

GENERAL SURVEY NOTES

THE WORD "CERTIFY" OR "CERTIFICATE": AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE LAND TITLE LINES SHOWN HEREON WERE DETERMINED BY USING THE DEEDS OF RECORD REFERENCED HEREON, THE RECOVERED MONUMENTS OF RECORD OR BY COMMON REPORT, AND THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO STATEMENT OR CERTIFICATION IS MADE TO OWNERSHIP, OCCUPATION OR POSSESSION AS DETERMINED BY THE FENCE LINES SHOWN HEREON.

NO VISIBLE ABOVE GROUND EVIDENCE OF CEMETERIES WAS OBSERVED AT THE SUBJECT PROPERTY BUT THIS DOES NOT PRECLUDE THEIR EXISTENCE. THIS SURVEYOR IS NOT QUALIFIED TO ASSESS THE PRESENCE OF CEMETERIES OR BURIAL GROUNDS AND ANY PERSON OR INSTITUTION RELYING ON THIS SURVEY IS ENCOURAGED TO HAVE A CULTURAL RESOURCE STUDY OF THE SUBJECT PROPERTY TO DETERMINE THE PRESENCE OF ANY CEMETERIES, BURIAL GROUNDS, OR ARCHEOLOGICAL SENSITIVE AREAS PRIOR TO ANY SITE EXCAVATIONS, CONTACT THE APPROPRIATE UTILITY COMPANY FOR LOCATION OF THEIR LINES.

UNLESS NOTED, DOCUMENTS REFERRED TO BY DEED BOOK AND PAGE ON THIS SURVEY ARE RECORDS ON FILE IN THE OFFICE OF THE CLERK OF NELSON COUNTY, KENTUCKY.

ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND ENCROACHMENTS, IF ANY, ARE SHOWN ON THE FACE OF THIS SURVEY. HORIZON ENGINEERING HAS NOT EXAMINED SUBSURFACE, WETLAND, OR ENVIRONMENTAL CONDITIONS AND THEY ARE NOT CONSIDERED A PART OF THIS SURVEY.

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 21179C0025D, WHICH BEARS AN EFFECTIVE DATE OF MAY 24, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE REQUIRED TO VERIFY THE ACCURACY OF THE MAPS.

ANY NON-CONFORMING STRUCTURES SHOWN HEREON SHALL NOT BE ENLARGED, EXPANDED, REPLACED, OR STRUCTURALLY ALTERED, UNLESS OTHERWISE IN COMPLIANCE WITH ARTICLE 10 OF THE ZONING REGULATIONS.

ALL BUILDING SETBACK LINES SHOULD BE VERIFIED BY THE NELSON COUNTY PLANNING COMMISSION BEFORE THE DEVELOPMENT OF ANY NEW IMPROVEMENTS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.

ALL BUILDING TIES ARE MEASURED FROM THE BUILDING OVERHANG AND ARE PERPENDICULAR OR RADIAL TO THE PROPERTY LINE.

GENERAL UTILITY NOTES

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 OPERATION AND/OR MAINTENANCE OF SAID FACILITIES; (2) NO BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, 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, 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 PROPERTY LINE) AND THIRTY (30) FOOT DEEP (FROM ROAD RIGHT-OF-WAY) WHEREVER A UTILITY POLE IS ERRECTED.

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 PROPERTY APPLIED FOR.

CERTIFICATE OF APPROVAL OF PRIVATE ROAD MAINTENANCE AGREEMENT

I HEREBY CERTIFY THAT THE JOINT CITY-COUNTY PLANNING COMMISSION HAS APPROVED THE PRIVATE ROAD SHOWN ON THIS PLAT AND THE PRIVATE ROAD MAINTENANCE AGREEMENT REFERRED THEREON.

