

HINES 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 729 Page 465, in the office of the Meade County Clerk of the State of Kentucky; and do hereby adopt this plan of lots with my (our) free consent; do establish the minimum building restriction line; and any other spaces so indicated to public use, except those specifically indicated as private; that I or my successors in title will maintain all such areas until the offer of dedication is accepted by the appropriate authority, and do establish and reserve the easements indicated for public utility, private utility, and all drainage purposes.

OWNER: Jim Hines DATE: 1-1-23

OWNER: _____ DATE: _____

NOTARY PUBLIC

_____, 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 some bears. Given under my hand this _____ day of _____, 2023.

NOTARY PUBLIC: Donna Beard 33138

My commission expires: 7-27-25

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 set out on this plat and that this record plat was approved by the Meade County Planning Commission on _____ day of _____, 20____, and is now eligible for recording in the office of the Meade County Clerk.

Jim Hines 2-1-23

ZONING ADMINISTRATOR
MEADE COUNTY PLANNING & ZONING

DATE

RECORDING CERTIFICATION

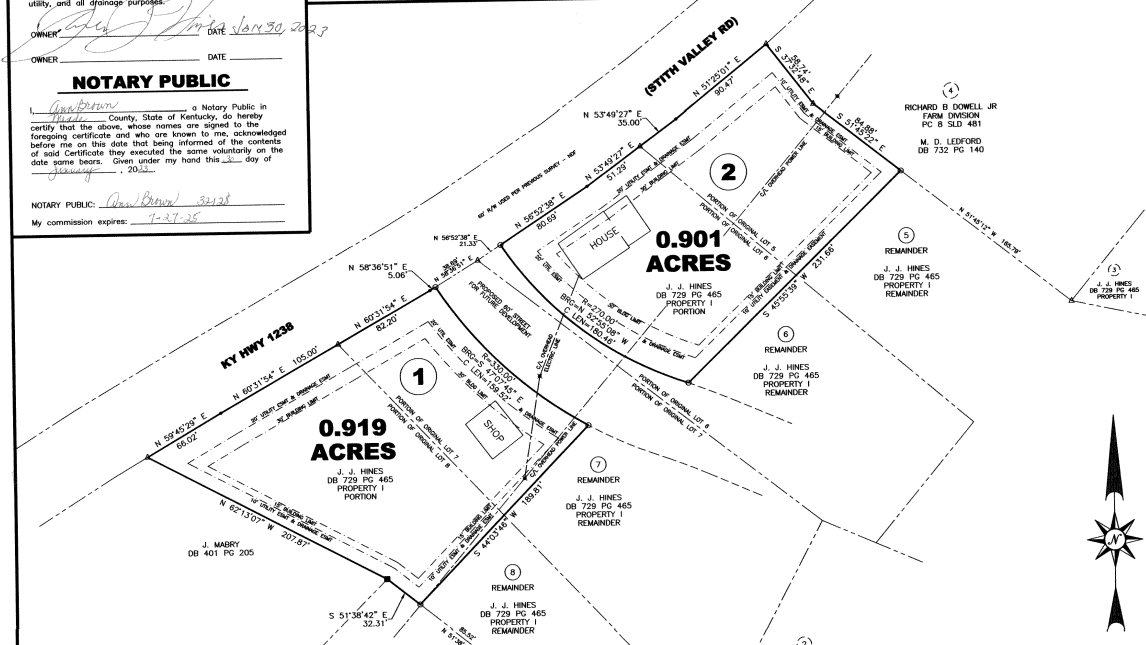
DOCUMENT NO: 269922
RECORDED: January 02, 2023 10:16:00 AM
TOTAL FEES: \$50.00
COUNTY CLERK: SUSAN MASTERSON
DEPUTY CLERK: LEZLIE
BOOK: PLATS PAGES: 152-152

Susan Masterston, 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: Lezlie Woodbridge PC
CLERK OR DEPUTY CLERK



- NOTES**
- Basis of Bearing from KSPC South Zone, NAD 83, GRID North
 - GPS Vector Closure - 1:45,559
 - This is a Urban Class survey.
 - The Survey shown hereon is subject to any easements or restrictions either legally implied or of record and to any actual roadway right-of-way different from that shown hereon. Easement lines shown are approximate.
 - This Survey does not guarantee access rights to any land shown hereon from any State, County or other roadway of any kind.
 - Adjacent shown hereon are from tax office.
 - Deed Book references shown hereon were used for survey purposes only and may not be the complete legal title source.
 - No title search was supplied to this survey.
 - The certification of this Survey is made as of this date only for the person it was done and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any easement or other rights of others due to court action.
 - The Survey depicted hereon is subject to any planning and zoning regulations that may apply.
 - The bearings and distances shown along roadways are choral courses unless otherwise indicated.
 - Acres are more or less.
 - This survey does not represent or establish land ownership per 201 KAR 18.150 3.0(2).
 - GPS NOTES: Existing monuments shown hereon along with traverse points, meander points, and other points were located using a Carlson BRV7 receiver and rover using RTK methods. The RPA of the measurements shown meets or exceeds the closure given hereon at the 95 percent confidence level.
 - This subdivision 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 depression seepage. Since there is no guarantee that sinkholes or depressions will or will not stop up or that a pond level will not rise, dwellings should be located horizontally and vertically away from such topographical features as exist on this site.
 - PVA Map number is 128-00-00-017.02
 - Per Meade County Planning & Zoning map, these tracts are in Zone R1.
 - The Meade County Planning & Zoning office should be contacted for exact location of zone lines.
 - All lots are subject to a 30' Building Limit along all road right-of-ways as shown hereon.
 - All lots are subject to a 20' Utility Easement & Drainage Easement along all road right-of-ways as shown hereon.
 - All lots are subject to a 15' Building Limit along all interior and side lines as shown hereon.
 - All lots are subject to a 10' Utility Easement & Drainage Easement along all interior and side lines as shown hereon.
 - The current structures located within the building limit line shall remain until such time the structure is destroyed or removed from property. A new structure cannot be placed within the building or easement limit lines.
 - The Department of Transportation should be contacted for approval of all driveway entrances. No construction applications were made. Applications shall be made by future owners.
 - Richard B Dowell Jr Form Division plat recorded at PC 8 SLD 481



SMITH ENGINEERING AND LAND SURVEYS, INC.

901 HIGH STREET
BRANDENBURG, KENTUCKY 40108
(270) 422-2588, 547-2588

SURVEY CERTIFICATION

I hereby exclusively certify to the "survey fee" 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 side shots. The closure error is listed in the notes.

Timothy W. Smith 1-1-23

TIMOTHY W. SMITH, LS 2373

DATE

SEAL

STATE OF KENTUCKY
TIMOTHY W. SMITH
2373
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

- o - Set 5/8" x 18" rebar with cap, unless otherwise noted
- Δ - Unmarked point
- Δ - Found 5/8" rebar with cap stamped T.W. Smith LS 2373
- - Found corner post
- - Found 5/8" rebar
- NDF - No deed found
- - - - - Boundary/Survey line
- - - - - Approximate deed line
- x - Power pole

MINOR SUBDIVISION PLAT OF REUBEN FIELDS

KY HIGHWAY 1238 (STITH VALLEY ROAD)
GARRETT, MEADE COUNTY, KENTUCKY

FOR JIM HINES

POST OFFICE BOX
IRVINGTON, KENTUCKY 40146

DRAWN BY: P. SMITH
JOB NO.: 22-200H
SCALE: 1" = 50'

DATE: JANUARY 27, 2023
REVISION DATE: