NOTES

1. Basis of Bearing from KSPC South Zone, NAD 83, NAVD 88, GRS 80, GRID North
2. GPS Vector Closure – 1: 29,584
3. This is a Urban Class survey.
4. The Survey shown hereon is subject to any easements or restrictions either implied or of record and to any actual roadway right-of-way different from that shown hereon. Easement lines shown hereon are approximate.
5. This Survey does not guarantee access rights to any land shown hereon from any State, County or other roadway of any kind.
6. Adjoiners shown hereon are from tax office.
7. Deed Book references shown hereon were used for survey purposes only and may not be the complete legal title source.
8. No title search was supplied to this surveyor.
9. The certification of this Survey is made as of this date only for the person it was done for and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any adverse or other rights of others due to court action.
10. The Survey depicted hereon is subject to any planning and zoning regulations that may apply.
11. The bearings and distances shown along roadways are chordal courses unless otherwise indicated.
12. All acreages are more or less.
13. This survey does not represent or establish land ownership per 201 KAR 18.150 3.(2).
14. GPS NOTES: Existing monument shown hereon along with traverse points, meander points, and other points were located using a dual frequency Carlson BRx6 and rover using RTK methods. The RPA of the measurements shown meets or exceeds the closure given hereon at the 95 percent confidence level.
15. Survey boundary source is Gordon Board Estates, DB 614 PG 332.
16. PVA number is Map 139, Parcel 34.50
17. This property is located in Zones R-1 per the Meade County Planning and Zoning office.
18. Total area is 23.869 acres.
19. This property is located in a general area of KARST topography, as is most of Meade County. The primary means of surface drainage is via sinkholes, ponds or depressions seepage. Since there is no guarantee that sinkholes or depressions will or will not stop up or that a pond level will not raise, dwellings should be located horizontally and vertically away from such topographical features as exist on this site.
20. All lots are subject to a 30' Building Limit and Utility Easement along all road right-of-ways as shown hereon.
21. All lots are subject to a 15' Building Limit and Utility Easement along all side, interior and real lines as shown hereon.
22. Elevation datum is based on NGS OPUS Recordings.

Environmental Certification

I hereby certify that I have made physical inspection of the subdivision shown hereon and have identified with the Developer any pertinent sewage disposal problem areas that may exist and have made proper plat revision recommendations. All sewage disposal utility systems installed in this subdivision shall fully meet the requirements of the Commonwealth of Kentucky on site disposal regulations. This certification does not relieve individual lot owners from the responsibility of obtaining an individual subsurface sewage disposal permit and site evaluation, nor does it guarantee approval of each individual lot.

Lic. P.E. / Health Dept. Date

CURVE CHART

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	60.00'	84.03'	77.33'	S 69°08'25" E
C2	60.00'	66.55'	63.19'	S 02°45'29" W
C3	30.00'	25.23'	24.49'	N 10°26'23" E
C4	170.00'	87.88'	86.90'	S 28°27'51" E
C5	170.00'	105.16'	103.49'	N 60°59'41" W
C6	230.00'	20.00'	19.99'	S 76°13'51" E
C7	230.00'	125.60'	124.04'	S 58°05'25" E
C8	230.00'	125.15'	123.61'	S 26°51'30" E
C9	230.00'	86.54'	86.04'	N 00°29'27" W
C10	170.00'	264.08'	238.32'	S 34°12'49" E
C11	228.46'	58.31'	58.15'	S 71°26'16" E
C12	230.08'	125.02'	123.49'	S 48°36'35" E
C13	229.87'	40.14'	40.09'	S 28°05'00" E
C14	230.00'	37.67'	37.63'	S 18°20'52" E
C15	30.00'	25.23'	24.49'	S 37°45'00" E
C16	60.00'	33.33'	32.90'	N 45°55'58" W
C17	60.00'	105.51'	92.43'	S 20°21'31" W