CHAIR OR ADMINISTRATIVE OFFICIAL DATE
JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY

CERTIFICATE OF APPROVAL OF IMPROVEMENT COMPLETION AND INSPECTION

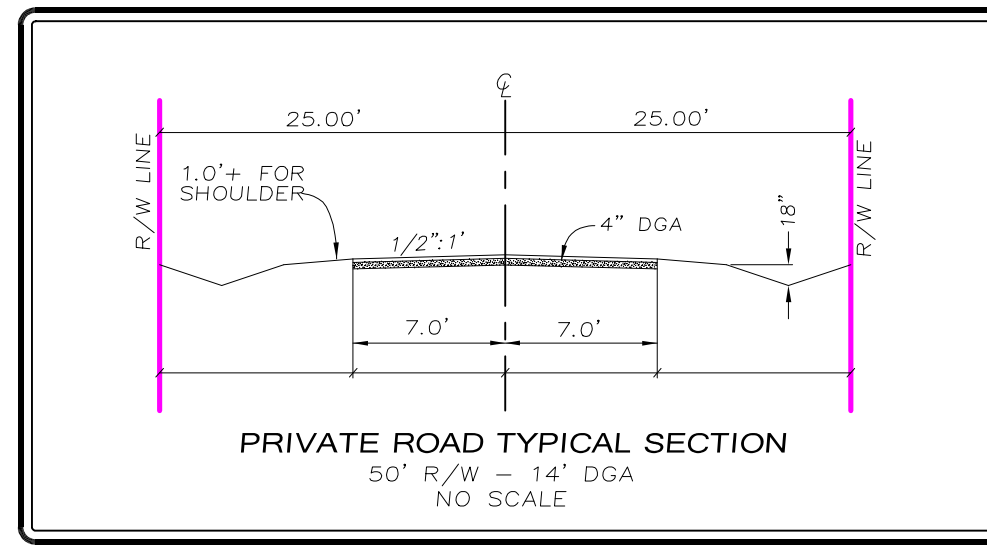
I HEREBY CERTIFY: (1) THAT THE PRIVATE ROAD AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO COUNTY SPECIFICATIONS IN THE AGRICULTURAL DIVISION PLAT FOR JAMES & PATSY WOLF OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE COUNTY LEGISLATIVE BODY TO ASSURE COMPLETION OF ALL PRIVATE ROADS AND RELATED IMPROVEMENTS IN CASE OF DEFAULT.

COUNTY ENGINEER DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GPS MEASUREMENT OR RANDOM TRAVERSE. 30 PERCENT OF THIS SURVEY WAS PERFORMED USING A TRIMBLE R83-GNSS DUAL FREQUENCY RECEIVER IN REAL TIME KINEMATIC "RTK" SESSIONS AND REFERENCES NAD83 HORIZONTAL DATUM, NAVD88 VERTICAL DATUM, AND THE 2012 GEOID MODEL. THE REMAINDER OF THIS SURVEY WAS PERFORMED USING A TOPCON GTS 233 SERIES TOTAL STATION. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:100,932. THIS SURVEY IS A RURAL CLASS SURVEY AND MEETS ALL THE ACCURACY AND PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS +/- 0.10" (200 PPM). 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 SHOWN HEREON ACTUALLY EXIST AND THAT THEIR SIZE, LOCATION, AND MATERIALS ARE CORRECTLY INDICATED.

