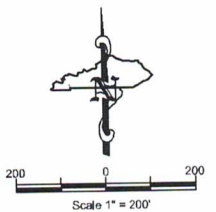
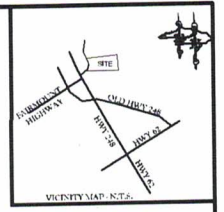
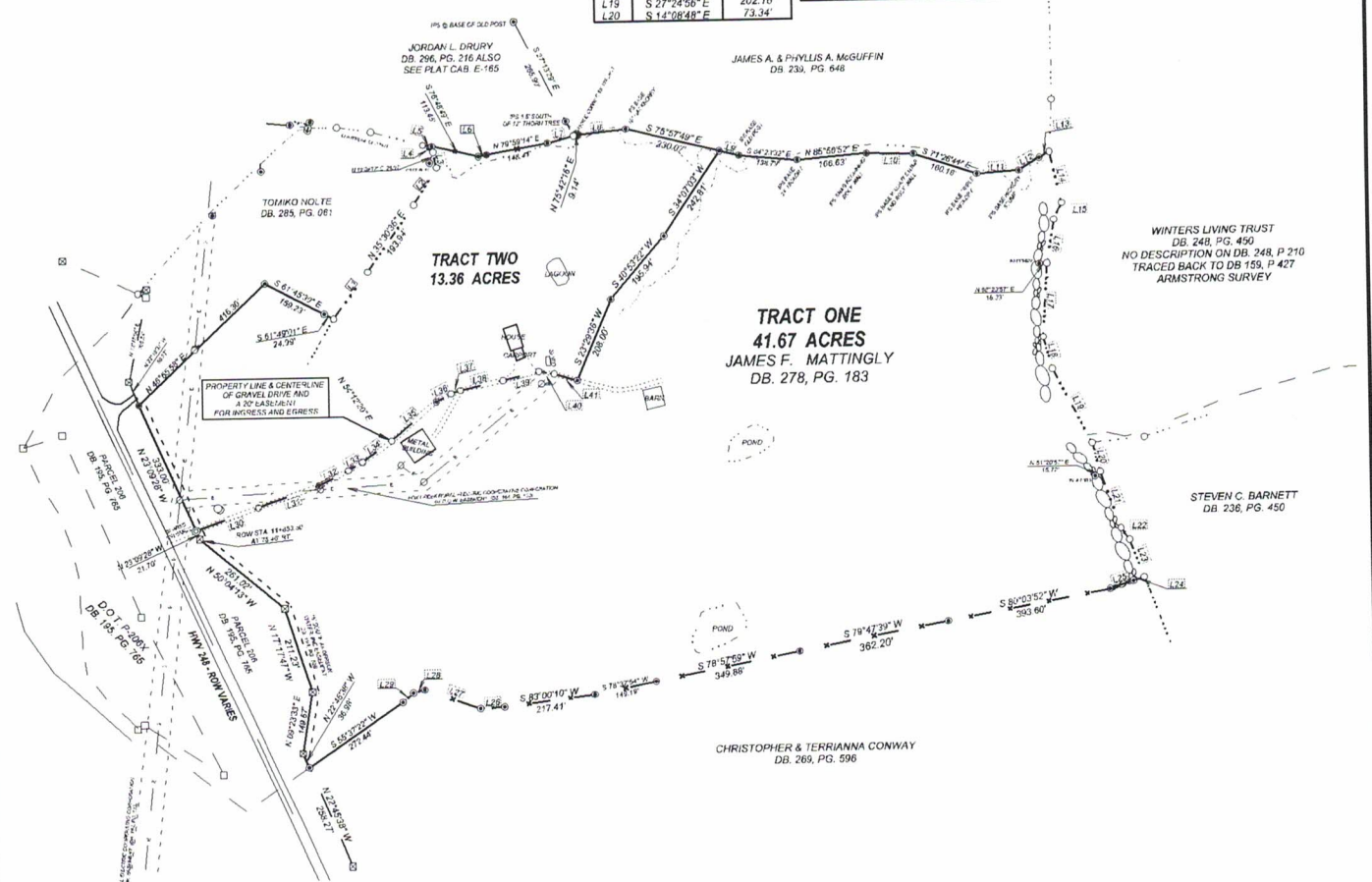


