

VICINITY MAP

- LEGEND**
- Found Iron Pile With Yellow Surveyors Identification Cap Stamped "Downmore 1303"
 - Found Iron Pile
 - Set Iron Pile, 24-inch Long, Half-inch Diameter Iron Pile With Yellow Surveyors Identification Cap Stamped "Billings L.S. 3472"
 - Set Iron Pile, 18-inch Long, Half-inch Diameter Iron Pile With Yellow Surveyors Identification Cap Stamped "Billings L.S. 3472"
 - △ Unmarked Pegs/Size of Creek & Road R/W Points
 - Existing Tree as Noted
 - Property Line
 - Adjoining Boundary Line
 - Drainage & Utility Easement
 - Easement Line
 - Building Line (R/L)
 - Utility Pole
 - Fire Hydrant
 - Water Meter
 - Existing Overhead Utility Line
- DR & UTIL ESMT

ACCEPTANCE 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.

[Signature] 11-10-23 DATE
 John B. [Signature] Representative

[Signature] 11-14-23 DATE
 ALTEC Representative

[Signature] 11-12-23 DATE
 Harlan County Representative

LOCAL AVERAGE SQUARE FOOT STANDARD
 NO DWELLING CONTAINING LESS THAN 1214 SQUARE FEET OF LIVING SPACE IS ALLOWED IN THIS SUBDIVISION.

GENERAL NOTES

- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTIONS AND/OR EASEMENTS IN EFFECT TO DATE.
- 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.
- ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE HARLAN COUNTY PROPERTY VALUATION OFFICE.

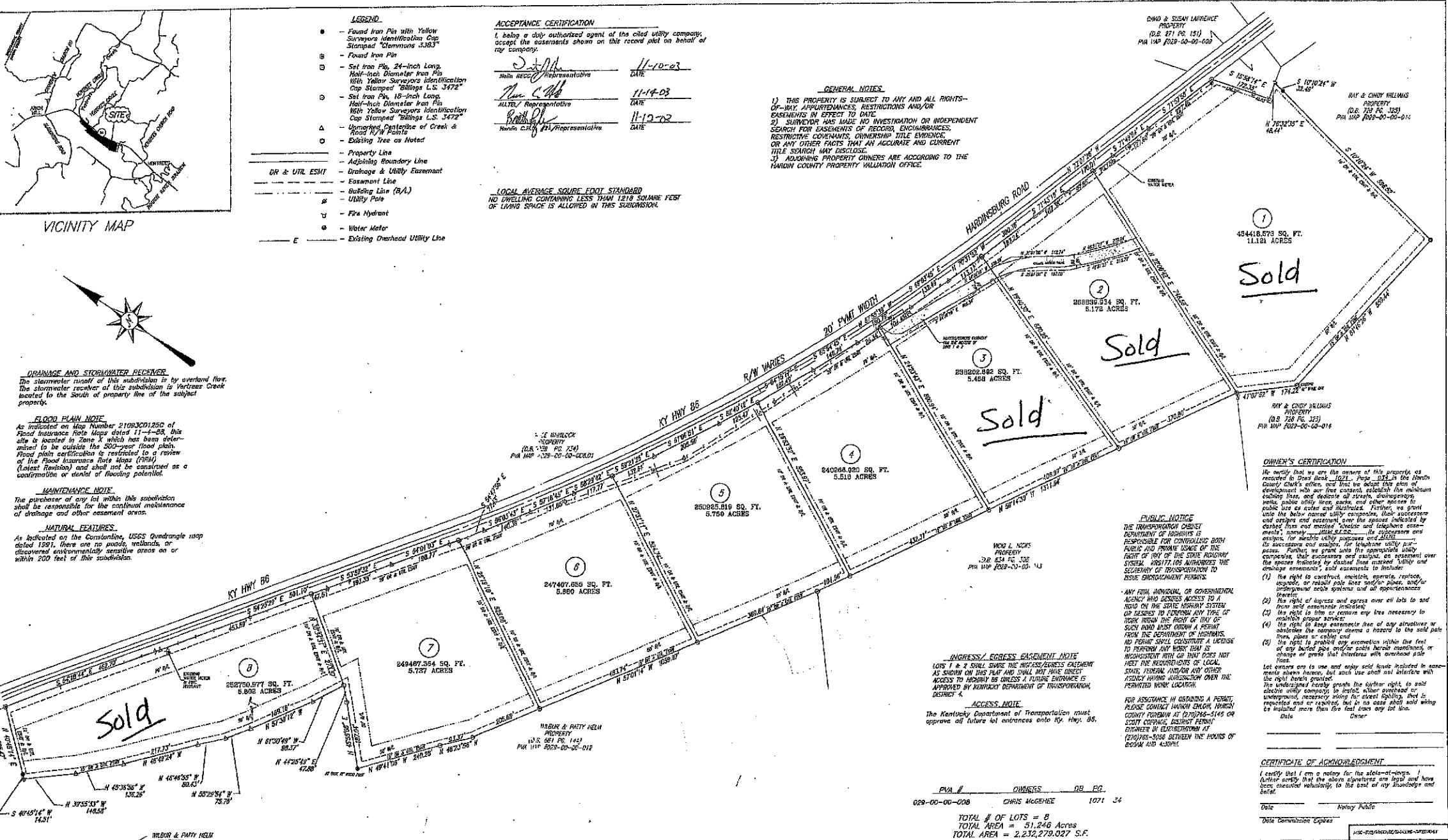


DRAINAGE AND STORMWATER RECEIVER
 The stormwater runoff of this subdivision is by overhead flow. The stormwater receiver of this subdivision is Warrens Creek located to the South of property line of the subject property.

