

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

BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATES AND DETERMINED BY GPS OBSERVATIONS COMPLETED ON APRIL 2, 2024

GENERAL UTILITY NOTES

- THERE IS A 20-FOOT GENERAL UTILITY EASEMENT ACROSS THE FRONT OF EACH LOT, UNLESS OTHERWISE NOTED.
- THERE IS A 10-FOOT GENERAL UTILITY EASEMENT ACROSS THE REAR OF EACH LOT, UNLESS OTHERWISE NOTED.
- 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.
- ALL NEW RESIDENTIAL SUBDIVISIONS SHALL HAVE UTILITIES, UNLESS OTHERWISE NOTED.
- OWNERS OF ANY LOT WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE AND OTHER EASEMENT AREAS, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.

PRIVATE ROAD NOTE

THE 50' PRIVATE ROAD SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF TRACTS 2, 3, 5, 6, 7 & 8 AT THEIR OWN EXPENSE AND SHALL NOT BE ACCEPTED FOR MAINTENANCE BY NELSON COUNTY FISCAL COURT UNLESS THE ROAD MEETS MINIMUM CONSTRUCTION REQUIREMENTS OF THE NELSON COUNTY FISCAL COURT. NELSON COUNTY FISCAL COURT ASSUMES NO LIABILITY FOR THE ROADWAY STRUCTURE, CONSTRUCTION OR MAINTENANCE. PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN DB _____ PG _____

CERTIFICATION 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

CERTIFICATION OF APPROVAL OF PRIVATE ROAD MAINTENANCE AGREEMENT

I HEREBY CERTIFY THAT THE CONSTRUCTION PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE RULES AND REGULATIONS. I FURTHER CERTIFY THAT (1) ALL STREETS, ROADS, AND OTHER IMPROVEMENTS HAVE BEEN COMPLETED AND INSPECTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS AND OTHER APPLICABLE REGULATIONS AND SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED STREETS AND IMPROVEMENTS IN CASE OF DEFAULT.

CITY OR COUNTY ENGINEER _____ DATE _____

CERTIFICATION OF APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT (1) _____ UTILITY IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO RELEVANT SPECIFICATIONS FOR THIS OR (2) A SECURITY BOND HAS BEEN IN THE AMOUNT OF \$ _____ POSTED TO ASSURE COMPLETION OF UTILITY IMPROVEMENT IN CASE OF DEFAULT.

AGENT OR OTHER APPROVING AGENT _____ DATE _____

LEGEND

D.B.	DEED BOOK
PG.	PAGE
○	UTILITY POLE
— O — O —	EXISTING OVERHEAD ELECTRIC LINE
— X — X —	EXISTING FENCE LINE (MEANDERS)
— ● —	SET 1/2" REBAR 18" LONG WITH A YELLOW CAP STAMPED "SPALLINGS PLS 4427"
— ▲ —	SET 1/2" REFERENCE REBAR 18" LONG WITH A RED CAP STAMPED "REFERENCE MONUMENT PLS 4427"
— ● —	FOUND MONUMENT AS NOTED
— ● —	FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "JY HOWARD PLS 2775"
— ● —	FOUND 1/2" REBAR WITH CAP STAMPED "MEYER 2225"
— ● —	FOUND 5/8" REBAR WITH CAP STAMPED "BL LAMBERT PLS 3226"
— ● —	FOUND REBAR WITH CAP STAMPED "HCG 3646"
— ● —	FOUND TREE
— ● —	SURVEY POINT (NO MONUMENT SET)
— ● —	POINT IN CENTER OF WATERCOURSE
— — — — —	PROPERTY LINE
— - - - -	CONSIDERATION LINE
— · · · · ·	ADJACENT PROPERTY LINE
— · · · · ·	FLOW LINE (MEANDERS)

PURPOSE OF PLAT

DIVIDE THE PROPERTY DESCRIBED IN AFFIDAVIT IN DEED BOOK 594, PAGE 153 AS PREVIOUSLY CONVEYED IN DEED BOOK 508, PAGE 524 AND THE PROPERTY DESCRIBED IN DEED BOOK 355, PAGE 712 LEFT TO JAMES RYAN BRYAN PER WILL BOOK 70, PAGE 556

GENERAL NOTES

- A TITLE SEARCH WAS NOT PERFORMED
- ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS.
- THIS SURVEY IS NOT INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- THE WORD "CERTIFY" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- RIGHT OF WAY BASED ON COUNTY MINIMUM WIDTH AND PREVIOUS SURVEYS IN THE AREA.
- LOCATION OF FENCE LINES ARE SHOWN AS A GENERAL REFERENCE WITH FIELD SHOTS RANGING FROM 100' TO 400' APART AND CANNOT BE GUARANTEED.
- A SMALL PORTION OF TRACT #4 IS LOCATED IN A 100-YEAR FLOOD PLAIN, ZONE A, PER FEMA FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 21179C0300E DATED MAY 23, 2023. EDGE OF FLOOD PLAIN SHOWN HEREON PER FEMA SHAPEFILE. SEE NORTHEAST CORNER OF TRACT #4.