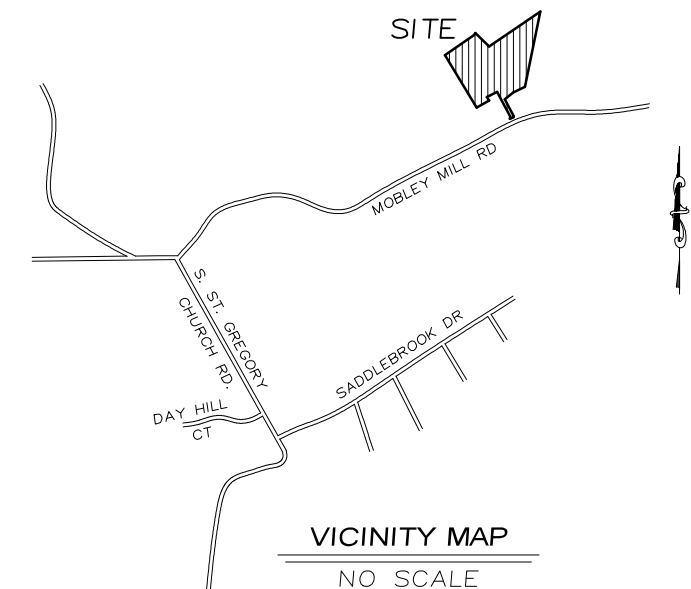
JEFFREY W. WOLF DATE



A-1 AGRICULTURAL DISTRICT

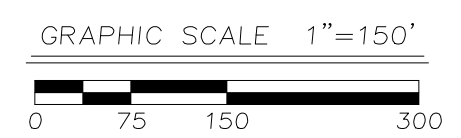
DIMENSION AND AREA REQUIREMENTS
 MAXIMUM HEIGHT 35 FEET
 MINIMUM LOT AREA: 5 ACRES (217,800 SQ. FT.)
 NOTE: SUBJECT TO THE PROVISION OF SECTIONS (C) 12. AND (D) 1. ABOVE
 MINIMUM LOT WIDTH 1/5 OF LOT DEPTH
 NOTE: THE ABSOLUTE MINIMUM LOT WIDTH REQUIRED IS 200 FEET WITH THE MAXIMUM REQUIRED LOT WIDTH OF 250 FEET.
 MINIMUM FRONT YARD SETBACK 50 FEET
 MINIMUM SIDE YARD SETBACK 15 FEET
 MINIMUM REAR YARD SETBACK 50 FEET

CHARLES C. & BELINDA M. GREENWELL TRACTS 1-5
 HAROLD FULKERSON DIVISION
 P.C. 19, SL. 17
 D.B. 533, PG. 247
 PARCEL #31000-00-028
 ZONED A-1

