

**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 \_\_\_\_\_

**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 \_\_\_\_\_

**3. EASEMENT DEDICATION**

THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM EASEMENTS AND THE RIGHT TO CUT DOWN OR TRIM ANY TREES WITHIN OR WITHOUT THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATION OF THE LINES. THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT CONSTRUCTION.

OWNER \_\_\_\_\_  
 OWNER \_\_\_\_\_

**4. COUNTY ENGINEER**

- ALL DRAINAGE EASEMENTS ARE DEDICATED TO WARREN COUNTY. ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LOT(S) OVER WHICH EASEMENTS CROSS AND NO DRAINAGE EASEMENT SHALL BE ALTERED IN ANY WAY BY FILLING, CHANGING THE CONTOUR THEREOF, OR BY BUILDING AN ANY STRUCTURE THEREON, EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT, OR BY THE CITY/COUNTY/PLANNING COMMISSION ENGINEER.
- WHERE NECESSARY ENTRANCE AND/OR DRIVEWAYS TO LOTS SHALL BE CONSTRUCTED WITH A MINIMUM OF TWENTY-FOUR (24) LINEAR FEET OF FIFTEEN (15) INCH DIAMETER ENTRANCE PIPE. THE END OF THE ENTRANCE PIPE SHALL TERMINATE THREE (3) FEET BACK FROM THE PROPERTY LINE.
- GRADING WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT NO EXCESS WATER WILL BE DIVERTED TO THE CITY/COUNTY ROAD RIGHT-OF-WAY WITHOUT APPROVAL OF CITY/COUNTY ENGINEER.

THIS PROPERTY HAS PUBLIC ACCESS TO \_\_\_\_\_ ROAD.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**5. WARREN COUNTY WATER DISTRICT**

THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAT AND, REGARDING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT, ACCEPTABLE EASEMENTS HAVE BEEN DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF EXISTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAT.

NO EXAMINATION OR REPRESENTATION IS MADE BY THE WATER DISTRICT AS TO FIRE FLOW AVAILABILITY OF WATER OR SEWER SERVICES TO THE PROPERTY, THAT EITHER WATER OR SEWER SERVICES CAN BE EXTENDED, OR THAT SERVICES PROPOSED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**6. ATMOS ENERGY CO.**

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**7. BELL SOUTH TELEPHONE CO.**

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**8. W.R.E.C.C. OR WARREN RURAL ELEC. COOP.**

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**9. INSIGHT COMMUNICATIONS (CABLE T.V.)**

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

**10. BARREN RIVER DISTRICT HEALTH DEPT.**

- \_\_\_\_\_ PUBLIC SEWER REQUIRED.
- \_\_\_\_\_ ON EXISTING PUBLIC SEWER.
- \_\_\_\_\_ HAS EXISTING PRIVATE SEWER SYSTEM.

ON SITE SEWAGE PRIVATE DISPOSAL SYSTEM TO SERVICE ANY PROPOSED CONSTRUCTION/RESIDENCE SHALL BE PURSUANT TO THE CURRENT STATE SUB-SURFACE SEWAGE DISPOSAL REGULATIONS AND SHALL BE PERMITTED THROUGH THIS OFFICE PRIOR TO INSTALLATION OF THE SYSTEM.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

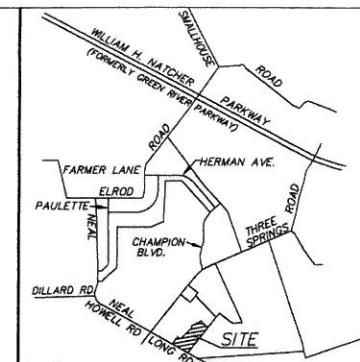
**11. CITY-COUNTY PLANNING COMMISSION CERTIFICATION OF APPROVAL OF RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

