

LINE	BEARING	DISTANCE
L1	N 09°30'55" W	5.49'
L2	S 22°35'59" E	5.00'
L3	N 89°19'14" E	5.58'
L4	N 89°19'14" E	5.58'
L5	S 57°27'10" W	5.78'
L6	N 55°14'39" W	54.73'
L7	S 09°25'59" E	63.14'
L8	S 08°42'21" W	60.00'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.50'	230.00'	11°05'07"	N 61°51'27" E	44.43'	C23	21.03'	25.00'	48°11'23"	S 66°35'05" E	20.41'
C2	21.03'	25.00'	48°11'23"	N 43°18'19" E	20.41'	C24	39.88'	275.00'	8°18'29"	N 85°09'59" E	39.84'
C3	21.42'	50.00'	24°32'30"	N 31°28'53" E	21.25'	C25	344.63'	275.00'	7°14'48" E	N 45°06'40" E	322.52'
C4	66.24'	50.00'	75°54'00"	N 81°42'07" E	61.50'	C26	111.47'	330.00'	19°21'13"	N 64°49'04" W	110.94'
C5	60.00'	50.00'	68°45'18"	S 25°58'14" E	56.46'	C27	44.51'	330.00'	7°43'38"	N 51°16'39" W	44.47'
C6	60.00'	50.00'	68°45'18"	S 42°47'04" W	56.46'	C28	121.26'	280.00'	24°48'51"	N 35°00'25" W	120.32'
C7	33.53'	50.00'	38°25'41"	N 83°37'27" W	32.91'	C29	31.42'	20.00'	90°00'00"	N 67°35'59" W	28.28'
C8	21.03'	25.00'	48°11'23"	N 88°30'18" W	20.41'	C30	12.65'	170.00'	4°15'50"	S 65°16'06" W	12.65'
C9	39.27'	25.00'	90°00'00"	S 22°24'01" W	35.36'	C31	36.52'	25.00'	83°42'16"	N 32°38'33" W	33.36'
C10	95.28'	220.00'	24°48'51"	S 35°00'25" E	94.54'						
C11	159.66'	270.00'	33°52'49"	S 65°13'32" E	157.34'						
C12	38.93'	25.00'	89°13'53"	S 54°05'24" W	35.12'						
C13	91.61'	325.00'	16°09'01"	S 17°32'58" W	91.31'						
C14	105.52'	325.00'	18°36'12"	S 34°55'35" W	105.06'						
C15	100.00'	325.00'	17°37'46"	S 53°02'34" W	99.61'						
C16	100.00'	325.00'	17°37'46"	S 70°40'20" W	99.61'						
C17	55.78'	325.00'	9°50'00"	S 84°24'14" W	55.71'						
C18	21.03'	25.00'	48°11'23"	S 65°13'32" E	20.41'						
C19	29.98'	50.00'	34°20'57"	S 58°18'20" W	29.53'						
C20	60.00'	50.00'	68°45'18"	N 70°08'33" W	56.46'						
C21	60.11'	50.00'	68°52'41"	N 01°19'36" W	56.55'						
C22	91.10'	50.00'	104°23'52"	N 85°18'41" E	79.01'						

**DRAINAGE & STORMWATER RECEIVER**  
THE DRAINAGE AND STORMWATER RECEIVER OF THIS SUBDIVISION IS/ARE PAWLEY CREEK AND OTTER CREEK LOCATED TO THE WEST AND NORTH OF SUBJECT PROPERTY.

**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.

DATE: 4/12/2013  
CHAIRMAN OR DIRECTOR: [Signature]

**DRIVEWAY ENTRANCE CULVERT NOTE**  
ALL DRIVEWAY ENTRANCES MUST BE PROVIDED WITH DRAINAGE CULVERTS TO PROVIDE PROPER DRAINAGE. APPROVAL FROM THE HARDIN COUNTY ROAD DEPARTMENT IS REQUIRED FOR ALL NEW DRIVEWAY ENTRANCES CONSTRUCTED IN THIS SUBDIVISION. DRIVEWAY CULVERTS MUST BE A MINIMUM DIAMETER OF 18 INCHES AND A MINIMUM LENGTH OF 24 FEET, UNLESS OTHERWISE APPROVED BY THE COUNTY ROAD SUPERVISOR.

**FLOOD CERTIFICATION**  
I HEREBY CERTIFY THAT THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE F.E.M.A. MAPS. MAP # 21093C0139D DATED AUGUST 16, 2007

**FLOOD PLAIN CERTIFICATION** IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM)(DATED REVISION) AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.

