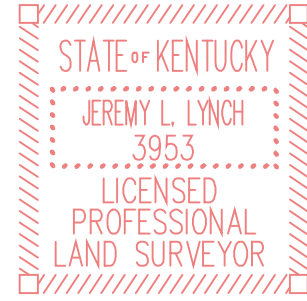


**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK". GPS EQUIPMENT OR BY RANDOM TRAVERSE. 100% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD LS & T3 BASE EQUIPMENT, WITH THE REMAINDER USING A TOPCON GTS 303 SERIES TOTAL STATION. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS (±0.03' + 100PPM). THE ANGULAR & 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 INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. HORIZONTAL DATUM--NAD 83; VERTICAL DATUM--NAVD 88 GEOID MODEL--GEOID 12; START FIELD DATE: 08/17/23

DATE OF SIGNATURE: JEREMY L. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR #3953

08/17/23-09/18/23  
DATE OF FIELD SURVEY  
10/03/23  
DATE OF FINAL PLAT



**EASEMENT CERTIFICATION**

THE UNDERSIGNED HEREBY GRANTS UNTO THE BELOW NAMED PERSON AND COMPANIES AN EASEMENT OVER THE INDICATED, SAID EASEMENT TO INCLUDE:

- THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, AND UPGRADE, ANY BELOW OR ABOVE GROUND UTILITY SYSTEM, STRUCTURE, OR INFRASTRUCTURE AND ALL APPURTENANCES THERETO.
- THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
- THE RIGHT TO UNRESTRICTED PUBLIC ACCESS ALONG SIDEWALK EASEMENTS.
- THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE;
- THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE GRANTED DEEMS A HAZARD TO THE FUNCTION OF THE EASEMENT. AND
- THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY EASEMENT.

DATE REPRESENTATIVE  
ELECTRIC COMPANY  
DATE REPRESENTATIVE  
TELEPHONE COMPANY  
DATE REPRESENTATIVE  
WATER COMPANY  
DATE REPRESENTATIVE  
CITY OF VINE GROVE (drainage)  
DATE REPRESENTATIVE  
WASTE WATER OFFICIAL  
DATE REPRESENTATIVE  
CABLE TV COMPANY

**WATER AND SEWER SYSTEM CERTIFICATION**

I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION, IN THE SUBDIVISION PLAT TITLED BROWN ESTATES, WILL FULLY MEET THE REQUIREMENT FOR THE CITY OF VINE GROVE AND THE HARDIN COUNTY WATER DISTRICT, AND ARE APPROVED AS INDICATED ON THE WATER SYSTEM PLAN AND FINAL PLAT.

DATE OFFICIAL  
TITLE

**PUBLIC IMPROVEMENT CERTIFICATION**

I HEREBY CERTIFY THAT IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME AND ARE IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT A FINANCIAL SECURITY IN THE AMOUNT OF \$\_\_\_\_\_ HAS BEEN POSTED WITH THE CITY OF VINE GROVE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE OFFICIAL  
TITLE

**EXISTING STRUCTURES NOTE**

THE EXISTING STRUCTURES IN THIS SUBDIVISION ARE NONCONFORMING USES AS GOVERNED BY KRS 100.253 AND DGS 3.2, AND ARE EXEMPT FROM THE NEW BUILDING SETBACK LINES ESTABLISHED ON THIS PLAT. ANY ADDITION TO THESE STRUCTURES AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAT.

