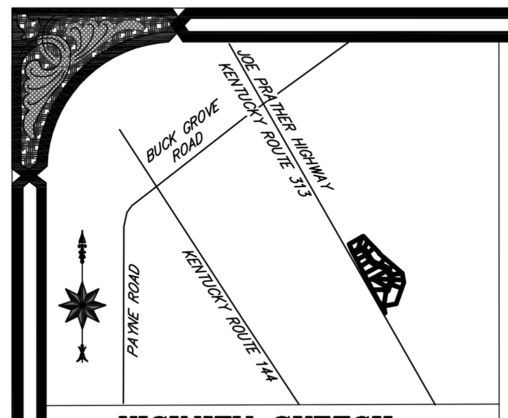


CERTIFICATION OF IMPROVEMENTS

I HEREBY CERTIFY THAT STREET IMPROVEMENT AND OR 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 POSTING 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 ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

AUTHORIZED REPRESENTATIVE DATE

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK 570, PAGE 306 IN THE OFFICE OF THE MEADE COUNTY CLERK OF THE STATE OF KENTUCKY AND DO HEREBY ADOPT THIS PLAN OF LOTS WITH OUR FREE CONSENT; DO HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE; AND DO HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, 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 AND DRAINAGE PURPOSES.

CHRIS MCGEHEE DATE

NOTARY CERTIFICATION

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT AFORESAID OWNERS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE DUE EXECUTION OF THIS DOCUMENT.

WITNESS MY HAND AND SEAL THIS DAY OF ____________, 2026

NAME NUMBER
MY COMMISSION EXPIRES:____________

FLOOD PLAIN NOTE

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ELEVATION PER FEMA FLOOD MAP NO. 21163C0250C, DATED JULY 18, 2011

CERTIFICATION OF COMMISSION

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE MEADE COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF WAIVERS AS SET OUT ON THIS PLAT AND THAT THIS RECORD PLAT WAS APPROVED BY THE MEADE COUNTY PLANNING AND ZONING COMMISSION ON ____________ 20__ AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE MEADE COUNTY KENTUCKY CLERK.

ZONING ADMINISTRATOR DATE
MEADE COUNTY PLANNING COMMISSION

CHAIRPERSON OR VICE CHAIRPERSON DATE
MEADE COUNTY PLANNING COMMISSION

GENERAL NOTES

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPURTENANCES, RESTRICTION AND/OR EASEMENTS IN EFFECT TO DATE.

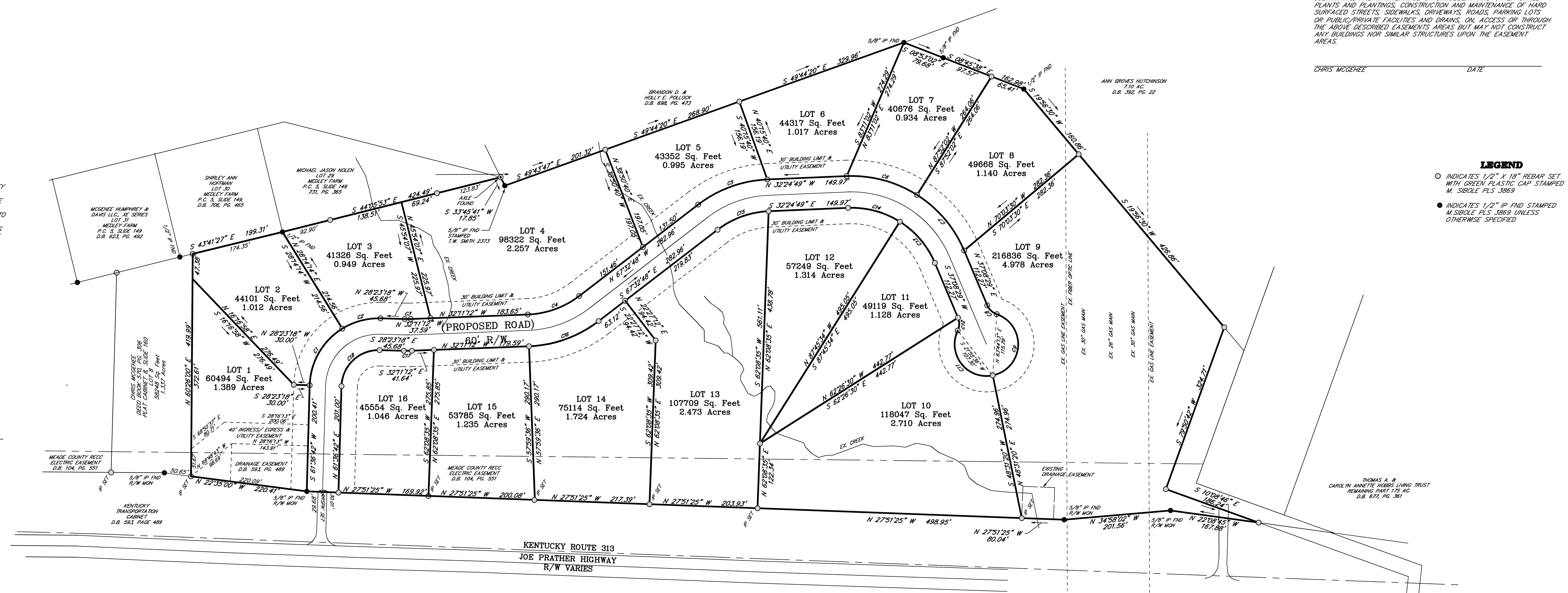
THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE MEADE COUNTY PROPERTY VALUATION OFFICE.