**OWNER(S) CERTIFICATION**  
(I, WE) CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 1202, PAGE 715 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", NAMED KENTUCKY UTILITY 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 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 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 CHANGE 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 EASEMENT SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

DATE: 4/12/2013 OWNER(S): [Signature]  
DATE: 4/12/2013 OWNER(S): [Signature]

**UNITED STATES POSTAL SERVICE (USPS) DELIVERY NOTE**  
THE USPS WILL PROVIDE MAIL DELIVERY FOR THIS DEVELOPMENT TO A CLUSTER BOX UNIT (CBU). INDIVIDUAL CURBSIDE MAILBOXES WILL NOT BE USED. THE USPS WILL PROVIDE ALL CBU COMPARTMENT KEYS AT TIME OF MOVE-IN. EACH HOMEOWNER SHOULD RECEIVE A COPY OF THE MODE OF DELIVERY AGREEMENT AT THE TIME OF MOVE-IN. THE RINEVILLE USPS REPRESENTATIVE CAN BE REACHED AT (270)737-4500 FOR ADDITIONAL INFORMATION.

**NATURAL FEATURES NOTE**  
AS INDICATED ON THE VINE GROVE USGS QUAD MAP, THERE ARE BLUE LINE STREAMS LOCATED ON OR WITHIN 200' OF THIS SUBDIVISION

**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.

**SIGHT TRIANGLE NOTE**  
THERE SHALL BE A SIGHT TRIANGLE ESTABLISHED AT ALL STREET INTERSECTIONS OF THIS SUBDIVISION. THE DIMENSIONS OF EACH SIGHT TRIANGLE ARE ILLUSTRATED HEREON. IN THIS EASEMENT, TREES OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENT SHALL BE PROHIBITED. A PUBLIC RIGHT-OF-ENTRY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS CLEAR SIGHT.

**STREAM BUFFER ZONE NOTE**  
PER KPDES PERMIT KYR10, A 25' BUFFER ZONE IS REQUIRED BETWEEN THE STREAM BANK AND ANY LAND DISTURBANCE AS MEANS OF PROVIDING ADEQUATE PROTECTION TO RECEIVING WATERS. ANY DISTURBANCE IN THIS AREA WILL REQUIRE APPROVAL FROM THE COUNTY ENGINEER AND KENTUCKY DIVISION OF WATER.

**CERTIFICATION FOR ON-SITE SEWAGE DISPOSAL SYSTEMS**  
THESE SUBDIVISION LOTS HAVE RECEIVED TENTATIVE APPROVAL FOR ON SITE SEWAGE DISPOSAL SYSTEMS. THIS APPROVAL IS GRANTED ONLY TO THE GENERAL FEASIBILITY OF ONSITE SEWAGE DISPOSAL SYSTEM USAGE FOR THE SUB-DIVISION AS A WHOLE. EACH LOT MUST BE APPROVED PRIOR TO SYSTEM INSTALLATION.

[Signature]  
HARDIN COUNTY HEALTH CENTER OFFICIAL OR LICENSED PROFESSIONAL ENGINEER  
LICENSE NUMBER: RS1516 DATE: 4.9.13

**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: 3/28/13 REPRESENTATIVE: [Signature]  
DATE: 3-29-13 REPRESENTATIVE: [Signature]  
DATE: 3-29-13 REPRESENTATIVE: [Signature]

HARDIN CO. #2

**VICINITY MAP (NTS)**

**NOTES & RESERVATIONS**

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY, APPURTENANCES, RESTRICTIONS AND OR EASEMENTS IN EFFECT TO DATE.
2. ALL SET CORNERS ARE 1/2" X 24" STEEL REBARS WITH IDENTIFIER CAP STAMPED D.L. CLEMONS P.L.S. #3383.
3. ADJOINING PROPERTY OWNERS ARE SHOWN ACCORDING TO PROPERTY VALUATION OFFICE.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE CONVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

**GRAPHIC SCALE**

0' 100' 200' 300'

**LEGEND**

- ... 1/2" REBAR SET WITH ID CAP #3383
- ... UNMARKED MEANDER OR R/W POINT
- ... STEEL REBAR FOUND W/ ID CAP #3383
- △ ... 30' X 30' SIGHT TRIANGLE
- ▨ ... HIGH WATER (100 YR. 6 HR.)
- ... APPROX. C/L BLUE LINE STREAM AS INDICATED BY THE VINE GROVE USGS MAP

**ROAD DEPARTMENT CERTIFICATION**  
I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SECURITY IN THE AMOUNT OF \$1,000.00 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 4/12/2013 OFFICIAL: [Signature]  
TITLE: [Signature]

**SUBDIVISION WITH STREETS**  
THE PRELIMINARY PLAT, STREET DESIGN PLAN AND DRAINAGE PLAN FOR THIS SUBDIVISION ARE MAINTAINED BY THE PLANNING COMMISSION AND ARE AVAILABLE FOR PUBLIC VIEW.