GLOBAL POSITIONING SYSTEMS NOTES

- BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT.
- CARLSON BRX7 DUAL FREQUENCY BASE AND ROVER RECEIVERS WERE USED TO PERFORM THIS SURVEY.
- NETWORK ADJUSTED REAL TIME KINEMATIC, NAD 83 KENTUCKY SINGLE ZONE WAS UTILIZED WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GSD018.
- RELATIVE POSITIONAL ACCURACY OF EACH POINT IS ± 0.10' (200 PPM)
- DISTANCES ARE BASED ON KENTUCKY STATE PLANE GRID. DIVIDE SHOWN DISTANCES BY 0.99988753 FOR GROUND (1:1) DISTANCES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON; 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 EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

OWNER: JAMES RYAN BROWN _____ DATE _____

CERTIFICATION 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 COMMISSION OF NELSON COUNTY

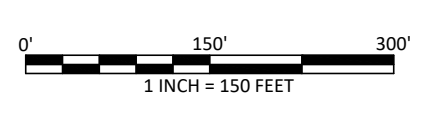
ACCESS EASEMENT NOTE - IN FAVOR OF TRACT 3A & 3B

THE 20' WIDE ACCESS EASEMENT SHOWN HEREON IS SHOWN ON AN UNRECORDED PLAT GIVEN TO SPALLING SURVEYING BY JAMES RYAN BROWN, SAID PLAT COMPLETED BY HENRY C GREENWELL LAND SURVEYING ON OCTOBER 16, 2021. SAID EASEMENT IS IN FAVOR OF TRACTS 3A & 3B OF PLAT CABINET 20, SLOT 4, BEING THE PROPERTY CONVEYED IN D.B. 566, PG. 314

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "RURAL" SURVEY AS SHOWN HEREON WAS PERFORMED BY ME BY METHOD OF STATIC AND RTK GPS METHODS OR CONVENTIONAL METHODS THROUGH GPS CONTROL POINTS WITH A CARLSON CR-ROBOTIC TOTAL STATION. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED WITH HRMS OF 0.02' OR LESS. THE TRAVELER SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, ALL MONUMENTS WERE FOUND OR SET AS NOTED. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, IMPLIED, APPARENT AND OF RECORD WHETHER SHOWN HEREON OR NOT.

JOHN RYAN SPAULDING, PLS #4427 _____ DATE _____



LINE	BEARING	DISTANCE
L1	N67°56'19"W	81.84'
L2	S64°01'11"W	86.97'
L3	N64°01'11"E	86.97'
L4	S67°56'19"E	81.84'
L5	N46°50'35"W	88.38'
L6	N36°15'53"W	37.13'
L7	N12°48'41"W	125.61'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	27.07'	25.77'	N36°55'13"W
C2	50.00'	41.92'	40.71'	S88°02'26"W
C3	91.00'	178.29'	151.11'	N59°51'09"E
C4	41.00'	80.33'	68.08'	S59°51'09"E
C5	100.00'	83.85'	81.41'	N88°02'26"E
C6	75.00'	81.21'	77.30'	S36°55'09"E

JAMES RYAN BROWN DIVISION PLAT
91.695± TOTAL ACRES
PREPARED FOR:
MAY AND PARMAN AGENCY INC
151 W MAIN ST - LEBANON, KY 40033

CURRENT TITLE HOLDER:
JAMES RYAN BROWN
808 HALL SIMPSON ROAD
LORETTO, KY 40037

RECORD SOURCE:
DEED BOOK 594, PAGE 153
DEED BOOK 508, PAGE 524
DEED BOOK 355, PAGE 712

TAX PARCEL ID: 57000-00-098 & 57000-00-098.01

PROPERTY ADDRESS:
808 HALL SIMPSON ROAD
LORETTO, KY 40037
NELSON COUNTY, KY

JOB NO: 24-035 SURVEY DATE: MARCH/APRIL 2024 PLAT DATE: 6.5.2024

PREPARED BY:
SPAULDING SURVEYING, LLC
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SPRINGFIELD, KY 40069
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