, to install, either overhead or underground, necessary wiring for street lighting, that is requested and/or required, but in no case shall said wiring be installed more than five feet from any lot line. Lot owners are to use and enjoy said lands included in easements shown hereon, but such use shall not interfere with the right herein granted.

OWNER [Signature] DATE 1-4-19  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Notary Certification**

State of Kentucky  
County of Hardin  
I certify that I am a notary for the State-at-Large. I further certify that the above signature(s) (is, are) legal and (has, have) been executed voluntarily, to the best of my knowledge and belief.  
Date: 2-4-19 Notary Public [Signature]  
Date Commission Expires: 1-11-23

|   |                |               |                 |
|---|----------------|---------------|-----------------|
| <b>AMENDED RECORD PLAT OF NEW FRUIT SUBDIVISION LOT 1</b>   |                |               |                 |
| PROPERTY BELONGING TO:  |                |               |                 |
| PIKE & PIKE LANDHOLDINGS LLC 4014 NEW JACKSON ROAD HODGENVILLE, KY 42748. SITE ADDRESS 328 DUPIN LOOP, BIG CLIFTY, KY. 42712                          |                |               |                 |
| THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150   |                |               |                 |
| DEED BOOK 1463, PAGE 736 AND PLAT CABINET 1, SHEET 3863 MAP/PARCEL NUMBER 035-00-00-009.01 CONTAINING 9.00 ACRES IN HARDIN COUNTY COURT CLERKS OFFICE |                |               |                 |
| LOCATED 328 DUPIN LOOP RD. BIG CLIFTY, KY 42712   |                |               |                 |
| TOM RHODES LAND SURVEYING 315 Barr Greenwell Road Payneville KY 40157 239-913-9245  |                |               |                 |
| SCALE: 1" = 100'  | DATE: 12-04-18 | DWN BY: T.E.R | JOB NO: 2018-78 |

**Road Department Certifications (Lots 1A & 1C)**

The drive way entrances installed or proposed for installation for this development have been reviewed by me and are in conformance with all appropriate regulations.  
Date: 1/7/2019 Official: [Signature] Title: Road Supervisor

**Road Department Certification (Lot 1B)**

The driveway entrance is preexisting and may or may not be nonconforming in this development. Any changes made to the entrances shall require approval of the Hardin County Road Department.  
Date: 1/7/2019 Official: [Signature] Title: Road Supervisor

**Driveway Entrance Note (County)**

All driveway entrances must be provided with drainage culverts to provide proper drainage. Approval from the Hardin County Road Department is required for all new driveway entrances constructed in this subdivision. All driveway culverts must be a minimum diameter of 15 inches and minimum length of 24 feet, unless otherwise approved by the County Road Supervisor.