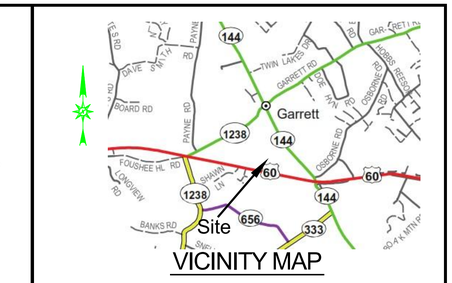
TBM CHART

TBM #1 - SELS #1	N:2204727.809 E:1538756.842 Elev:708.47
TBM #2 - SELS #2	N:2204826.346 E:1538212.844 Elev:699.23
TBM #3	N:2205597.668 E:1538017.528 Elev:710.79
TBM #4	N:2206114.501 E:1537648.490 Elev:682.11

GENERAL UTILITY/ DRAINAGE NOTES

(PER MEADE COUNTY SUBDIVISIONS REGULATIONS)

1. There is a 20' general utility easement across the front of each lot.
2. Easements grant and convey to the telephone company, and its successors, the right to trim or remove any and all trees, structures and obstacles located on the easements or in such proximity thereof that in falling they might interfere with the operation and maintenance of said facilities. No building or other structure shall be erected, and no landfill or excavation or other change of grade shall be performed upon said easements after installation of said facilities. Be it also understood that the right of ingress and egress be granted to the users of the utility easements as required to construct, operate, maintain, and reinforce facilities within said easements.
3. Electric Easement – A distance of 15' on the property side of the road R/W (running parallel to the road R/W on both sides of the streets). Also a guying easement 10' wide (5' on each side of property line) and 30' deep (from road R/W) wherever a utility pole is erected.
4. Drainage Easements – Drainage Easements over all watercourses, drainage ways, channels, streams or sinkholes are hereby granted. Said easements are 20' in width, centered on each primary drain, being 10' on each side of said flow line or a 20' radius around the center of a sinkhole. The storm water easement is a non-buildable area. This does not prohibit pond or retention basin construction in the area. No building or structure may be constructed within or protrude into this non-buildable area. Designation of said easement does not imply that other areas of the property will not flood. Meade County assumes no liability for property



VICINITY MAP

UTILITY EASEMENTS RESTRICTIONS

The undersigned hereby grants unto the below named utility companies, easements over the spaces indicated by dashed lines and marked "utility easements" said easement to include:

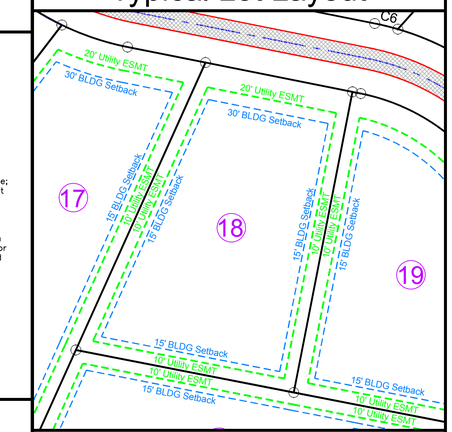
1. The right to construct maintain, operate, replace, upgrade, or rebuild any and all underground utilities.
2. The right of ingress and egress over all lots from said easements indicated.
3. The right to trim or remove any tree necessary to maintain proper service;
4. The right to keep said easements free of any structures or obstacles that the company deems a hazard to the utility companies.
5. The right to prohibit any excavation within five feet of any underground utility or change of grade that interferes with overhead or underground lines.

Lot owners may use and enjoy said land included in easements shown hereon by the right herein granted to the companies including the use of the land for planting, cultivating, and maintenance of shrubbery and other small plants and plantings, construction and maintenance of hard surfaced streets, sidewalks, driveways, roads, parking lots or areas, or of private or public facilities and drains, on, access, or through the above described easement areas, but may not construct any buildings or similar structures upon the easement areas.