FLOOD PLAIN NOTE
 As indicated on Map Number 21093001250 of Flood Insurance Rate Map dated 11-1-23, this site is located in Zone X which has been determined to be outside the 500-year flood plain. Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM) (Latest Revision) and shall not be construed as a confirmation or denial of flooding potential.

MAINTENANCE NOTE
 The purchaser of any lot within this subdivision shall be responsible for the continued maintenance of drainage and other easement areas.

NATURAL FEATURES
 As indicated on the Constantine, USGS Quadrangle map dated 1991, there are no ponds, wetlands, or discovered environmentally sensitive areas on or within 200 feet of this subdivision.



Sold

Sold

Sold

Sold

OWNER'S CERTIFICATION

I, the undersigned, being the owner of the above described property, certify that the information herein is true and correct to the best of my knowledge and belief.

Date: _____ Owner: _____

PUBLIC NOTICE

THE TRANSPORTATION CREDIT DEPARTMENT OF HIGHWAYS IS RESPONSIBLE FOR CONTROLLING BOTH PUBLIC AND PRIVATE WORKS OF THE FACILITY OF THE STATE HIGHWAY SYSTEM. ANY INDIVIDUAL OR GOVERNMENTAL AGENCY WHO EXERCISES ACCESS TO A ROAD OR HIGHWAY MUST OBTAIN A PERMIT FROM THE DEPARTMENT OF HIGHWAYS. NO PERMIT SHALL CONSTITUTE A LICENSE TO EXERCISE ANY WORK THAT IS INCONSISTENT WITH OR THAT DOES NOT MEET THE REQUIREMENTS OF LOCAL, STATE, FEDERAL AND/OR ANY OTHER AGENCY HAVING JURISDICTION OVER THE PERMITTED WORK LOCATION.

INGRESS/ EGRESS EASEMENT NOTE

LOTS 1 & 2 SHALL SHARE THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT AND SHALL NOT HAVE DIRECT ACCESS TO HIGHWAY 86 UNLESS A FUTURE ENTRANCE IS APPROVED BY KENTUCKY DEPARTMENT OF TRANSPORTATION, DISTRICT 4.

ACCESS NOTE

The Kentucky Department of Transportation must approve all future lot entrances onto Ky. Hwy. 86.

CERTIFICATE OF ACKNOWLEDGMENT

I certify that I am a notary for the state of _____ and further certify that the above signatures are legal and have been executed voluntarily, to the best of my knowledge and belief.

Date: _____ Notary Public: _____

PLAT # _____ OWNERS _____ DB # _____
 029-00-00-008 CHRIS MCGEEHEE 1071 34

TOTAL # OF LOTS = 8
 TOTAL AREA = 51,246 Acres
 TOTAL AREA = 2,232,279.027 S.F.

HEALTH DEPARTMENT CERTIFICATION

LOTS SHOWN ON THIS SUBDIVISION PLAT BEING TWO ACRES OR GREATER HAVE BEEN EVALUATED FOR AN ONSITE SEWAGE DISPOSAL SYSTEM AS REQUIRED BY ORDINANCE OF THE HARLAN COUNTY BOARD OF HEALTH. THIS SYSTEM MEETS THE HARLAN COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRE THE ONSITE SEWAGE DISPOSAL SYSTEM TO BE APPROVED BY THE COUNTY PLANNING AND DEVELOPMENT COMMISSION ON 24 JULY 2023.

COMMISSION'S CERTIFICATION

I certify that this record plat has been approved in accordance with the regulations administered by the Harlan County Planning and Development Commission, and that this plat is now eligible for recording.

21 November 2023
 Date: _____ Director: _____

SURVEYOR'S CERTIFICATION

I certify that this plat was prepared by me or under my direction; that all monuments indicated here on do actually exist and that their locations, size and material are correctly indicated; that the information shown hereon is correct to the best of my knowledge and belief.

Michael P. Billings, L.S. #3472
 Date: 10/11/2023



OWNER/DEVELOPER
 CHRIS MCGEEHEE
 P.O. BOX 387
 BRANDENBURG, KY 40108

ENGINEER
 ENGINEERING DESIGN GROUP, INC.
 320 MAIN AVENUE
 P.O. BOX 2486
 ELIZABETHTOWN, KY 42702-2484
 (270) 723-1436
 (270) 785-8908 fax
 info@edg-inc.com

Professional Seal: Engineering Design Group (EDG)

SCALE: 1" = 120'
 DATE: NOVEMBER 10, 2023

RECORD PLAT OF IMPERIAL VALLEY SUBDIVISION SECTION 1

KY. HWY. 86
 HARLAN COUNTY, KENTUCKY