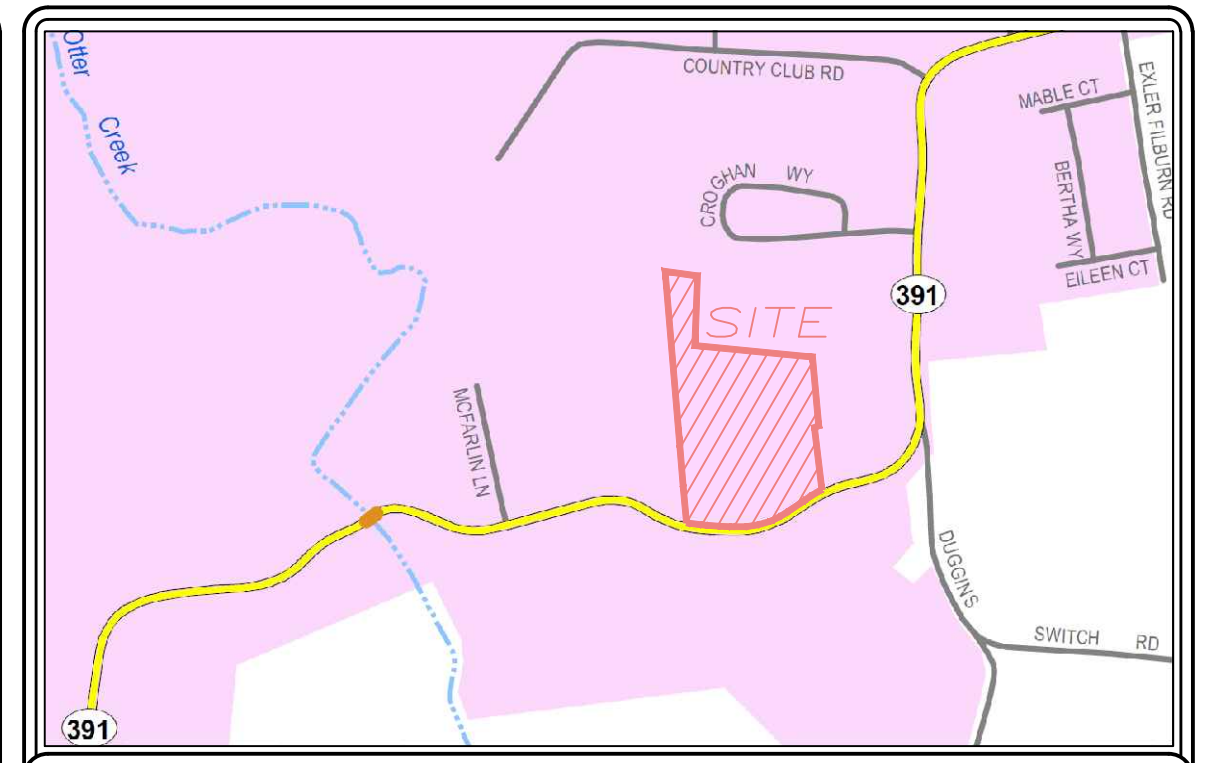
**FLOOD PLAIN NOTE**

AS INDICATED ON MAP NO. 21093C 0136D OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. MAP DATED 8/16/2007.

**COMMISSION CERTIFICATION**

I HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE VINE GROVE PLANNING COMMISSION AND IS NOW ELIGIBLE FOR RECORDING.

DATE CHAIRMAN OR DIRECTOR



**VICINITY MAP**  
NOT TO SCALE

**OWNERS CERTIFICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PROPERTY PLATED HEREON WHICH IS RECORDED IN THE HARDIN COUNTY CLERK'S OFFICE. (DEED BOOK \*\*\* PAGE NO. \*\*\*). I HEREBY ADOPT THIS SUBDIVISION PLAT FOR THIS PROPERTY. I FURTHER HEREBY DEDICATE THE STREET AND OTHER INDICATED AREAS TO THE CITY OF VINE GROVE, FOR PUBLIC USE, AND RESERVE THE INDICATED EASEMENT FOR SPECIFIC USES AS NOTED. I FURTHER HEREBY CERTIFY THAT I AM NOT AWARE OF ANY CURRENT OR PROPOSED LITIGATION CONCERNING THE TITLE, OWNERSHIP OR EASEMENT AFFECTING THIS PROPERTY. I FURTHER UNDERSTAND AND AGREE THAT IF THE CITY OF VINE GROVE HAS TO USE THE SECURITY TO COMPLETE THE IMPROVEMENTS ANY UNUSED MONIES WILL BE RETURNED TO THE DEVELOPER / OWNER. IF THE COST IS MORE THAN THE SECURITY THEN THE DEVELOPER / OWNER SHALL PAY THE DIFFERENCE.

