



**VICINITY MAP**

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 21227C0160 D, EFFECTIVE SEPT. 30, 1993. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**LEGEND**

- PROPOSED FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- WATER MAIN
- LOT NUMBER
- TYPICAL WATERLINE EASEMENT
- TYPICAL SANITARY EASEMENT
- 5/8" REBAR SET W/CAP, P.L.S. NO. 1948
- 5/8" REBAR W/CAP, P.L.S. NO. 1948 (FOUND)
- 3/4" IRON PIPE (FOUND)
- 1/2" IRON PIPE (FOUND)
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.B.L. BUILDING SETBACK LINE

**MINIMUM FINISHED FLOOR ELEVATION**  
 LOTS 16-21 F.F.E. 566.5  
 LOTS 41-46 F.F.E. 578.5

**MINIMUM BUILDING SETBACK LINE**  
 FRONT YARD = 25 FEET  
 SIDE YARD = 7.5 FEET  
 REAR YARD = 25 FEET

**RECORD SOURCE**  
 DEED BOOK 819, PAGE 655

**OWNER/DEVELOPER**  
 JONES & RITTER, LLC  
 c/o SCOTT-RITTER, INC  
 P.O. BOX 749  
 BOWLING GREEN, KY 42102

**JONES & RITTER  
 RESIDENTIAL DEVELOPMENT**  
 a.k.a.

**SUTHERLAND  
 FARMS**

FINAL PLAT  
 OF  
 SECTION 1 ~ UNIT 1

LOCATED ON THREE SPRINGS ROAD  
 SOUTHWEST OF BOWLING GREEN  
 WARREN COUNTY, KENTUCKY

Sheet 1 of 3

01-03-2001



Civil Engineering • Land Surveying  
 3005 FAIRVIEW DRIVE  
 P.O. BOX 2022  
 OWENSBORO, KENTUCKY 42302  
 770.685.2811

**B.M.**  
 TOP OF FIRE HYDRANT, NORTH SIDE OF THREE SPRINGS ROAD, 348'± FROM CENTERLINE OF CHAMPION BLVD. ELEV. 569.09

**NOTE:**  
 10' STRIP ALONG THREE SPRINGS ROAD HAS BEEN DEDICATED TO KENTUCKY DEPARTMENT OF TRANSPORTATION FOR ROAD WIDENING PURPOSES.

**1. LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES. THE SURVEY SHOWN HEREON IS CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCORDING TO THE INFORMATION AVAILABLE TO ME.

STATE OF KENTUCKY  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 Donnie K. Bryant  
 1948  
 LICENSED  
 LAND SURVEYOR  
 PLS# \_\_\_\_\_ DATE \_\_\_\_\_

**2. CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ 20\_\_\_\_  
 OWNER \_\_\_\_\_  
 OWNER \_\_\_\_\_

DALE & PHYLLIS HALCOMB  
 D.B. 766, PG. 829  
 Minor P.B. 14, PG. 96

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 100 ft.

TOTAL ACREAGE SECTION 1 ~ UNIT 1 = 24.760 ACRES