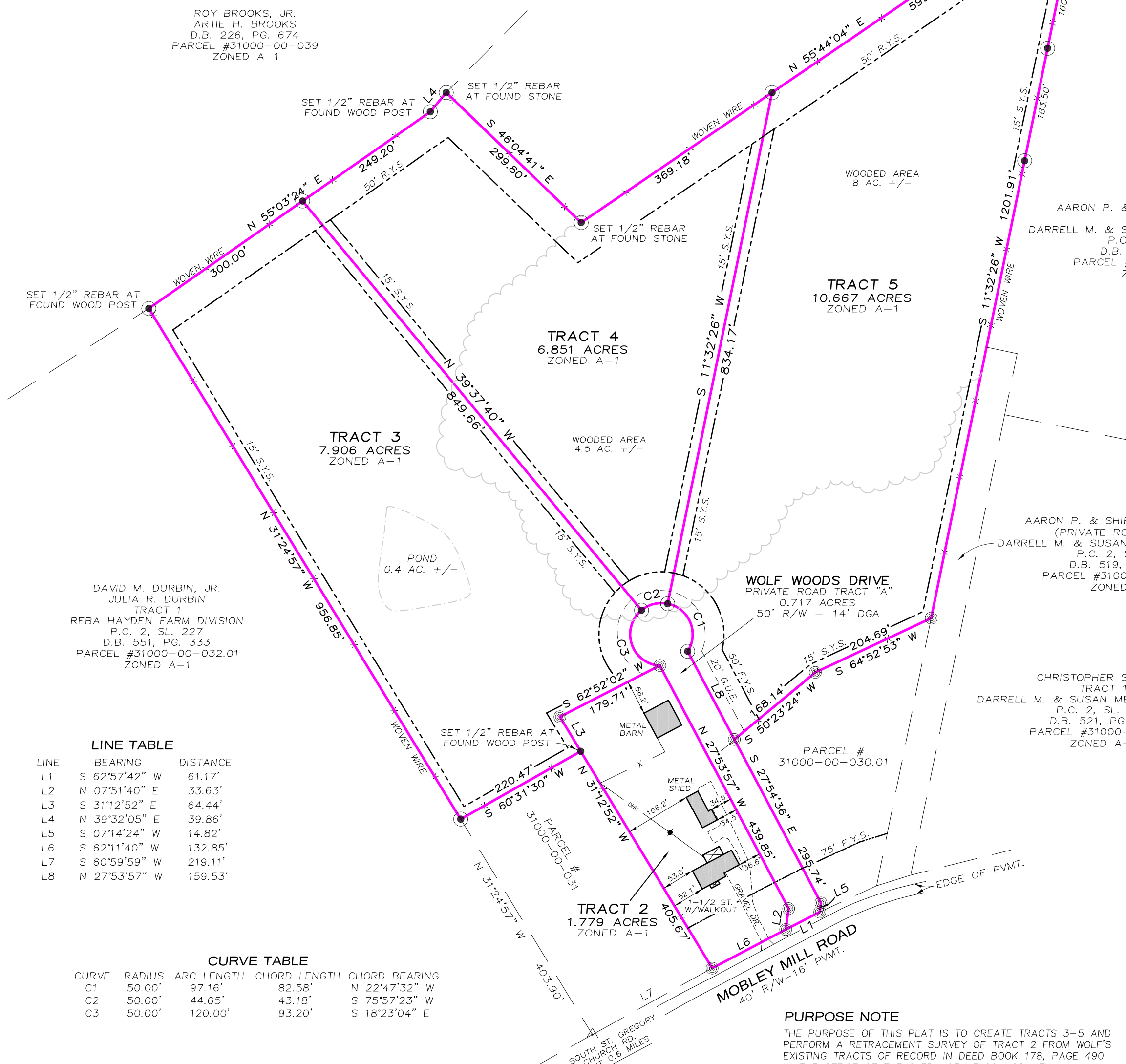


ADJOINING PROPERTY OWNERS
 PARCEL # 31000-00-031
 FRANKLIN R. SANGER, JR.
 KELLIE J. SANGER
 P.C. 5, SL. 36
 D.B. 350, PG. 568
 ZONED A-1
 PARCEL # 31000-00-030.01
 JAMES A. & STACY S. WOLF
 TRACT 1 - WOLF DIVISION
 P.C. 5, SL. 36
 D.B. 365, PG. 102
 ZONED A-1

- LEGEND**
- PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - 1/2" REBAR W/CAP STAMPED "WOLF 3742" UNLESS NOTED OTHERWISE
 - 5/8" REBAR W/CAP STAMPED "HIBBS 2981"
 - 1/2" REBAR W/CAP STAMPED "MEYER 2225"
 - 5/8" REBAR W/CAP STAMPED "JYH 2775"
 - MEANDERING WIRE FENCE LINE
 - OVERHEAD UTILITY
 - RIGHT-OF-WAY
 - UTILITY POLE
 - FRONT YARD SETBACK
 - REAR YARD SETBACK
 - SIDE YARD SETBACK



NORTH AND ALL BEARINGS ARE BASED ON STATE PLANE COORDINATES (KENTUCKY SOUTH ZONE)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°57'42" W	61.17'
L2	N 07°51'40" E	33.63'
L3	S 31°12'52" E	64.44'
L4	N 39°32'05" E	39.86'
L5	S 07°14'24" W	14.82'
L6	S 62°11'40" W	132.85'
L7	S 60°59'59" W	219.11'
L8	N 27°53'57" W	159.53'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	97.16'	82.58'	N 22°47'32" W
C2	50.00'	44.65'	43.18'	S 75°57'23" W
C3	50.00'	120.00'	93.20'	S 18°23'04" E

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY DEDICATE ALL STREETS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT, UNLESS OTHERWISE NOTED, AND ESTABLISH AND RESERVE THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

OWNER DATE
 OWNER DATE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE TRACTS 3-5 AND PERFORM A RETRACEMENT SURVEY OF TRACT 2 FROM WOLF'S EXISTING TRACTS OF RECORD IN DEED BOOK 178, PAGE 490 IN THE OFFICE OF THE CLERK OF NELSON COUNTY.

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 THE RECORDING IN THE OFFICE OF THE NELSON COUNTY CLERK.

CHAIR OR ADMINISTRATIVE OFFICIAL DATE
 JOINT CITY-COUNTY PLANNING COMMISSION OF NELSON COUNTY

AMENDED FINAL PLAT FOR JAMES A. & PATRICIA WOLF DIVISION
 AFFECTING TRACTS 2-5 (SEE P.C. 5, SL. 36)
 OWNERS: JAMES A. & PATRICIA ANN WOLF
 DEED BOOK 178, PAGE 490
 2680 MOBLEY MILL ROAD
 COX'S CREEK, KY. 40013
 PROPERTY LOCATION: 2680 MOBLEY MILL ROAD
 COX'S CREEK, KY. 40013
 TAX PARCEL # 31000-00-030
 ZONED: A-1 SCALE: 1"=150'
 PLAT DATE: 09/24/19 FIELDWORK: 06/28/16
 THIS SURVEY COMPLIES WITH 201 KAR 18:150

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