DATE DAVID BROWN  
\*\*\*DEED BOOK 1355, PAGE 293  
DATE SHIRLEY BROWN  
\*\*\*DEED BOOK 1355, PAGE 293

**NOTARY CERTIFICATION**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, NOTARY PUBLIC IN THE AND FOR STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WAS THIS DAY PRODUCED BEFORE ME IN SAID COUNTY BY \_\_\_\_\_ TO BE \_\_\_\_\_ ACT AND DEED.  
MY COMMISSION WILL EXPIRE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.  
NOTARY PUBLIC NOTARY ID NUMBER \_\_\_\_\_

**RECORD PLAT OF:**

**BROWN ESTATES**

1231 CRUME ROAD, VINE GROVE, HARDIN CO., KENTUCKY

OWNER/CLIENT: DAVID & SHIRLEY BROWN  
1231 CRUME ROAD  
VINE GROVE, KY. 40175

SCALE: 1 IN. = 100 FT. DWG. BY: J.HALL PVA #: 119-30-00-054  
DATE: 10/03/23 AREA: 15.713 ACRES DWG. NAME: C:\DRAWINGS\HARDIN\1231 CRUME ROAD.CECL  
BILL#: 23-178 SOURCE: DEED BOOK 1355 PG 293

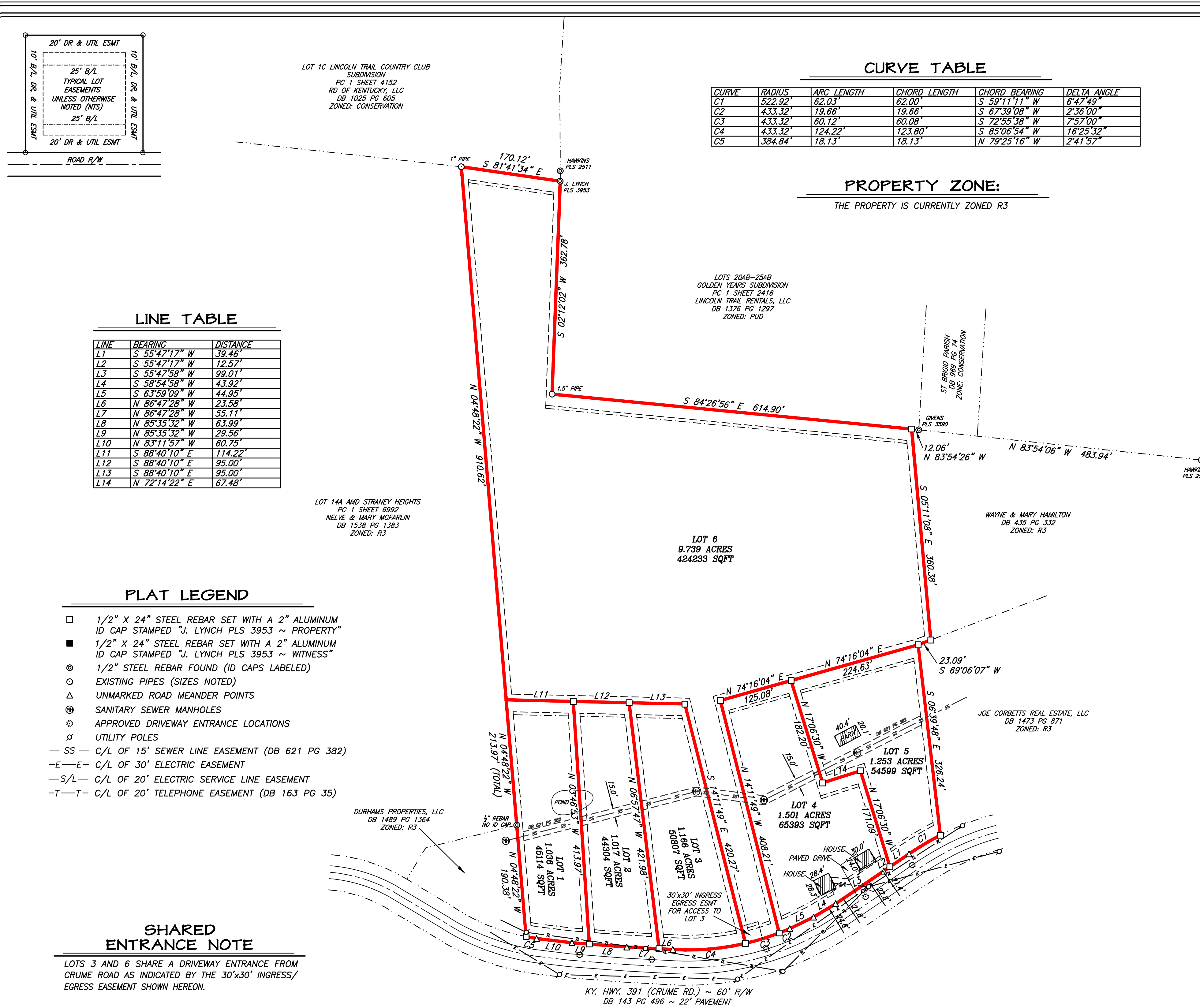
**Lynch Land Surveying**

(270) 401-8140 ~ jlynch3953@hotmail.com  
3049 LILAC ROAD, LEITCHFIELD, KENTUCKY 42754

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

**GENERAL PLAT NOTES:**

- SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 55°47'17" W	39.45'
L2	S 55°47'17" W	12.57'
L3	S 55°47'58" W	99.01'
L4	S 58°54'58" W	43.92'
L5	S 63°59'09" W	44.95'
L6	N 86°47'28" W	23.58'
