

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 JAVD L5+ & T3 BASE EQUIPMENT WITH THE REMAINDER USING A TOPCON ROBOTIC 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 (+0.05" + 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—NAD83; VERTICAL DATUM—NAVD'88 GEOID MODEL—GEOID '18; KY SINGLE ZONE; US SURVEY FEET

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

10/27/22-11/10/22
DATE OF FIELD SURVEY

11/10/22
DATE OF FINAL PLAT



OWNERS CERTIFICATION

(I, WE) DO HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK ****, PAGE ****, IN THE NELSON COUNTY CLERK'S OFFICE; DO HEREBY ADOPT THIS PLAN OF LOTS FOR THIS PROPERTY; DO HEREBY DEDICATE THE STREETS AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; AND DO ESTABLISH AND RESERVE THE INDICATED EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

WHITNEY SIMPSON, CO-EXECUTOR DATE
**DB 209 PG 106
**WB 69 PG 584

JOSEPH MAYFIELD IV, CO-EXECUTOR DATE
**DB 209 PG 106
**WB 69 PG 584

FLOOD PLAIN NOTE

AS INDICATED ON MAP NO. 21179C0375D 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 05/24/2011.

- WITNESS PIN SET S 84°00'00" E 2.20' FROM MARKED 28" GUM TREE
- WITNESS PIN SET N 42°00'00" W 3.20' FROM MARKED 24" BEECH TREE
- WITNESS PIN SET S 41°00'00" W 2.80' FROM MARKED 24" GUM TREE
- WITNESS PIN SET S 30°00'00" E 3.80' FROM MARKED 26" BEECH TREE
- WITNESS PIN SET S 26°00'00" E 3.80' FROM MARKED 26" BEECH TREE
- WITNESS PIN SET S 38°00'00" E 7.00' FROM DEAD 42" BEECH TREE

GENERAL PLAT NOTES

- UNLESS OTHERWISE NOTED ALL CORNERS ARE MARKED WITH IRON PINS (1/2" X 24") WITH A STAINLESS STEEL CAP
- THERE IS A 20 FT. GENERAL UTILITY EASEMENT ACROSS THE FRONT OF EACH LOT.
- THERE IS A 10 FT. GENERAL UTILITY EASEMENT ACROSS THE REAR OF EACH LOT.
- EASEMENTS GRANT AND CONVEY TO BELL SOUTH AND ITS SUCCESSORS THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UNLESS THE SAID EASEMENTS AFTER INSTALLATION OF FACILITIES, BE IT ALSO GRANTED THAT THE RIGHT OF INGRESS EGRESS BE GRANTED TO THE USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN, AND REINFORCE FACILITIES WITHIN SAID EASEMENT.
- SALT RIVER R.E.C.C. ELECTRIC EASEMENT—A DISTANCE OF 15' ON THE PROPERTY SIDE OF THE ROAD RIGHT-OF-WAY (RUNNING PARALLEL TO THE ROAD RIGHT-OF-WAY ON BOTH SIDES OF THE STREETS. ALSO A GUYING EASEMENT 10 FT. WIDE (5 FT. ON EACH SIDE OF THE PROPERTY LINE) AND 30 FT. DEEP (FROM ROAD RIGHT-OF-WAY) WHEREVER A UTILITY POLE IS ERRECTED.
- ALL ENTRANCES PROVIDING ACCESS TO COUNTY, STATE, AND FEDERAL RIGHT-OF-WAY MUST RECEIVE AND ENTRANCE PERMIT FROM THE KENTUCKY DEPARTMENT OF HIGHWAYS OF THE PERMITTING AUTHORITY. APPROVAL OF THIS PLAT DOES NOT RELIEVE PROPERTY OWNERS OF THE RESPONSIBILITY TO OBTAIN AN ENTRANCE PERMIT NOR DOES IT GUARANTEE APPROVAL OF AN ACCESS PERMIT EVEN IF PROPERLY APPLIED FOR.

