

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK: GPS MEASUREMENT. 100% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH-LS GPS EQUIPMENT.

THIS SURVEY IS AN RURAL SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITION ACCURACY OF EACH POINT WAS $\pm 0.03'$ (± 100 PPM). 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; AND THAT THE INFORMATION SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HORIZONTAL DATUM - NAD'83; VERTICAL DATUM - NAVD'88; GEOID MODEL - GEOID '12B_CONUS.

I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION: THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE, & MATERIAL ARE CORRECTLY INDICATED; AND THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

DATE OF SIGNATURE: 05/07/2020
 KIRBY A. GIVAN
 PROFESSIONAL LAND SURVEYOR #3590



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. I (WE) FURTHER HEREBY DEDICATE ALL STREETS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED, AND ESTABLISH AND RESERVE THE DESIGNATED EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

OWNER _____ DATE _____

OWNER _____ DATE _____

GENERAL UTILITY NOTES, AS FOLLOWS:

- a. There is a 20-foot general utility easement across the front of each lot, unless otherwise noted.
- b. There is a 10-foot general utility easement across the rear of each lot, unless otherwise noted.
- c. There is a 10-foot general utility easement centered on each side lot, being 5 feet on each side of said line, unless otherwise noted.
- d. All new residential subdivisions shall have underground utilities, unless otherwise noted.
- e. Owners of any lot within this subdivision shall be responsible for the maintenance of drainage and other easement areas, unless otherwise noted.
- f. Easements granted and conveyed to utility companies for utility purposes, including: (1) 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 might interfere with the operation and/or maintenance of said facilities; (2) no building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed, upon said easements after installation of facilities; (3) right of ingress and egress to the users of the utility easements as required to construct, operate, maintain, and reinforce facilities with said easements.
- g. Electric easement: A distance of fifteen (15) feet on the property side of the road right-of-way (running parallel to the road right-of-way) on both sides of the street and a ten (10) foot wide guying easement (five (5) feet on each side of the property line) and thirty (30) foot deep (from road right-of-way) wherever a utility pole is erected.
- h. All entrances providing access to a public right-of-way must receive an entrance permit from the appropriate governmental agency. Plat approval 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.

NON-CONFORMING NOTE

Non-conforming structures shown hereon shall not be enlarged, expanded or structurally altered unless otherwise in compliance with Article 10 of the Zoning Regulations.

FLOOD HAZARD AREA NOTE

AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), EFFECTIVE MAY 24, 2011, SPECIFICALLY MAP NUMBER 21179C0275D, THIS PROPERTY IS LOCATED IN ZONE "X". AREAS WHICH HAVE BEEN DETERMINED TO BE OUTSIDE OF THE FLOOD PLAIN.

PURPOSE NOTE:

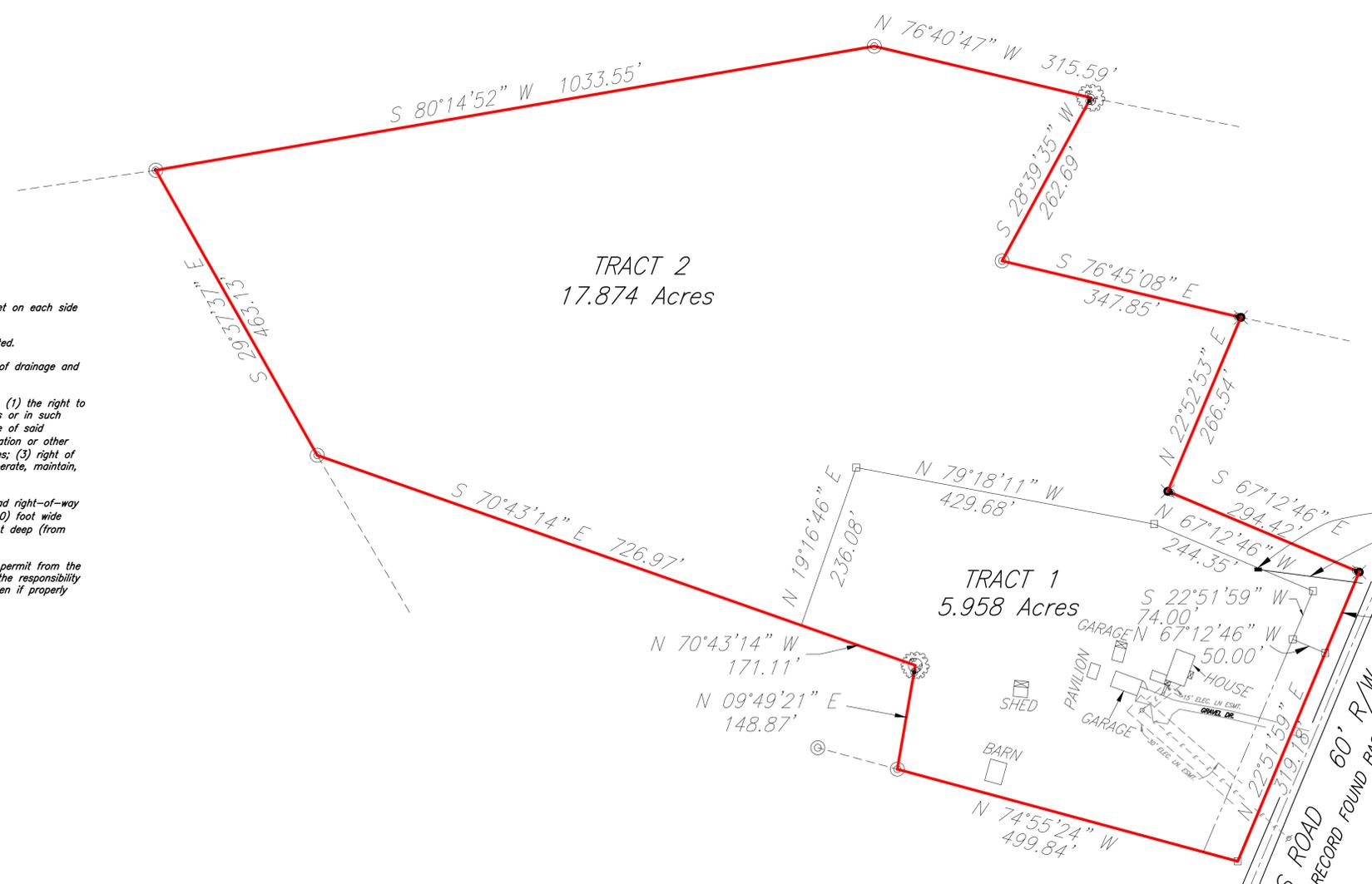
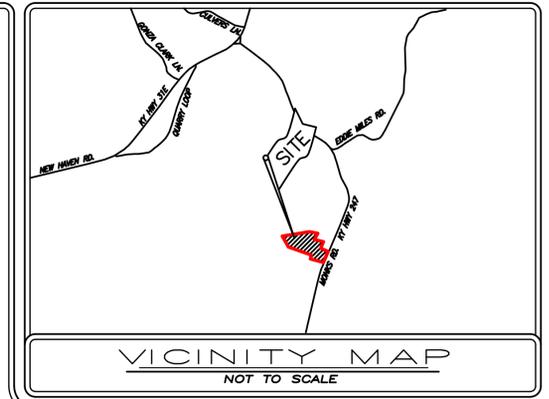
THE PURPOSE OF THIS PLAT IS TO CREATE A FIVE ACRE TRACT FROM THE WALTER BURBA AND DOROTHY C. BURBA PROPERTY AND TO BE KNOWN AS TRACT 1 AND TRACT 2.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF NELSON COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE NELSON COUNTY CLERK.

