

BEARINGS-KY STATE PLANE SINGLE ZONE (NAD 83)

NONCONFORMING UTILITY EASEMENT ENCROACHMENT NOTE

Nolin RECC would prefer that no structure or fence be placed within the utility easement. However, if a structure or fence has been placed within the easement and if any such structure or fence constitutes a code clearance or safety violation, then the matter must be addressed accordingly. Nolin RECC in no way relinquishes any of its rights to utilize its utility easements and in no way will be responsible for any damage to any structure or fence which may occur as a result of actions taken by Nolin RECC personnel or equipment in the performance of their duties. Furthermore, the property owner must provide for access to Nolin RECC to its utility easement. It is understood that in an emergency situation, Nolin RECC may not have time to notify the owner and may have to remove any structure or fence within the established easement in order to perform its duties.

FLOOD NOTE
As indicated on map number 21093C00245D of Flood Insurance Rate Maps dated 16 August 2007, this site is located in Zone X which has been determined to be outside the 500-year flood plain.

LOT ENTRANCE NOTE
THE KENTUCKY DEPARTMENT OF HIGHWAYS MUST APPROVE ALL LOT ENTRANCES OFF OF STATE HIGHWAYS. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PERMITS BRANCH OF THE KY DEPARTMENT OF HIGHWAYS LOCATED AT 634 EAST DIXIE HIGHWAY.

NATURAL FEATURES NOTE
AS INDICATED ON THE CONSTANTINE, KY USGS QUAD MAP, THERE ARE NO PONDS OR SINKHOLES LOCATED ON OR WITHIN 200' OF THIS SUBDIVISION

DRAINAGE & STORMWATER RECEIVER
THE DRAINAGE AND STORMWATER RECEIVER OF THIS SUBDIVISION IS ROUGH RIVER LOCATED TO THE NORTH AND WEST

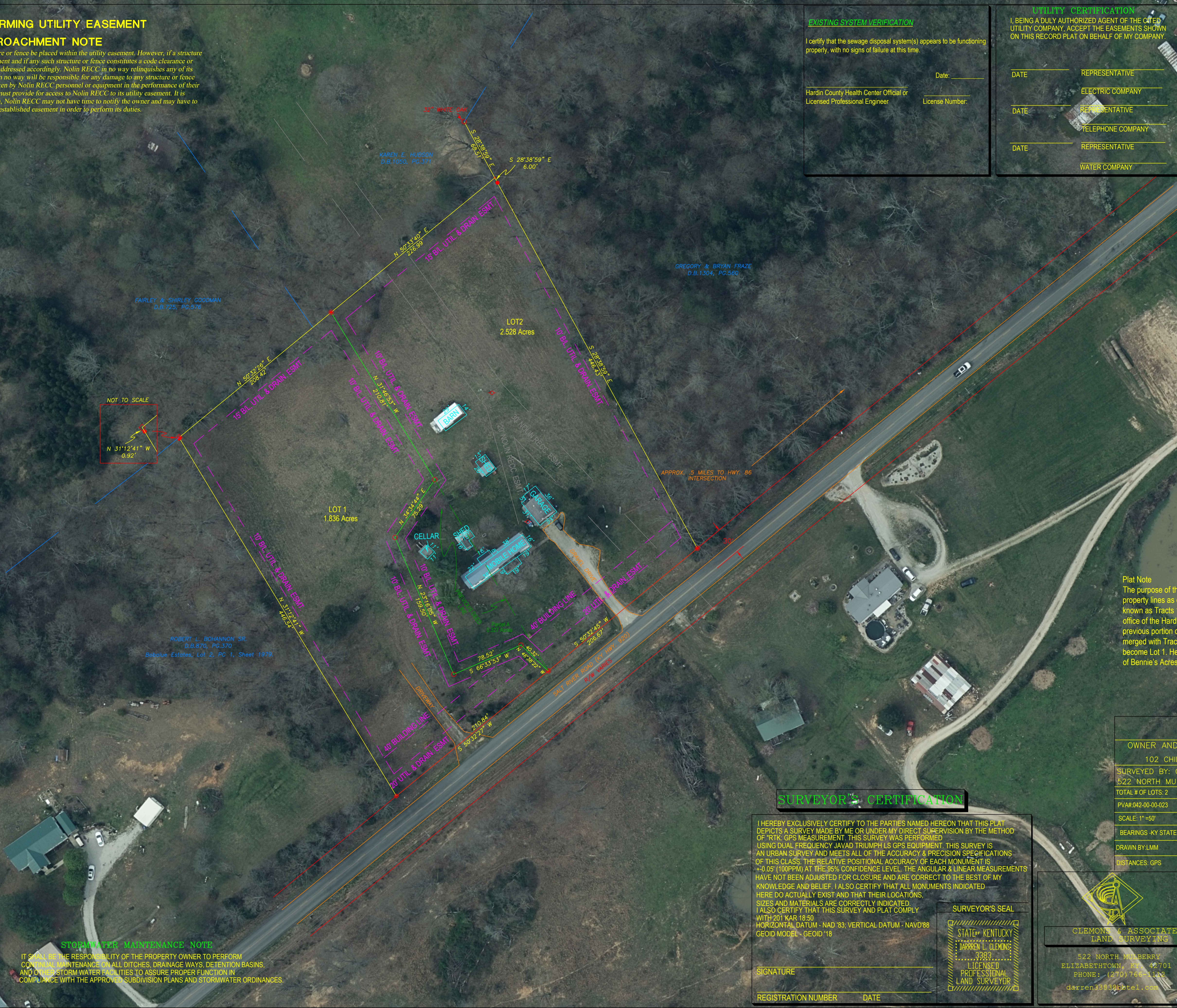
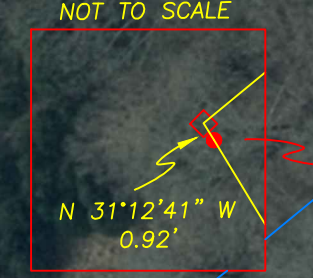
THE COMMISSION CERTIFICATION
I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING.