LINE	BRACING	DISTANCE
L1	N 30°54'39" E	138.31'
L2	N 32°22'22" E	104.15'
L3	N 11°37'30" W	37.64'
L4	N 55°09'28" W	21.91'
L5	N 82°04'44" W	19.51'
L6	N 80°20'11" E	83.75'
L7	N 75°42'16" E	115.74'
L8	N 84°13'05" E	48.05'
L9	S 70°00'53" E	111.39'
L10	S 89°34'26" E	100.38'
L11	N 86°42'00" E	57.06'
L12	N 59°24'05" E	27.99'
L13	S 59°24'05" E	125.57'
L14	S 12°32'28" E	43.53'
L15	S 25°53'19" W	105.17'
L16	S 09°39'56" W	174.91'
L17	S 03°49'35" W	78.44'
L18	S 14°53'39" E	202.16'
L19	S 27°24'56" E	73.34'
L20	S 14°08'48" E	144.34'
L21	S 19°07'18" E	34.70'
L22	S 35°15'52" E	85.43'
L23	S 20°43'46" E	27.49'
L24	S 72°04'07" W	56.98'
L25	S 72°04'07" W	56.79'
L26	S 87°31'21" W	140.23'
L27	N 70°19'58" W	27.33'
L28	S 75°33'39" W	34.90'
L29	S 49°33'33" W	159.12'
L30	N 70°08'47" E	154.09'
L31	N 70°31'50" E	77.85'
L32	N 63°54'26" E	46.33'
L33	N 59°32'26" E	85.95'
L34	N 54°12'20" E	142.07'
L35	N 49°23'19" E	46.10'
L36	N 62°26'47" E	23.60'
L37	N 72°04'35" E	103.68'
L38	N 77°36'03" E	87.76'
L39	N 77°14'58" E	37.53'
L40	S 80°22'23" E	57.10'
L41	N 73°53'05" W	



- LEGEND**
- IRON PIN SET (1/2" X 18" REBAR WITH ID # DPS 3432)
 - IRON PIN FOUND (SIZE AND TYPE STATED)
 - PLAT CALL
 - HIGHWAY RIGHT-OF-WAY MONUMENT
 - POWER POLE
 - MANUAL SET (TRACT CORNER)
 - REINFORCED CONCRETE MONUMENT
 - CENTERLINE OF WATERWAY
 - POWER LINE
 - CENTERLINE OF ROAD
 - ADJOINING PROPERTY LINE (N.T.S.)
 - SURVEYED BOUNDARY



NOTE FOR THE DEPARTMENT OF TRANSPORTATION APPROVAL FOR ACCESS TO A STATE/FEDERAL HIGHWAY

THE APPROVAL OF THIS PARCEL / THESE PARCELS DOES NOT GUARANTEE ACCESS BY THIS TRACT / EACH TRACT TO THE ADJACENT PUBLIC RIGHT-OF-WAY. AN ENTRANCE ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION, DISTRICT SEVEN OFFICE.

ENCROACHMENT PERMIT

DEPARTMENT OF HIGHWAYS PERMITS BRANCH ENCROACHMENT PERMIT PERMIT NO. NA

- SURVEY NOTES:**
- THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
 - THIS SURVEY COMPLETES WITH 201 KAR 16:150.

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION. 100% OF THIS SURVEY WAS COMPLETED BY METHOD OF FIXED RTK GNSS OBSERVATIONS USING SINGLE FREQUENCY RECEIVERS, A SPECTRA SP80 BASE AND A SPECTRA SP85 ROVER, WITH AN UNADJUSTED RELATIVE POSITIONAL ACCURACY OF 3.00 FT + 100 PPM AND HAS NOT BEEN ADJUSTED. THIS IS AN URBAN CLASS SURVEY. THE BASIS FOR BEARINGS IS KENTUCKY STATE PLANE COORDINATE SYSTEM SINGLE ZONE, NAD 83, GEODIC. ALL MONUMENTS HAVE BEEN SET AS SHOWN ON FINAL PLAT.

