

"I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE, AND MATERIAL ARE CORRECTLY INDICATED; AND THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

REGISTRATION NUMBER

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF TRAVERSE SURVEY. THE UNADJUSTED PRECISION RATIO OF THE SURVEY IS GREATER THAN 1:10,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

GLENN S. TURNER, PLS. 2153
FIELD WORK DATE 10-20-00

Nov 10 2000
DATE

(WE) CERTIFY THAT (I AM, ARE, THE) OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK, "PAGE," IN THE LARGE COUNTY CLERK'S OFFICE; AND THAT WE ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE FOLLOWING LINES: WALKS, PUBLIC UTILITY LINES, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, (I, WE) HEREBY GRANT UNTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, ALL RIGHTS AND INTERESTS OVER THE SPACES INDICATED BY DASHED LINES MARKED "ELECTRIC" AND "TELEPHONE COMPANIES," NAMELY, COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY PURPOSES AND COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY PURPOSES, AND FURTHER GRANT UNTO THE APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES FOR "UTILITY DRAINAGE EASEMENTS" AND SAY "DRAINAGE" INCLUDE

- (1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPAIR, UPGRADE, OR REBUILD POWER LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERETO.
- (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 SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POWER LINES, PIPES OR CABLE.
- (5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN THE (5) FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POWER 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 (5) 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.

11-13-00
DATE

David Dewayne Riggs
DAVID DEWAYNE RIGGS ** (DB 179 PG 133
& DB 179 PG 709)**

12/13/00
DATE

Shelby J. Riggs
SHELBY J. RIGGS ** (DB 179 PG 133
& DB 179 PG 709)**

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.

NOTARY PUBLIC AND DATE
19 NOVEMBER 2003
DATE COMMISSION EXPIRES

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THE SUBDIVISIONS ENTITLED: RIGGS ESTATES FULLY MEETS THE REQUIREMENTS OF THE COMMONWEALTH OF KENTUCKY AND THE LARUE COUNTY HEALTH DEPARTMENTS AND ARE HEREBY APPROVED AS SHOWN.

DATE LARUE COUNTY HEALTH DEPARTMENT

EACH LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF EASEMENTS ON THEIR LOT.

I HEREBY CERTIFY THAT IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME AND ARE IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT A SURETY PERFORMANCE BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE APPROPRIATE LEGISLATIVE BODY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

AUTHORIZED REPRESENTATIVE _____ DATE _____

I HEREBY CERTIFY THAT THIS RECORDED PLAT WAS APPROVED BY THE LAND OF LINCOLN PLANNING AND ZONING COMMISSION ON 2000, AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

COMMISSION CHAIRMAN OR SECRETARY

THE SUBDIVIDED PARCEL AS SHOWN IS BEING CREATED FOR AN "IN FAMILY" CONVEYANCE AS DEFINED BY THE LAND OF LINCOLN PLANNING AND ZONING COMMISSION. THE SUBDIVIDED PARCEL MAY ONLY BE CONVEYED "IN FAMILY" FOR A PERIOD OF FIVE (5) YEARS AFTER THE DATE OF THIS PLAT AND THE RESIDUAL TRACT MAY NOT BE SUBDIVIDED FOR ANY OTHER "IN FAMILY" CONVEYANCES FOR A PERIOD OF FIVE (5) YEARS AFTER THE DATE OF THIS PLAT.

AS INDICATED ON MAP NO. 2102880125 B OF THE
FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED
IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE
OUTSIDE 500-YEAR FLOOD PLAIN. Date Sept. 04, 1985

THE RESIDUAL TRACT OF THE PROPERTY HEREIN BEING SUBDIVIDED
CONTAINS APPROXIMATELY 22 ACRES AND FRONTS FOR A DISTANCE
OF APPROXIMATELY 225 FEET ALONG WONDERLAND ROAD WHICH IS
A PUBLIC WAY. THE RESIDUAL TRACT IS PRESENTLY ZONED _____
AS PER THE COMPREHENSIVE PLAN FOR LARUE COUNTRY.



- SET 1/2" x 24" STEEL REBAR WITH YELLOW CAP STAMPED "G.S. TURNER PLS. 2153"
- CALCULATED POINT
- EXISTING PIN
- ☼ EXISTING 24" HICKORY TREE

1. SOURCE OF TITLE DEED BOOK 179 PAGE 133
2. SOURCE OF TITLE DEED BOOK 179 PAGE 709
3. PVA MAP # 9-17
4. THE PROPERTY SHOWN HEREON AS WELL AS THIS SURVEY AND PLAT ARE SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS, IF ANY.
5. THERE ARE NO FEED RESTRICTIONS FOR THIS PLAT.
6. THE LOT SHOWN HEREON IS TO BE SERVICED BY AN ON SITE SEWAGE DISPOSAL SYSTEM AND COUNTY WATER.
7. THERE IS ADEQUATE SIGHT DISTANCE FOR A DRIVEWAY ENTRANCE

**RIGGS ESTATES**

WONDERLAND ROAD, LARUE COUNTY, KY

FOR: DAVID DEWAYNE RIGGS & SHELBY J RIGGS
827 MAIN STREET
SONORA, KY. 42776

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|-----------------------|--------------------|-------------------------------------|
| SCALE: 1 IN. = 20 FT. | DWG. BY: CJ | PUR: 9-17 |
| DATE: 11-7-2000 | AREA: 1.0000 ACRES | DWG. NAME: E:\DWG\NAME\BROS\CASB200 |

DIVISION OF NEW TURN INC.
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