DATE _____
DIRECTOR _____

OWNER(S) CERTIFICATION
(I, WE) CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 1580, PAGE 1085 IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT WE ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGE WAYS, WALKS, PUBLIC UTILITY LINES, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, (I, WE) GRANT UNTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "ELECTRIC AND TELEPHONE EASEMENTS", NAMELY NOLIN COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY PURPOSE AND WINDSTREAM COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY COMPANIES. THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE:
1. THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERE TO
2. THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
3. THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE.
4. THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLE; AND
5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED, OR CHANGES OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES.
THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTING THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE FEET FROM ANY LOT LINE.
LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

DATE _____ OWNER(S) _____
DATE _____ OWNER(S) _____
STATE OF KENTUCKY
COUNTY OF HARDIN
I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS/ARE LEGAL AND HAS/HAVE BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE _____ NOTARY PUBLIC _____
DATE COMMISSION EXPIRES _____ SERIAL # _____

STORMWATER MAINTENANCE NOTE
IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL DITCHES, DRAINAGE WAYS, DETENTION BASINS, AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLANS AND STORMWATER ORDINANCES.



EXISTING SYSTEM VERIFICATION
I certify that the sewage disposal system(s) appears to be functioning properly, with no signs of failure at this time.
Date: _____
Hardin County Health Center Official or Licensed Professional Engineer License Number: _____

UTILITY CERTIFICATION
I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY.
DATE _____ REPRESENTATIVE _____
DATE _____ REPRESENTATIVE _____
DATE _____ REPRESENTATIVE _____
DATE _____ REPRESENTATIVE _____



- NOTES & RESERVATIONS**
- This Property Is Subject To Any And All Right-of-way, Appurtenances, Restrictions And Or Easements In Effect To Date.
 - All Set Corners Are 1/2" X 18" Steel Rebars With Identifier Cap Stamped "D.L. Clemons Pls #3383"
 - Adjoining Property Owners Are Shown According To Property Valuation Office.
 - Surveyor Has Made No Investigation Or Independent Search For Easements Of Record, Encumbrances, Restrictive Covenants, Ownership Title Evidence, Or Any Other Facts That An Accurate And Current Title Search May Disclose.
 - The certification of this Survey is made as of this date only for the person it was made for and is subject to any future survey that may more accurately describe the boundary shown hereon. This survey is subject to any adverse or other rights of others Due To Court Action.
 - This survey does not represent or establish land ownership per 201 KAR 18:150 3(2)(a).
 - All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2018 was used. All distances are grid distances unless noted.



- LEGEND**
- 1/2" X 24" STEEL REBAR SET WITH ID CAP #3383
 - 1/2" REFERENCE REBAR FOUND WITH ID CAP #3590
 - 1/2" STEEL REBAR FOUND WITH ID CAP #3590
 - 1/2" STEEL REBAR FOUND WITH ID CAP #2153
 - UTILITY POLES
 - STONE
 - CALCULATED MEANDER POINTS

Plat Note
The purpose of this Record Plat of Bennie's Acres is to reconfigure property lines as described in Deed Book 1580, Page 1085, also known as Tracts 1 and 2 of the Lyons Property, as recorded in the office of the Hardin County Clerk, Plat Cabinet 1, Sheet 6786. A previous portion of Tract 1 hereon referred to as Parcel A shall be merged with Tract 2 to become Lot 2. The balance of Tract 1 shall become Lot 1. Henceforth, these lots shall be known as Lots 1 and 2 of Bennie's Acres as shown hereon.

COMPLIES WITH 201 KAR 18:150.
RECORD PLAT OF

BENNIE'S ACRES		
OWNER AND DEVELOPER: KENTUCKY LAND HOLDINGS OF ELIZABETHTOWN LLC, 102 CHILDERS COURT, ELIZABETHTOWN 42701		
SURVEYED BY: CLEMONS AND ASSOCIATES - DARREN L. CLEMONS, 522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY, 42701		
TOTAL # OF LOTS: 2	TOTAL AREA OF LOTS BEING SUBDIVIDED: 4.364 ACRES	
PVA# 042-00-00-023	SOURCE OF TITLE: D.B. 1580, PG. 1085 & P.C. 1, SHEET 6786	
SCALE: 1" = 50'	DATE: 3/10/2025	LOCATION - VERTREES, KY
BEARINGS - KY STATE PLANE SINGLE ZONE		
DRAWN BY: LMM	COUNTY - HARDIN	PROJECT: 10705 SH Rvr Rd
DISTANCES: GPS	STATE - KENTUCKY	

SURVEYOR'S CERTIFICATION
I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK-GPS MEASUREMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS +/- 0.05" (100PPM) AT THE 95% CONFIDENCE LEVEL. THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLY WITH 201 KAR 18:50, HORIZONTAL DATUM - NAD 83, VERTICAL DATUM - NAVD88, GEOID MODEL - GEOID 18.
SIGNATURE _____
REGISTRATION NUMBER _____ DATE _____

SURVEYOR'S SEAL
STATE OF KENTUCKY
DARREN L. CLEMONS
3983
LICENSED PROFESSIONAL LAND SURVEYOR

CLEMONS & ASSOCIATES LAND SURVEYING
522 NORTH MULBERRY
ELIZABETHTOWN, KY 42701
PHONE: (270) 764-1133
darren1993@tel.com