

**LEGEND**

- PROPOSED FIRE HYDRANT
- SANITARY SEWER MANHOLE
- 8" SANITARY SEWER
- 4" WATER MAIN
- 132 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. 194B (FOUND)
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.B.L. BUILDING SETBACK LINE

**MINIMUM FINISHED FLOOR ELEVATION**

LOTS 49-54 F.F.E. 578.5  
 LOTS 55-59 F.F.E. 580.5

**MINIMUM BUILDING SETBACK LINE**

FRONT YARD = 25 FEET  
 SIDE YARD = 7.5 FEET  
 REAR YARD = 25 FEET



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

**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  
 Donald K. Bryant  
 LICENSED  
 LAND SURVEYOR

\_\_\_\_\_  
 LICENSED PROFESSIONAL LAND SURVEYOR

PLS# \_\_\_\_\_ DATE \_\_\_\_\_

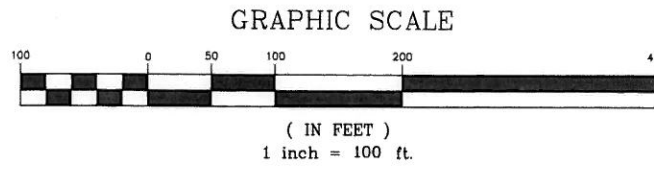
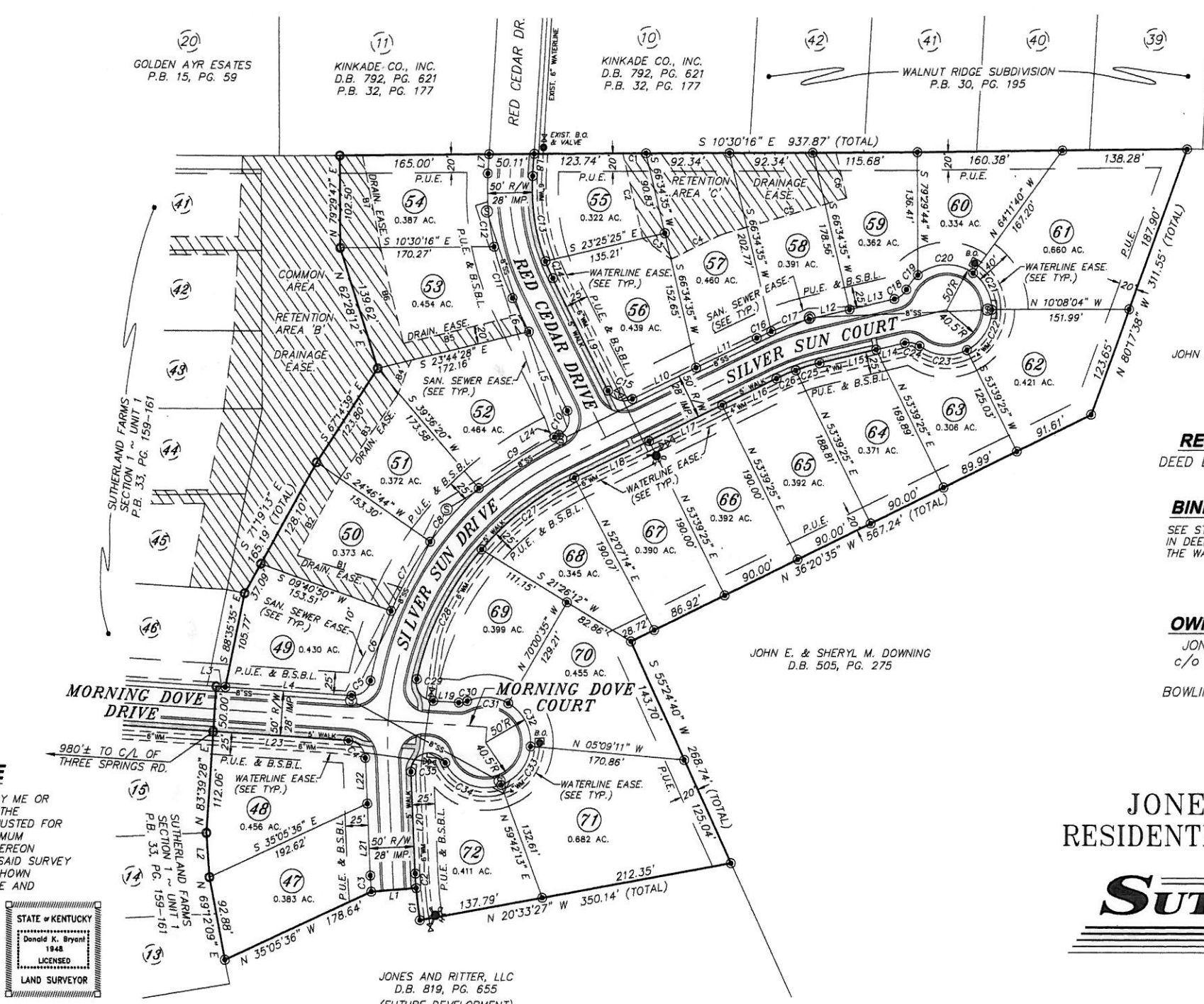
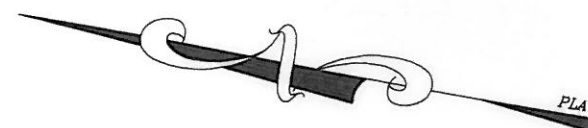
**2. CERTIFICATE OF OWNERSHIP & DEDICATION**

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.

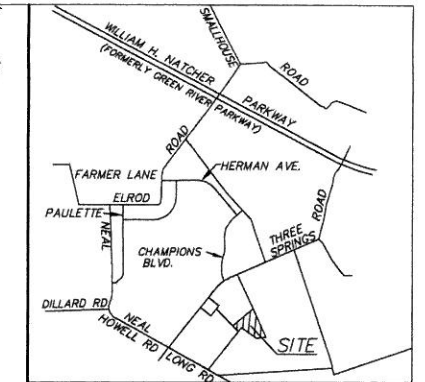
DATE \_\_\_\_\_ 20 \_\_\_\_\_

OWNER \_\_\_\_\_

OWNER \_\_\_\_\_



TOTAL ACREAGE SECTION 1 ~ UNIT 2 = 12.942 ACRES



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.

JOHN E. & SHERYL M. DOWNING  
 D.B. 505, PG. 275

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

**BINDING ELEMENTS:**  
 SEE STATEMENT OF BINDING ELEMENTS RECORDED IN DEED BOOK 828, PAGE 332 IN THE OFFICE OF THE WARREN COUNTY CLERK.

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

JOHN E. & SHERYL M. DOWNING  
 D.B. 505, PG. 275

JONES AND RITTER, LLC  
 D.B. 819, PG. 655  
 (FUTURE DEVELOPMENT)

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

FINAL PLAT  
 OF  
 SECTION 1 ~ UNIT 2

LOCATED ON MORNING DOVE DRIVE  
 SOUTHWEST OF BOWLING GREEN  
 WARREN COUNTY, KENTUCKY  
 Sheet 1 of 3

06-13-2003

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

COUNTY CLERK'S USE ONLY