

B.M.
TOP OF FIRE HYDRANT, SOUTH SIDE OF
NUGGET DRIVE, 68.3'± FROM INTERSECTION
NUGGET DRIVE AND WISTERIA WAY.
ELEV. 585.28

POINT NUMBER	STATE PLANE COORDINATES		PROJECT COORDINATES		ELEVATION	DESCRIPTION
	NORTHING (WGS 84)	EASTING (WGS 84)	NORTHING	EASTING		
8200	1846912.808	1431757.664	3800.1095	10276.7568	575.52	P.K. NAIL IN CURB 43.3' WEST OF NE CORNER OF LOT 146
8201	1847161.796	1432338.013	4051.2323	10854.2113	571.06	P.K. NAIL IN CURB 17.5' NE OF NW CORNER OF LOT 139

- LEGEND**
- FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER
 - WATER MAIN
 - LOT NUMBER
 - TYPICAL WATERLINE EASEMENT
 - TYPICAL SANITARY EASEMENT
 -
 -
 -
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.B.L. BUILDING SETBACK LINE

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

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 _____

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.
LICENSED PROFESSIONAL LAND SURVEYOR _____
PLS# _____ DATE _____

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

MINIMUM BUILDING SETBACK LINES
(ZONED: RS-1B)
FRONT YARD = 25 FEET
SIDE YARD = 7.5 FEET
REAR YARD = 25 FEET

MINIMUM FINISHED FLOOR ELEVATION
LOTS 95-98 F.F.E. 571.5
LOTS 105-113 F.F.E. 570.5
LOTS 121 F.F.E. 570.5
LOTS 147 F.F.E. 571.5

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.

MAINTENANCE NOTE:
1. MAINTENANCE OF DRAINAGE STRUCTURES SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS PERIODICALLY CUT TO A HEIGHT OF 5 INCHES, REPAIRING ERODED AREAS, AND REMOVING DEBRIS FROM INLET STRUCTURES.
2. MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY, ISLANDS, MEDIANS, ENTRANCES, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT. A PERPETUAL MAINTENANCE AGREEMENT MUST BE MADE WITH A HOMEOWNERS ASSOCIATION, ADJACENT LANDOWNERS, OR OTHER PARTIES. LOCAL GOVERNMENT HAS THE OPTION TO ENTER INTO SUCH AGREEMENTS.

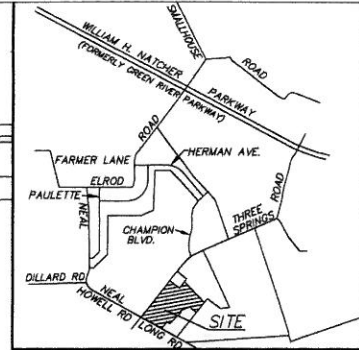
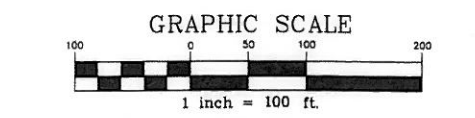
LOCATED ON THREE SPRING ROAD AND LONG ROAD
SOUTHWEST OF BOWLING GREEN
WARREN COUNTY, KENTUCKY

Sheet 1 of 3
07-08-2004

BEI BRYANT ENGINEERING INC.
Civil Engineering - Land Surveying
3005 FAIRVIEW DRIVE
P.O. BOX 2022
OWENSBORO, KENTUCKY 42302
270-685-2811

SUTHERLAND SECTION 2 FARMS

FINAL PLAT OF SECTION 2 ~ PHASE 1



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

② JANKE D.B. 850, PG. 418 M.P.B. 14, PG. 96
① HALCOMB D.B. 766, PG. 829 M.P.B. 14, PG. 96

TOTAL AREA SECTION 2 ~ PHASE 1 = 39.540 ACRES

FOR COUNTY CLERK'S USE ONLY