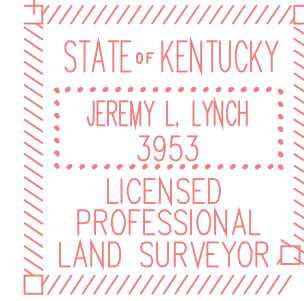


**SURVEYOR CERTIFICATION**

I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision by the method of RTK: gps equipment. This survey was performed using dual frequency JAVAD LS+ and T3 base. This survey is an urban survey and meets all the accuracy and precision specifications of this class and the relative positional accuracy of each point exceeds 0.05" + 100ppm. The angular and 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 hereon do actually exist and that their locations, sizes, and materials are correctly indicated. Geoid model= Geoid '18, Ky. Single Zone.



Name \_\_\_\_\_ #3953  
P.L.S.# \_\_\_\_\_ Date \_\_\_\_\_

**Site Statistics**

Total Acres	3.079 Acres
Total Acres of Lots	3.079 Acres
Total acres of Right-of-Way	0.000 Acres
Total Number of Lots	01
Number of Lots this Phase	01
Average Lot Size (acres)	3.079 Acres

**MAINTENANCE NOTE**

The purchaser of any lot within this subdivision shall be responsible for the maintenance of all drainage and other easements areas located on their lot.

**OWNER(S) CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of the property of record, shown and described hereon which is recorded in (see Plat Amendment Note for various deed sources), in the Office of the LaRue County Clerk; and do hereby adopt this plan of lots for this property; and do hereby dedicate the streets and any other public spaces so indicated to public use; and establish and reserve the easements as indicated for public utility and drainage purposes.

Date \_\_\_\_\_ Linda Sue Fauri (executrix A.G. Back estate)

I certify that I am a notary for the state-at-large, I further certify that the above signatories are legal and have been executed voluntarily, to the best of my knowledge and belief.

Date \_\_\_\_\_ Notary Public

Date Commission Expires \_\_\_\_\_

**FLOOD PLAIN NOTE**

As indicated on the map no. 21093C 0130C 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 11/04/88.