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

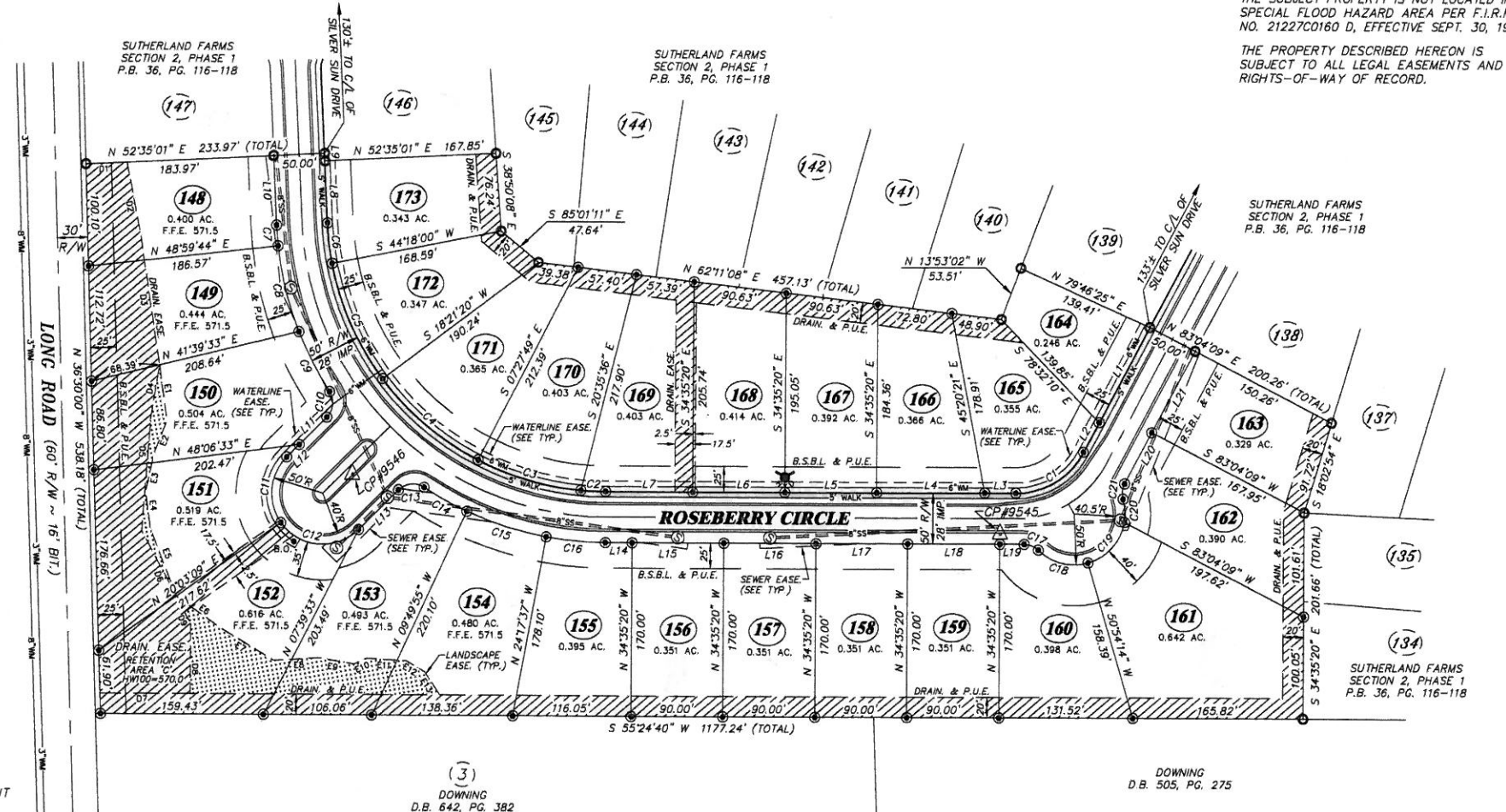
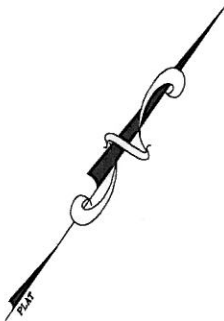
CHAIRMAN-CITY/COUNTY PLANNING COMMISSION OF WARREN CO., KY

EXECUTIVE DIRECTOR \_\_\_\_\_



**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**
- 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)
  - P.U.E. PUBLIC UTILITY EASEMENT
  - B.S.B.L. BUILDING SETBACK LINE

**CONTROL MONUMENTS:**

POINT NUMBER	STATE PLANE COORDINATES		PROJECT COORDINATES		ELEV.
	NORTHING	EASTING	NORTHING	EASTING	
9545	1846820.3913	1432481.6527	3711.2617	11001.1922	578.22
9546	1846508.3103	1431926.0352	3396.4464	10447.1194	577.03

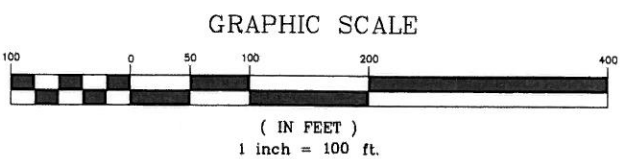
CONC. MONUMENT W/ ALUM. DISK, STAMPED  
 BRYANT ENGINEERING, INC., OWENSBORO, KY  
 KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE, NAD 83.

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

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

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

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



TOTAL AREA SECTION 2 ~ PHASE 2 = 12.312 ACRES

**SUTHERLAND FARM**  
 SECTION 2

Sheet 1 of 2  
 07-10-2006

FINAL PLAT  
 OF  
 SECTION 2 ~ PHASE 2  
 LOCATED ON ROSEBERRY CIRCLE  
 AND LONG ROAD  
 SOUTHWEST OF BOWLING GREEN  
 WARREN COUNTY, KENTUCKY

**BEI BRYANT ENGINEERING INC.**

Civil Engineering • Land Surveying

4215 Bentree Drive  
 P.O. Box 21382  
 Owensboro, Kentucky 42304  
 770.685.7811

OR COUNTY CLERK'S USE ONLY