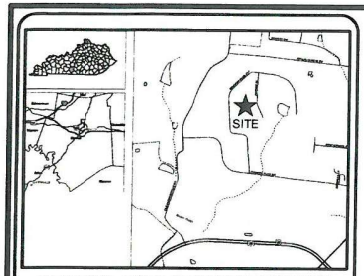


GLASGOW - BARREN COUNTY, KENTUCKY
VICINITY MAP (N.T.S.)

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

2. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

3. NOT ALL UNDERGROUND UTILITIES SHOWN WERE BY FIELD OBSERVATION. SAID UNDERGROUND UTILITIES MAY EXIST ON OR ADJACENT TO THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXISTENCE OR LOCATION OF SAID UTILITIES.

5. SUBJECT PROPERTY SHOWN HEREON IS APPLICABLE TO ALL ZONING REGULATIONS SET BY THE CITY OF GLASGOW, KY.

6. GPS NOTE:
10 % OF SURVEY WAS PERFORMED USING TRIMBLE - R10 - DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS OF 0.03 OR BEING GREATER THAN 1 :31,218 OR GREATER AND A CLOSED LOOP TRAVERSE. THE BEARINGS AND DISTANCES SHOWN HERON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARES ADJUSTMENT.

7. FLOOD ZONE NOTE:
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 21009C0170C, EFFECTIVE ON 05/03/2011.

8. ORIGINAL SURVEY WAS PERFORMED ON OCTOBER 11, 2021.

9. LOCATION ADDRESS IS COUNTRY CLUB ESTATE, GLASGOW, KY 42141.

10. ALL PROPERTIES SHOWN HEREON MUST HAVE ACCESS TO THE PUBLIC SANITARY SEWER SYSTEM AND CANNOT BE SERVED BY A SEPTIC SYSTEM.

LAND SURVEYOR'S CERTIFICATION

I, JIM McGOWAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF KENTUCKY, DO HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION. FURTHER, I CERTIFY THAT THE SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYOR'S AND THAT ALL MONUMENTS AND PERMANENT CONTROL POINTS HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED; THAT THEIR LOCATION IS CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF, AND THAT THIS PLAT CONFORMS TO ALL PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF BARREN COUNTY.

DATE 1/20/2022

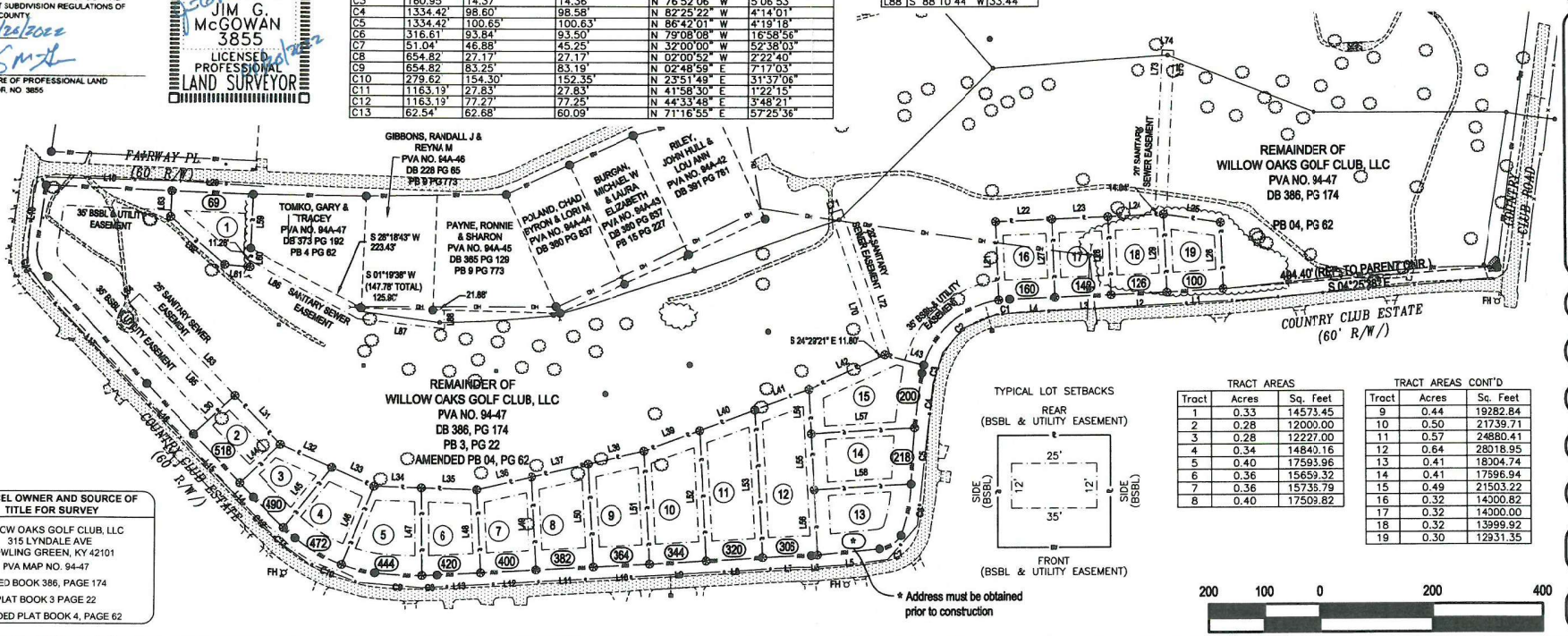
SIGNATURE OF PROFESSIONAL LAND SURVEYOR, NO. 3855