CERTIFICATION OF APPROVAL FOR RECORDING

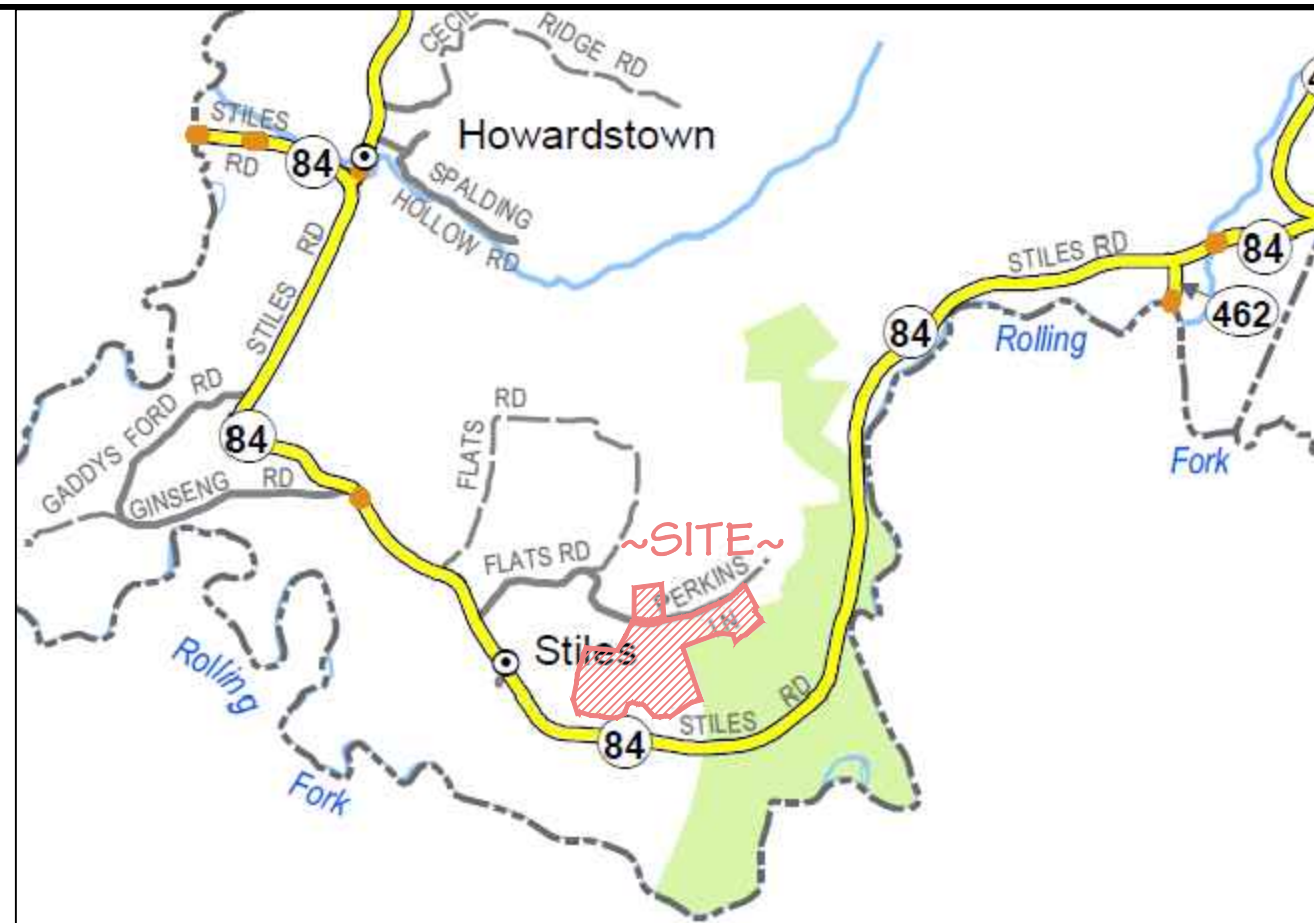
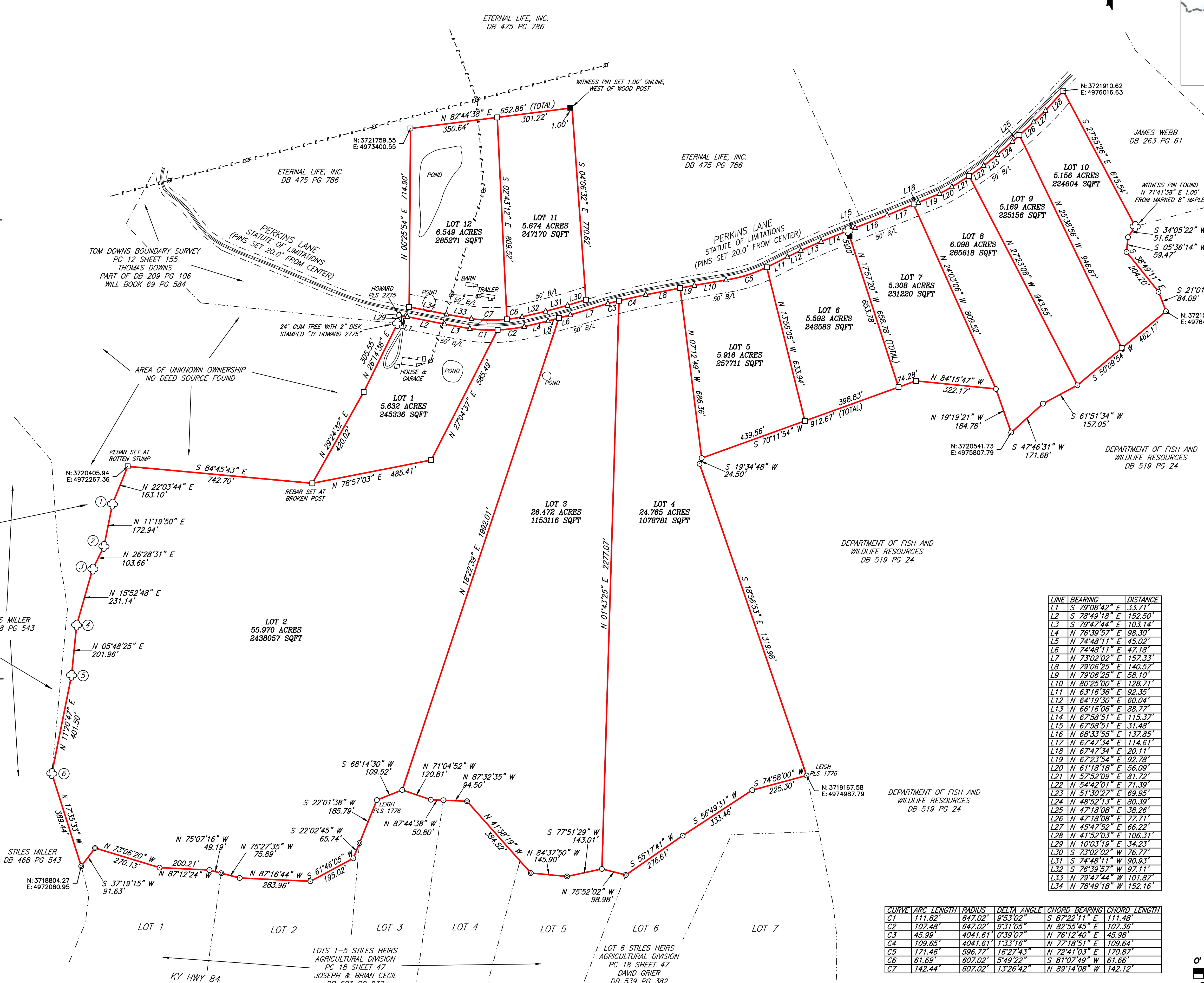
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR NELSON COUNTY, KENTUCKY AND IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