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 ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT IN COMPLIANCE WITH EXISTING ZONING, DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SPACE TO PUBLIC OR PRIVATE USE AS NOTED, AND UNDERSTAND AND AGREE TO ABIDE BY THE FOLLOWING RESTRICTIONS:

UTILITY EASEMENT RESTRICTIONS

THE SPACES OUTLINED BY DASHED LINES AND MARKED "UTILITY EASEMENTS" ARE HEREBY RESERVED FOR THE USE OF THE UTILITY COMPANIES FOR UTILITY PURPOSES, WHICH INCLUDE:

- THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES AND OR UNDERGROUND CABLE SYSTEMS AND PIPES.
- THE RIGHT TO INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
- THE RIGHT TO REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE AND
- THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD TO MAINTENANCE OF PROPER SERVICE. NO PERMANENT STRUCTURE SHALL BE ERRECTED WITHIN THE EASEMENT. SHRUBBERY, FENCES, AND GARDENS MAY OCCUPY EASEMENTS AT OWNERS RISK.

THE EASEMENTS SHOWN ON THIS PLAT SHALL BE MAINTAINED AND PRESERVED IN THEIR PRESENT CONDITION AND NO ENCROACHMENT THEREIN AND NO CHANGE OF GRADE OR ELEVATION SHALL BE MADE BY ANY PERSON OR LOT OWNER WITHOUT THE CONSENT, IN WRITING, OF THE UTILITIES OCCUPYING THE EASEMENT. THERE EXISTS, BUT IS NOT SHOWN, A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE LOT LINE.

OWNER _____ DATE _____

OWNER _____ DATE _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF STREETS AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE APPLICABLE SPECIFICATIONS AND THE KENTUCKY STATE HEALTH DEPARTMENT OR THAT A SECURITY BOND HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT. WHERE SPECIFIC TANK SYSTEMS ARE PROPOSED TO BE USED, NOTE THAT ALTHOUGH THE SUBDIVISION AREAS HAVE BEEN SITE EVALUATED, EACH LOT HAS NOT BEEN INDIVIDUALLY PER-TESTED AND THE LANDOWNER SHOULD CONTACT THE LOCAL HEALTH AUTHORITY PRIOR TO BUILDING CONSTRUCTION.

ROAD SUPERVISOR NA WATER DISTRICT NA

LOCAL HEALTH AUTHORITY NA SEWER DISTRICT NA

CERTIFICATE OF ON-SITE SEWAGE DISPOSAL

THE LOT OR LOTS CONTAINED WITHIN THIS PLAT HAVE BEEN EVALUATED AND APPROVAL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS. ANY CHANGES FROM THE ORIGINAL PLAT WILL VOID THE APPROVAL.

LOCAL HEALTH AUTHORITY NA DATE _____

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LAWRENCEBURG / ANDERSON COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

PURPOSE: TO CREATE TRACTS ONE & TWO OUT OF THE REMAINDER OF THE MATTINGLY PROPERTY.

SITE DATA:
TRACT ONE 41.67 ACRES
TRACT TWO 13.36 ACRES

CHAIRMAN OR VICE CHAIRMAN _____ DATE _____
LAWRENCEBURG / ANDERSON CO. PLANNING COMMISSION

DAN PHILLIPS, P.L.S. #3432 DATE 01-08-2022

DPS LAND SURVEYORS, INC.
DAN PHILLIPS
1138 BEAR CREEK ROAD
LAWRENCEBURG, KY. 40342
LAWRENCEBURG: 1-502-859-5534
EMAIL: dpslandsurveying@gmail.com

JOB NO.	22-025
FIELD COMPLETION DATE:	01-07-2022
PLAT COMPLETION DATE:	01-07-2022
DRAWN BY:	DAN
CHECKED BY:	DAN PHILLIPS

MINOR SUBDIVISION PLAT

FOR OWNERS/CLIENTS

JAMES F. MATTINGLY
1260 NEW LIBERTY ROAD
LAWRENCEBURG, KENTUCKY 40342

SOURCE: DB. 278, PG. 183

ANDERSON COUNTY, KENTUCKY