OWNER _____ DATE _____

OWNER _____ DATE _____

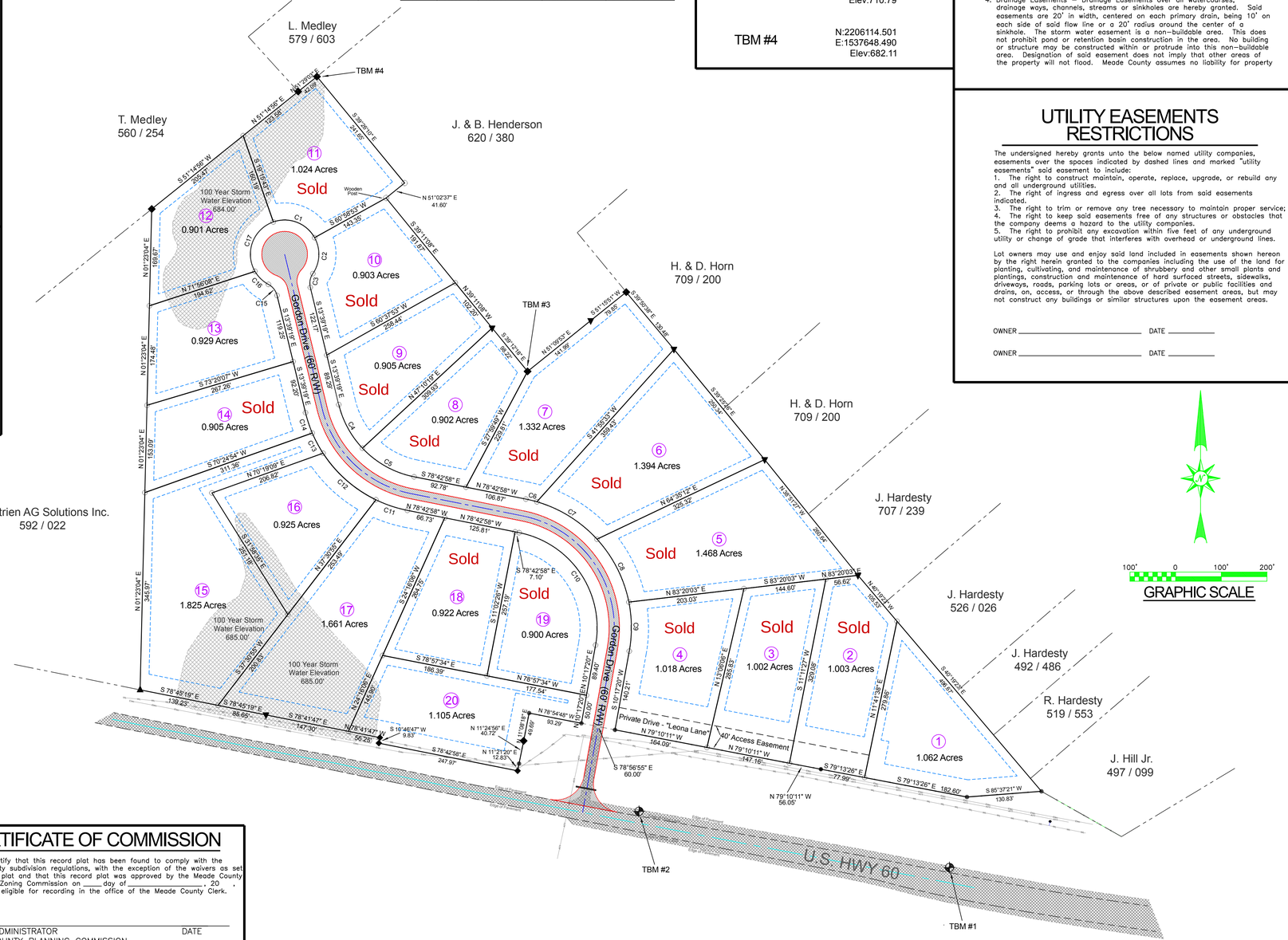
Typical Lot Layout



Road Improvements

I hereby certify that street improvement and drainage plans for this subdivision have been reviewed by me and are in conformance with the Meade County Subdivision Regulations. I further certify that all streets and other improvements shown on this plat have been installed and completed to the construction standards contained in the Meade County Subdivision Regulations and the road specifications for new roads as adopted by the Meade County Fiscal Court; or that their installations within two years of the date below, has been assured by the postings of a sufficient surety bond in the amount of $_____ has been posted with the Meade County Fiscal Court or Planning Commission. The purpose of this surety is to assure completion of aa required improvements in case of default.