**SUBDIVISION RESTRICTIONS**  
THE RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DEED BOOK 1202, PAGE 715.

TEMPORARY TURN AROUND (95 FOOT RADIUS PAVED SURFACE) TO BE MODIFIED WHEN STREET IS EXTENDED IN CONFORMANCE WITH PLANS APPROVED BY THE HARDIN COUNTY PLANNING COMMISSION. TEMPORARY MAINTENANCE EASEMENT (50 FOOT RADIUS) TO BE TERMINATED WHEN STREET IS EXTENDED IN CONFORMANCE WITH PLANS APPROVED BY THE HARDIN COUNTY PLANNING COMMISSION.

FUTURE DEVELOPMENT TRACT GORDON BOARD KY. LAND CO. BALANCE OF PARENT TRACT D.B. 1202, PG. 715 30.194 ACRES

RICKY NEWTON D.B. 964, PG. 427 LOT 13 WISE-BERRY ESTATES SECTION 3 PC. 1 SHT. 2610

**JURISDICTIONAL WETLANDS NOTE**  
WETLAND AREAS SHOWN HEREIN HAVE BEEN IDENTIFIED TO BE US ARMY CORP OF ENGINEERS (ACOE) JURISDICTIONAL WETLANDS AND ARE PROTECTED BY THE CLEAN WATER ACT OF 1972. PRIOR TO ANY DISTURBANCE TO THESE WETLAND AREAS, COORDINATION WITH HARDIN COUNTY ENGINEERS WILL BE REQUIRED TO DETERMINE POTENTIAL PERMITTING AND MITIGATION REQUIREMENTS.

**FINISHED STRUCTURAL OPENING ELEVATION NOTE**  
THE FOLLOWING CHART SHALL BE USED TO ESTABLISH THE MINIMUM STRUCTURAL OPENING ELEVATION OR ANY STRUCTURE WITHIN THIS DEVELOPMENT. FOR THE PURPOSE OF THIS NOTE, MINIMUM STRUCTURAL OPENING SHALL BE DEFINED AS THE LOWEST ELEVATION THAT MAY ADMIT STORMWATER IN A FLOODING CONDITION, INCLUDING BUT NOT LIMITED TO, DOORS, WINDOWS, HVAC DUCTS, UTILITY PENETRATIONS, DRAINS, ETC. WALKOUT BASEMENTS ARE ALSO INCLUDED IN THIS RESTRICTION EVEN IF LEFT UNFINISHED. MINIMUM STRUCTURAL OPENING ELEVATION RESTRICTION SHALL BE LIMITED TO ONLY THE LOTS NOTED IN THE CHART BELOW.

LOT	ELEV.	LOT	ELEV.
63	757.00	64	757.00
70	775.00	71	775.00

**RECORD PLAT OF:**

**COLLINSBROOK SUBDIVISION SECTION II**

OWNER AND DEVELOPER: KY. LAND CO.  
525 N. DIXIE HWY, RADCLIFF, KY 40160

ENGINEER: CLEMONS & ASSOCIATES LAND SURVEYING  
522 N. MULBERRY ST., ELIZABETHTOWN, KY. 42701

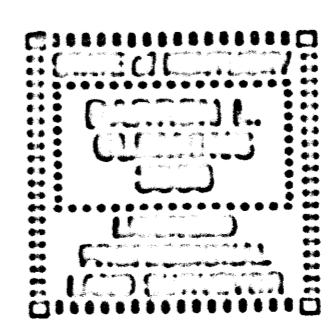
TOTAL # OF LOTS: 22	TOTAL AREA OF LOTS BEING SUBDIVIDED: 23.103 ACRES
PVA #: 143-00-01-008	TOTAL AREA OF ROADS: 2.994 ACRES
SCALE: 1" = 100'	DATE: 3/27/13
SOURCE OF TITLE: 1202/715	LOCATION - RINEVILLE
DRAWN BY: JDC	COUNTY - HARDIN
DISTANCES: GPS/EDM	STATE - KENTUCKY
	TOTAL AREA OF SUBDIVISION: 26.097 ACRES
	PROJECT: COLLINSBROOK SEC. II
	DRAWING NO. -

**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 OR BY RANDOM TRAVERSE. 80% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY TOPCON HIPER GA GPS EQUIPMENT, WITH THE REMAINDER USING A TOPCON GTS SERIES TOTAL STATION. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS ±0.05" (100PPM). 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 - NAVD'88 GEOID MODEL - GEOID '12A

SIGNATURE: [Signature]  
REGISTRATION NUMBER: 2003 DATE: 3-27-13

**SURVEYOR'S SEAL**



**CLEMONS & ASSOCIATES LAND SURVEYING**  
522 N. MULBERRY ST.  
ELIZABETHTOWN, KY. 42701  
PHONE: (270)766-1112  
www.clemonslandsurveying.com

Doc ID: 00901988001 Type: PLA  
Kind: PLAT  
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Receipt#: 2013-00008273  
Page 1 of 3  
Reel: 8250  
Hardin County Clerk  
Kenneth L. Tabb Clerk

File # **5427**  
I, Kenneth L. Tabb, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.  
By: ANITA G GOODIN, dc