**SUBDIVISION RESTRICTIONS**

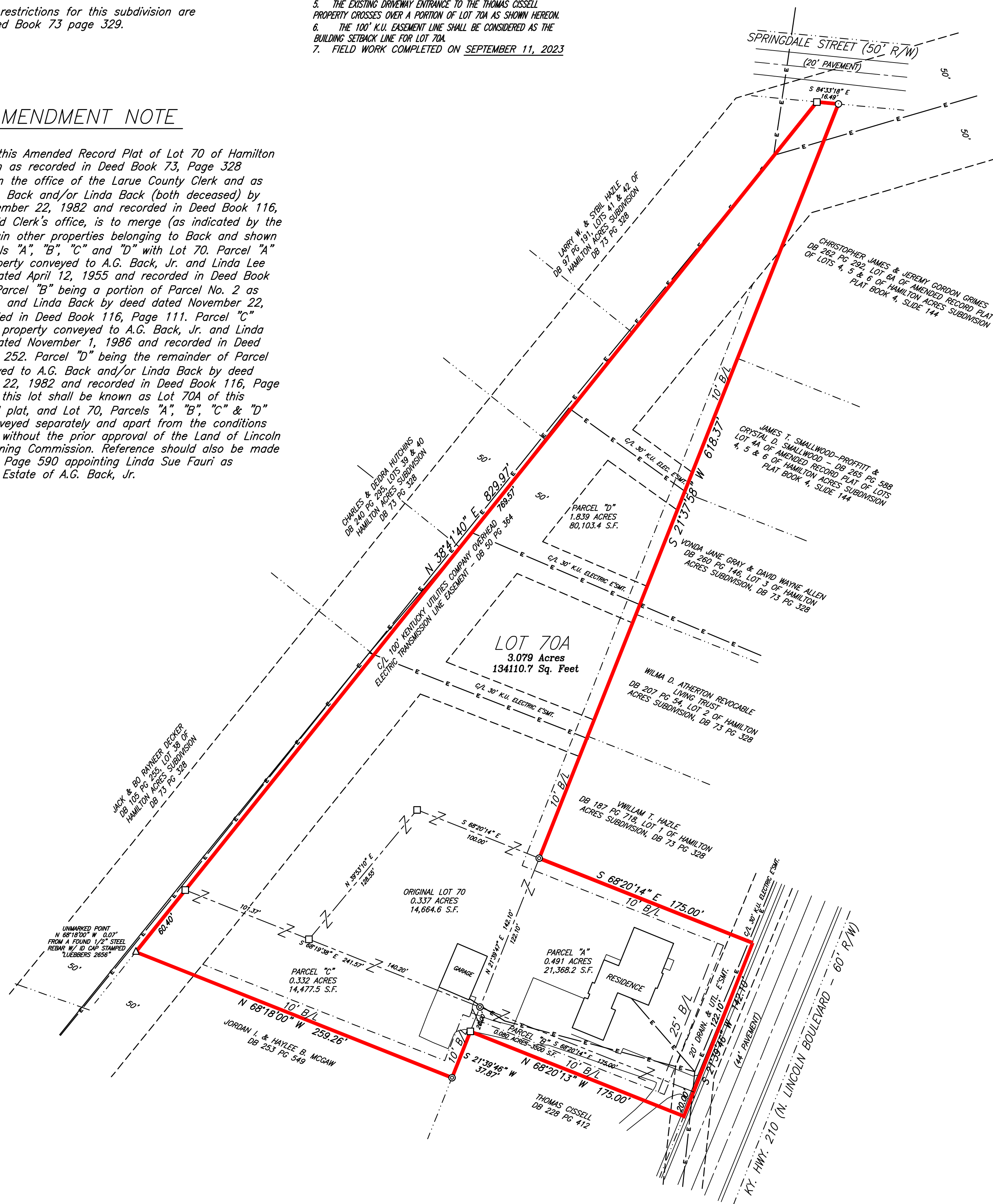
The subdivision restrictions for this subdivision are recorded in Deed Book 73 page 329.

**PLAT AMENDMENT NOTE**

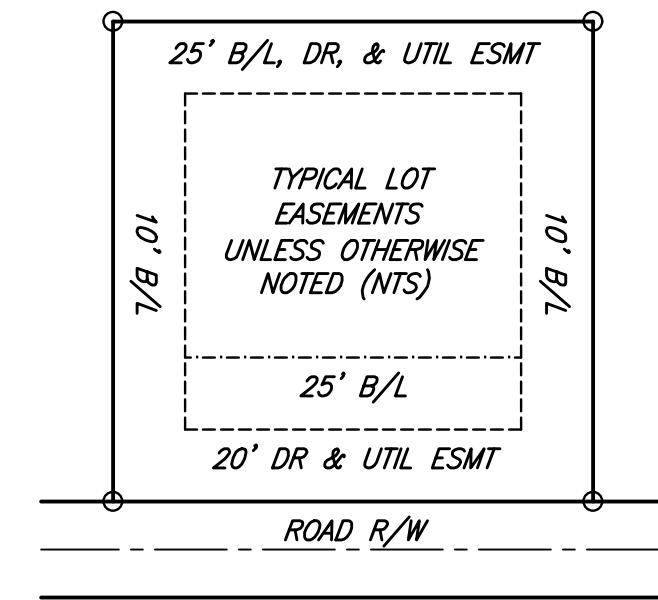
The purpose of this Amended Record Plat of Lot 70 of Hamilton Acres Subdivision as recorded in Deed Book 73, Page 328 (Parcel No. 1) in the office of the LaRue County Clerk and as conveyed to A.G. Back and/or Linda Back (both deceased) by deed dated November 22, 1982 and recorded in Deed Book 116, Page 611 in said Clerk's office, is to merge (as indicated by the "Z'd" lines) certain other properties belonging to Back and shown hereon as Parcels "A", "B", "C" and "D" with Lot 70. Parcel "A" being all of property conveyed to A.G. Back, Jr. and Linda Lee Back by deed dated April 12, 1955 and recorded in Deed Book 67, Page 544. Parcel "B" being a portion of Parcel No. 2 as conveyed to A.G. and Linda Back by deed dated November 22, 1982 and recorded in Deed Book 116, Page 111. Parcel "C" being all of the property conveyed to A.G. Back, Jr. and Linda Back by deed dated November 1, 1986 and recorded in Deed Book 275, Page 252. Parcel "D" being the remainder of Parcel No. 3 as conveyed to A.G. Back and/or Linda Back by deed dated November 22, 1982 and recorded in Deed Book 116, Page 611. Henceforth this lot shall be known as Lot 70A of this Amended Record plat, and Lot 70, Parcels "A", "B", "C" & "D" may not be conveyed separately and apart from the conditions set forth herein without the prior approval of the Land of Lincoln Planning and Zoning Commission. Reference should also be made to Will Book 26, Page 590 appointing Linda Sue Fauri as executrix of the Estate of A.G. Back, Jr.