CONTOURS SHOWN HEREON ARE TAKEN FROM LIDAR DATA PROVIDED BY http://kygisserver.ky.gov/geoportal/catalog/main/home.page

CURVE TABLE

CURVE	ARC	RADIUS	CHORD BEARING	LENGTH
C1	128.52	130.00	S89°55'59"W	123.35
C2	75.69	130.00	N45°04'01"W	74.62
C3	11.27	170.00	S30°17'15"E	11.27
C4	104.92	170.00	S49°52'00"E	103.26
C5	141.03	230.00	N49°58'48"W	138.83
C6	139.61	230.00	N15°01'29"W	137.47
C7	139.61	230.00	N19°45'10"E	137.47
C8	25.23	30.00	S13°02'48"W	24.49
C9	156.63	60.00	N63°44'13"E	115.79
C11	132.79	60.00	S21°55'36"W	107.30
C12	25.23	30.00	N61°14'11"E	24.49
C13	103.55	170.00	N19°41'28"E	101.96
C14	102.82	170.00	N15°05'12"W	101.26
C15	104.24	170.00	N49°58'48"W	102.62
C16	141.94	230.00	S49°52'00"E	139.70
C17	15.25	230.00	S30°17'15"E	15.24
C18	109.96	70.00	N73°23'18"W	98.99



GENERAL UTILITY/ DRAINAGE NOTES

– There is a 20ft. general utility easement across the front of each lot.

– 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.

– Electric Easement – A distance of 15 ft. 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 ft. wide (5 ft. on each side of property line) and 30 ft. deep (from road R/W wherever a utility pole is erected.

– All entrances providing access to State and Federal right-of-way must receive an entrance permit from the Kentucky Department of Highways. Approval of the plat does not relieve property owners of the responsibility to obtain an entrance permit, nor does it guarantee approval of an access permit even if properly applied for.

– Drainage Easements – Drainage Easements over all watercourses, drainage ways, channels, streams or sinkholes are hereby granted. Said easements are 20 feet in width, centered on each primary drain, being 10 feet on each side of said flow line or a 20-foot 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 damage because of storm water.

ENVIRONMENTAL CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE PHYSICAL INSPECTION OF THE SUBDIVISION SHOWN HEREON AND HAVE IDENTIFIED WITH THE SUBDIVIDER/ DEVELOPER ANY PERTINENT SEWAGE DISPOSAL PROBLEM AREAS THAT MAY EXIST AND HAVE MADE PROPER PLAT REVISIONS 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.

ENVIRONMENTALIST, MEADE COUNTY HEALTH DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY. THIS SURVEY WAS COMPLETED USING A JAVAD LS ROVER AND A JAVAD TRIUMPH 3 BASE. THIS SURVEY WAS CONDUCTED BY METHOD OF RTK GPS. THE HORIZONTAL DATUM USED IS NAD83 (KENTUCKY SIGNLE ZONE STATE PLANE). THE VERTICAL DATUM IS NAVD88 (GEOID18). THE RELATIVE PRECISION ACCURACY FOR ANY ONE LINE ON THIS SURVEY IS NO MORE THAN 0.05' + 78 PPM. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FROM GRID TO GROUND DISTANCES. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.

MATTHEW D. SIBOLE DATE
KENTUCKY PROFESSIONAL LAND SURVEYOR NO. 3869

UTILITY EASEMENT RESTRICTIONS

THE UNDERSIGNED HEREBY GRANTS UNTO THE BELOW NAMED UTILITY COMPANIES, EASEMENTS OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "UTILITY EASEMENT" SAID EASEMENT TO INCLUDE:

THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE OR REBUILD ANY AND ALL UNDERGROUND UTILITIES.

THE RIGHT OF INGRESS & EGRESS OVER ALL LOTS FROM SAID EASEMENT INDICATED.

THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE.

THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT THE COMPANY MAY DEEM HAZARDOUS TO THE UTILITY COMPANY.

THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN 5 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 PUBLIC/PRIVATE FACILITIES AND DRAINS, ON, ACCESS OR THROUGH THE ABOVE DESCRIBED EASEMENTS AREAS BUT MAY NOT CONSTRUCT ANY BUILDINGS NOR SIMILAR STRUCTURES UPON THE EASEMENT AREAS.

CHRIS MCGEHEE DATE

LEGEND

○ INDICATES 1/2" X 18" REBAR SET WITH GREEN PLASTIC CAP STAMPED M. SIBOLE PLS 3869

● INDICATES 1/2" IP FND STAMPED M.SIBOLE PLS 3869 UNLESS OTHERWISE SPECIFIED

0 50 100 150 200
GRAPHIC SCALE IN FEET

VALENTINE FARM EAST
PHASE 1 MAJOR SUBDIVISION

FOR
CHRIS MCGEHEE
P.O. BOX 309
BRANDENBURG, KENTUCKY 40108

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

SUBDIVISION OF PART OF THE LANDS OF CHRIS MCGEHEE AS CONVEYED BY DEED IN DEED BOOK 570, PAGE 306 OF THE MEADE COUNTY, KENTUCKY CLERKS RECORDS.

LOCATED ALONG KENTUCKY HIGHWAY 313
SOUTH OF BUCK GROVE ROAD, MEADE CO. KY.

SCALE: 1"= 100'
DATE: 5/15/26
DWN BY: M.D.S
JOB NO.: 23005

MATTHEW SIBOLE SURVEYING
PROUDLY SERVING ALL OF KENTUCKY
P.O. BOX 1008
BRANDENBURG, KENTUCKY 40108
270-422-7737