ADMINISTRATION OFFICER, CITY COUNTY PLANNING COMMISSION DATE

CLERK AND RECORDERS CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF NELSON COUNTY AT THE CITY OF BARDSTOWN, COMMONWEALTH OF KENTUCKY, THIS _____ DAY OF _____ A.D. 20__

COUNTY CLERK AND RECORDER RECEPTION NO. TIME



VICINITY MAP
NOT TO SCALE

PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH A STAINLESS STEEL ID CAP STAMPED "JEREMY LYNCH PLS 3953 ~PROPERTY CORNER"
- 1/2" X 24" STEEL REBAR SET WITH A STAINLESS STEEL ID CAP STAMPED "JEREMY LYNCH PLS 3953 ~WITNESS CORNER"
- 1/2" STEEL REBAR FOUND WITH AN ID CAP STAMPED "TUNGATE 3997"
- 1/2" STEEL REBAR FOUND WITHOUT AN ID CAP ~ UNLESS OTHERWISE NOTED HEREON
- TREES WITH HACK MARKS & WITNESS PINS AS NOTED
- UNMARKED MEANDER POINTS
- UTILITY POLES
- OVERHEAD ELECTRIC LINES
- BOUNDARY LINES

LINE	BEARING	DISTANCE
L1	S 79°08'42" E	33.71'
L2	S 78°49'18" E	152.50'
L3	S 79°47'44" E	103.14'
L4	N 76°39'57" E	98.30'
L5	N 74°48'11" E	45.02'
L6	N 74°48'11" E	47.18'
L7	N 73°02'02" E	157.33'
L8	N 79°06'25" E	140.57'
L9	N 79°06'25" E	58.10'
L10	N 80°25'00" E	128.71'
L11	N 63°16'36" E	92.35'
L12	N 64°19'30" E	80.04'
L13	N 66°16'06" E	88.77'
L14	N 67°58'51" E	115.37'
L15	N 67°58'51" E	31.48'
L16	N 68°33'55" E	137.85'
L17	N 67°47'34" E	114.61'
L18	N 67°47'34" E	20.11'
L19	N 67°23'54" E	92.78'
L20	N 61°18'18" E	56.09'
L21	N 57°52'09" E	81.72'
L22	N 54°42'01" E	71.39'
L23	N 51°30'27" E	69.95'
L24	N 48°52'13" E	80.39'
L25	N 47°18'08" E	38.26'
L26	N 47°18'08" E	77.71'
L27	N 45°47'52" E	66.22'
L28	N 41°52'03" E	106.31'
L29	N 10°03'19" E	34.23'
L30	S 73°02'02" W	76.77'
L31	S 74°48'11" W	90.93'
L32	S 76°39'57" W	97.11'
L33	N 79°47'44" W	101.87'
L34	N 78°49'18" W	152.16'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	111.62'	647.02'	9°33'02"	S 87°22'11" W	111.48'
C2	107.48'	647.02'	9°31'05"	N 82°35'45" E	107.36'
C3	45.89'	4041.61'	0°39'07"	N 78°12'40" E	45.98'
C4	108.65'	4041.61'	1°33'16"	N 77°18'51" E	108.64'
C5	171.46'	596.77'	16°27'43"	N 72°41'03" E	170.87'
C6	61.69'	607.02'	5°49'22"	S 81°07'49" W	61.66'
C7	142.44'	607.02'	13°26'42"	N 89°14'08" W	142.12'



AGRICULTURAL FARM DIVISION

THOMAS DOWNS FARM DIVISION

PERKINS ROAD, HOWARDSTOWN, NELSON CO, KENTUCKY

OWNER/CLIENT: WHITNEY SIMPSON CO-EXECUTOR
949 WOODLAND RIDGE CIRCLE
LAGRANGE, KY. 40031

OWNER/CLIENT: JOSEPH MAYFIELD IV CO-EXECUTOR
1013 THRUSTON AVE.
LOUISVILLE, KY. 40217

SCALE: 1 IN. = 200 FT. DWG. BY: J. LYNCH PLS PWA #: 28A00-00-014
DATE: 11/09/22 AREA: 158.301 ACRES DWG. NAME: C:\DRAWINGS\NELSON\PERKINSROAD\THOMASDOWNS\
BILL# 22-146 SOURCE: A PART OF DB 209 PG 106 & WB 69 PG 584

Lynch Land Surveying
(270) 401-8140 ~ jlynch3953@hotmail.com
3049 LILAC ROAD, LETTCHFIELD, KENTUCKY 42754
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.