**GENERAL PLAT NOTES**

1. 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.
2. THE RIGHT-OF-WAY OF HIGHWAY 210 WAS ESTABLISHED FROM THE K.D.O.H. RIGHT-OF-WAY PLANS FOR LARUE COUNTY PROJECT NO. 41, DATED 1926.
3. THE RIGHT-OF-WAY OF SPRINGDALE STREET WAS ESTABLISHED FROM THE RECORD PLAT OF HAMILTON ACRES SUBDIVISION (DEED BOOK 73, PAGE 328).
4. LOT 70A IS CURRENTLY ZONED R1-A (SINGLE FAMILY RESIDENTIAL / CONVENTIONAL).
5. THE EXISTING DRIVEWAY ENTRANCE TO THE THOMAS CASSELL PROPERTY CROSSES OVER A PORTION OF LOT 70A AS SHOWN HEREON.
6. THE 100' K.U. EASEMENT LINE SHALL BE CONSIDERED AS THE BUILDING SETBACK LINE FOR LOT 70A.
7. FIELD WORK COMPLETED ON SEPTEMBER 11, 2023



**VICINITY MAP**  
NOT TO SCALE



**CERTIFICATION OF COMMISSION**

I hereby certify that this RECORD PLAT was approved by the Land of Lincoln Planning and Zoning Commission is now eligible for recording in the Office of the LaRue County Clerk.

Date \_\_\_\_\_ Commission Chairman or Secretary \_\_\_\_\_

**PLAT LEGEND**

- 1/2" x 24" STEEL REBAR SET WITH A 2" ALUMINIUM ID CAP STAMPED "JEREMY L. LYNCH PLS 3953 - PROPERTY CORNER"
- 1 1/4" MAG NAIL SET WITH AN ALUMINIUM DISC STAMPED "JEREMY L. LYNCH PLS 3953 - PROPERTY CORNER"
- 1/2" STEEL REBAR FOUND WITH A WHITE PLASTIC ID CAP STAMPED "J.G. BANKS PLS #3112"
- ⊙ 1.5" UNCAPPED IRON PIPE FOUND
- △ UNMARKED POINT REFERENCED AS NOTED.
- e-e-e- C/L OF ELEC. ESMT. WIDTH AS NOTED

**AMENDED RECORD PLAT OF:**

**HAMILTON ACRES SUBDIVISION  
LOT 70**

460 N. LINCOLN BOULEVARD, HODGENVILLE, KY 42748

**OWNER/CLIENT:** A.G. BACK ESTATE  
460 N. LINCOLN BOULEVARD  
HODGENVILLE, KY 42748

SCALE: 1 IN. = 50 FT.    DWG. BY: J.G.B.    PIA #: 029-05-00-019.00

DATE: 9/11/23    AREA: 3.079 ACRES    DWG. NAME: C:\PROGRAMS\LARUE\23180\SUBACTION

BILL#: 23-180    SOURCE: D.B. 67, PG. 544, D.B. 116, PG. 611 & D.B. ???, PG. ???

**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.