Meade County Road Department Supervisor Date



LEGEND

- ▼ – Found 5/8" rebar with cap stamped T.W. Smith LS 2373
- ○ – Set 5/8" rebar with cap stamped T.W. Smith LS 2373
- ◆ – Found 5/8" rebar
- ■ – Found 1/2" rebar and cap stamped Rhodes PSM 3838
- ● – Existing 3" Galvanized R/W post
- ▲ – Found 1/2" rebar
- ○ – Utility Pole
- ◆ – Temporary Benchmark
- (W) – Water Valve
- (WM) – Water Meter
- X X X – Existing Woven Wire Fence
- Elec. Elec. – Overhead 3Phase Electric
- ATT ATT – Buried ATT Communication Line
- WL WL – Buried 6" SDR 17 Waterline

100' 0 100' 200'

GRAPHIC SCALE

OWNER'S CERTIFICATION

I, (We) hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in Deed Book 701 Page 461, in the office of the Meade County Clerk of the State of Kentucky; and do hereby adopt this division of parcels with my (our) free consent; do establish the minimum building restriction lines, and do hereby dedicate all right-of-ways and easements, and do establish and reserve the easements indicated for public utility, private utility, and all drainage purposes.

OWNER _____ DATE _____

OWNER _____ DATE _____

NOTARY PUBLIC

I,_____, a Notary Public in _____ County, State of Kentucky, do hereby certify that the above, whose names are signed to the foregoing certificate and who are known to me, acknowledged before me on this date that being informed of the contents of said Certificate they executed the same voluntarily on the date same bears. Given under my hand this _____ day of _____, 20___.

NOTARY PUBLIC:_____

My commission expires:_____

RECORDING CERTIFICATION

I, _____, clerk of the County Court in and for Meade County, State of Kentucky, do hereby certify that the foregoing Plat was lodged for record on the_____day of_____, 20___, at _____, whereupon, I have truly recorded the same in my office. Given under my hand on the aforementioned date.

BY:_____
CLERK OR DEPUTY CLERK

CERTIFICATE OF COMMISSION

I hereby certify that this record plat has been found to comply with the Meade County subdivision regulations, with the exception of the waivers as set out on this plat and that this record plat was approved by the Meade County Planning & Zoning Commission on _____ day of _____, 20 , and is now eligible for recording in the office of the Meade County Clerk.

ZONING ADMINISTRATOR DATE
MEADE COUNTY PLANNING COMMISSION

ZONING CHAIRPERSON DATE
MEADE COUNTY PLANNING COMMISSION

SURVEY CERTIFICATION

I hereby exclusively certify to the "survey for" entity or person shown hereon that the Survey depicted by this Plat represents a boundary survey and complies with 201 KAR 18:150 and was performed under my supervision by the method of GPS and/or random traverse with sideshots. The closure error is listed in the notes.

NOT FOR RECORDING OR LAND TRANSFER

TIMOTHY W. SMITH, LS 2373 DATE

SEAL

Special Notes

1. No damagable structure, house, dwelling, basement, or equiptment (a/c unit) can be built below an elevation of 684.00' for Lots #11, #12, and #13. Anything below this elevation may be subject to flooding in the event of a hundred year storm.

2. No damagable structure, house, dwelling, basement, or equiptment (a/c unit) can be built below an elevation of 685.00' for Lots #15, #16, #17 and #20. Anything below this elevation may be subject to flooding in the event of a hundred year storm.

3. No basement shall be constructed below an elevation of 685.00' for Lots #9, #10, #14, #18, and #19.

Record Plat

of

Boardland Estates

HOG WALLOW, KENTUCKY

for

KY LAND COMPANY, LLC

ETOWN & IRVINGTON & BRANDENBURG KY

SMITH
ENGINEERING AND LAND SURVEYS, INC.
901 HIGH STREET
BRANDENBURG, KENTUCKY 40108
270-422-2588, 270-547-2588

SCALE: 1" = 100'	DATE: 1-16-23
DRAWN BY: M. O'Reilly	Sheet 3 of 9
JOB NO: 21202	