L7	N 86°47'28" W	55.11'
L8	N 85°35'32" W	63.99'
L9	N 85°35'32" W	29.56'
L10	N 83°11'57" W	60.75'
L11	S 88°40'10" E	114.22'
L12	S 88°40'10" E	95.00'
L13	S 88°40'10" E	95.00'
L14	N 72°14'22" E	67.48'

**PLAT LEGEND**

- 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "J. LYNCH PLS 3953 ~ PROPERTY"
- 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "J. LYNCH PLS 3953 ~ WITNESS"
- ⊙ 1/2" STEEL REBAR FOUND (ID CAPS LABELED)
- EXISTING PIPES (SIZES NOTED)
- △ UNMARKED ROAD MEANDER POINTS
- ⊕ SANITARY SEWER MANHOLES
- ⊙ APPROVED DRIVEWAY ENTRANCE LOCATIONS
- ⊕ UTILITY POLES
- SS- C/L OF 15' SEWER LINE EASEMENT (DB 621 PG 382)
- E-E- C/L OF 30' ELECTRIC EASEMENT
- S/L- C/L OF 20' ELECTRIC SERVICE LINE EASEMENT
- T-T- C/L OF 20' TELEPHONE EASEMENT (DB 163 PG 35)

**SHARED ENTRANCE NOTE**

LOTS 3 AND 6 SHARE A DRIVEWAY ENTRANCE FROM CRUME ROAD AS INDICATED BY THE 30'X30' INGRESS/EGRESS EASEMENT SHOWN HEREON.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	322.92'	62.03'	62.00'	S 59°11'11" W	6°47'43"
C2	433.32'	19.66'	19.66'	S 67°39'08" W	2°36'00"
C3	433.32'	60.12'	60.08'	S 72°55'38" W	7°57'00"
C4	433.32'	124.22'	123.80'	S 85°06'54" W	16°25'32"
C5	384.84'	18.13'	18.13'	N 79°25'16" W	2°41'57"

**PROPERTY ZONE:**

THE PROPERTY IS CURRENTLY ZONED R3