CHAIR OR ADMINISTRATIVE OFFICIAL _____ DATE _____
 JOINT CITY-COUNTY PLANNING

PLANNING COMMISSION NOTE:
 "Any future tract division must be approved by the Nelson County planning commission"



PLAT LEGEND

- SET 1/2" X 24" STEEL REBAR WITH ID CAP STAMPED "GIVAN 3590"
- SET 1/2" X 24" STEEL REBAR ID CAP STAMPED "WITNESS GIVAN 3590"
- ⊙ FOUND IRON PIN & CAP AS LABELED
- ⊠ UTILITY POLES
- E- OVERHEAD ELECTRIC LINES

ADVERTISEMENT EXHIBIT

WALTER & DOROTHY BURBA
 MINOR PLAT
 1599 MONK'S ROAD, NEW HAVEN, KY 40051

| | | | |
|------------------------|--|---|--|
| OWNER: | WALTER BURBA 1599 MONKS ROAD NEW HAVEN, KY 40051 | | |
| SCALE: 1 IN. = 100 FT. | DWG. BY: K. GIVAN | PLA # 37000-00-009 | |
| DATE: 04/17/2020 | AREA: 23.832 ACRES | DWG. NAME: D:\DRAWINGS\NELSON\HWY 62 BOSTON ROAD\US 62 14498 BOSTON RD LONNEMAN | |
| BILL# 20-037 | SOURCE: DEED BOOK 156, PAGE 508 | | |

TURNER ENGINEERING
 A DIVISION OF NEW BANKS INC.
 5735 NORTH DIXIE HIGHWAY
 ELIZABETHTOWN, KENTUCKY 42701
 PH. (270) 737-3232 ~ FAX (270) 769-5497
 THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

GENERAL PLAT NOTES:

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS, RIGHT OF WAYS, DEFECTS, LIENS, ADVERSE CLAIMS, ENCUMBRANCES, COVENANTS AND RESTRICTIONS WHICH A TITLE SEARCH MAY REVEAL WHETHER SHOWN ON THIS PLAT OR NOT.
 ADJOINING PROPERTY OWNER INFORMATION IS BASED ON RESEARCH AT THE HARDIN COUNTY PVA OFFICE. THE PROPERTY LINES SHOWN ON THIS PLAT WERE DETERMINED FROM RETRACEMENT OF ORIGINAL SURVEYS, FROM DEEDS OF RECORD, PAROLE EVIDENCE, AND ORIGINAL CORNER MONUMENTS FOUND. NO STATEMENT OR CERTIFICATION IS MADE BY THE SURVEYOR TO ACTUAL OWNERSHIP, OCCUPATION OR POSSESSION OF THE PROPERTY. THIS PLAT REFLECTS THE BOUNDARY LINES BASED UPON THE OPINION OF THE SURVEYOR.