STATE of KENTUCKY
JIM G. McGOWAN
3855
LICENSED PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°28'05" W	100.02'
L2	N 02°22'08" W	100.00'
L3	N 02°22'08" W	100.00'
L4	N 02°22'08" W	80.76'
L5	N 05°06'03" W	109.88'
L6	N 05°06'03" W	11.17'
L7	N 03°06'10" W	88.84'
L8	N 03°06'10" W	100.00'
L9	N 03°06'10" W	100.00'
L10	N 03°06'10" W	100.00'
L11	N 03°06'10" W	100.00'
L12	N 03°06'10" W	100.00'
L13	N 03°06'10" W	78.45'
L14	N 46°20'35" E	34.92'
L15	N 46°20'35" E	120.00'
L16	N 46°20'35" E	123.90'
L17	N 47°03'44" E	258.88'
L18	S 82°27'15" E	108.12'
L19	S 02°14'12" W	222.07'
L20	S 02°13'21" W	146.05'
L21	N 87°37'52" E	140.47'
L22	S 02°22'08" E	100.00'
L23	S 02°22'08" E	100.00'
L24	S 02°22'08" E	99.09'
L25	S 08°26'50" W	102.74
L26	S 87°37'52" W	118.80
L27	S 87°37'52" W	140.00
L28	S 87°37'52" W	140.00
L29	S 87°37'52" W	139.83
L30	S 43°39'25" E	100.00'
L31	S 46°20'35" W	120.00'
L32	S 24°15'09" W	98.72'
L33	S 24°15'09" W	81.44'
L34	S 01°40'30" W	83.43'

LINE TABLE CONT'D		
L35	S 01°40'30" W	99.75'
L36	S 13°09'25" E	101.56'
L37	S 13°09'25" E	101.56'
L38	S 13°09'25" E	101.56'
L39	S 20°32'19" E	104.82'
L40	S 20°32'19" E	104.82'
L41	S 20°32'19" E	104.82'
L42	S 24°29'21" E	147.94'
L43	S 15°10'36" W	71.35'
L44	N 43°39'25" W	100.00'
L45	N 52°22'36" W	136.30'
L46	N 68°10'56" W	150.67'
L47	S 89°10'28" W	156.42'
L48	S 86°53'50" W	148.50'
L49	S 86°53'50" W	166.23'
L50	S 86°53'50" W	183.96'
L51	S 86°53'50" W	201.69'
L52	S 86°53'50" W	233.10'
L53	S 86°53'50" W	264.51'
L54	S 86°53'50" W	79.09'
L55	S 86°53'50" W	100.00'
L56	S 86°53'50" W	116.43'
L57	N 03°06'10" W	183.22'
L58	N 03°06'10" W	172.00'
L59	N 87°57'09" W	96.41'
L60	N 87°57'09" W	33.59'
L61	N 05°12'29" E	44.62'
L62	N 40°53'49" E	130.55'
L63	S 87°45'48" E	46.13'
L70	N 71°41'47" E	272.75'
L71	S 18°18'13" E	20.00'
L72	S 71°41'47" W	276.15'
L73	S 87°33'25" E	294.74'
L74	S 02°26'35" W	20.00'
L75	N 87°33'25" W	294.22'
L83	N 46°20'35" E	250.00'
L84	N 43°39'25" W	25.00'
L85	S 46°20'35" W	250.00'
L86	N 28°18'43" E	217.90'
L87	N 06°20'46" E	155.42'
L88	S 88°10'44" W	33.44'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	160.95'	19.26'	19.25'	N 03°46'01" W	6°51'21"
C2	160.95'	188.53'	177.94'	N 40°45'04" W	67°06'43"
C3	160.95'	14.37'	14.36'	N 76°52'06" W	5°06'53"
C4	1334.42'	98.60'	98.58'	N 82°25'22" W	4°14'01"
C5	1334.42'	100.65'	100.63'	N 86°42'01" W	4°19'18"
C6	316.61'	93.84'	93.50'	N 79°08'08" W	16°58'56"
C7	51.04'	46.88'	45.25'	N 32°00'00" W	52°38'03"
C8	654.82'	27.17'	27.17'	N 02°00'52" W	2°22'40"
C9	654.82'	83.25'	83.19'	N 02°48'59" E	7°17'03"
C10	279.62'	154.30'	152.35'	N 23°51'49" E	31°37'06"
C11	1163.19'	27.83'	27.83'	N 41°58'30" E	1°22'15"
C12	1163.19'	77.27'	77.25'	N 44°33'48" E	3°48'21"
C13	62.54'	62.68'	60.09'	N 71°16'55" E	57°25'36"



PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY
WILLOW OAKS GOLF CLUB, LLC
315 LYNDALE AVE
BOWLING GREEN, KY 42101
PVA MAP NO. 94-47
DEED BOOK 386, PAGE 174
PLAT BOOK 3 PAGE 22
AMENDED PLAT BOOK 4, PAGE 62

TYPICAL LOT SETBACKS

* Address must be obtained prior to construction

TRACT AREAS		
Tract	Acres	Sq. Feet
1	0.33	14573.45
2	0.28	12000.00
3	0.28	12227.00
4	0.34	14840.16
5	0.40	17593.96
6	0.36	15659.32
7	0.36	15735.79
8	0.40	17509.82

TRACT AREAS CONT'D		
Tract	Acres	Sq. Feet
9	0.44	19282.84
10	0.50	21739.71
11	0.57	24880.41
12	0.64	28018.95
13	0.41	18304.74
14	0.41	17596.94
15	0.49	21503.22
16	0.32	14000.82
17	0.32	14000.00
18	0.32	13999.92
19	0.30	12931.35

200 100 0 200 400

LEGEND

SYMBOLS THAT MAY APPEAR ON PLAT

- SANITARY MANHOLE
- POWER POLE
- TREE
- FIRE HYDRANT AND VALVE
- STORM INLET
- STORM PIPE
- GAS LINE
- SEWER LINE
- OH — OVERHEAD ELECTRIC
- 1/2" IRON PIN & REDCAP (SET) "J. McGOWAN KY LS 3855"
- IRON PIN & CAP (FOUND) "HESTER KY PLS-4147"
- RIGHT OF WAY
- PROPERTY LINE
- ADJACENT PROPERTY
- BUILDING SETBACK LINE AND UTILITY EASEMENT
- ASPHALT PAVEMENT

BASIS OF BEARINGS & ELEVATIONS
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS T RELATES TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE) NAD83 (2007) & NAVD88. AS OBSERVED VIA KYTC CORS NETWORK JULY 6, 2021.

SURVEYOR'S CERTIFICATE

AMERICAN ENGINEERS INC.
65 ABERDEEN DRIVE
GLASGOW, KY. 42141

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF REAL-TIME KINEMATIC (RTK) SURVEYING WITH AN UNADJUSTED PRECISION TO CONTROL POINTS OF 0.03 OR BEING 1:32,208 OR GREATER AND A CLOSED LOOP TRAVERSE. THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARES ADJUSTMENT. THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

OCTOBER 11, 2021
DATE OF SURVEY

JIM G. McGOWAN
KENTUCKY PROFESSIONAL LAND SURVEYOR #3855

01/20/2022
DATE OF SIGNATURE

DOCUMENT NO: 440410
RECORDED: February 23, 2022 09:46:00 AM
TOTAL FEES: $50.00
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: TERESA GRIMSLEY
COUNTY: BARREN COUNTY
BOOK: P21 PAGES: 768 - 769

PLANS PREPARED AND SUBMITTED BY:
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY
270.651.7220

PROPERTY OWNER / CLIENT:
SUBDIVISION PLAT
WILLOW OAKS GOLF CLUB, LLC
315 LYNDALE AVE
BOWLING GREEN, KY 42101

DATE: JANUARY 20, 2022
SCALE: 1" = 200'
DRAWN BY: M. ALLEN
APPROVED BY: J. McGOWAN
DRAWING FILE: T:/21 PROJECTS/221-215 Willow Oaks Golf Course\Survey\Plat\
PROJECT NO. 221-215
PHASE NO.