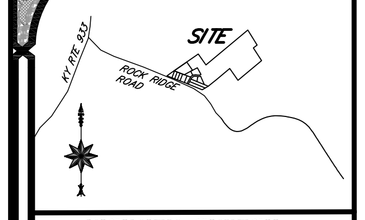


VICINITY SKETCH
NOT TO SCALE

ENVIRONMENTAL CERTIFICATION

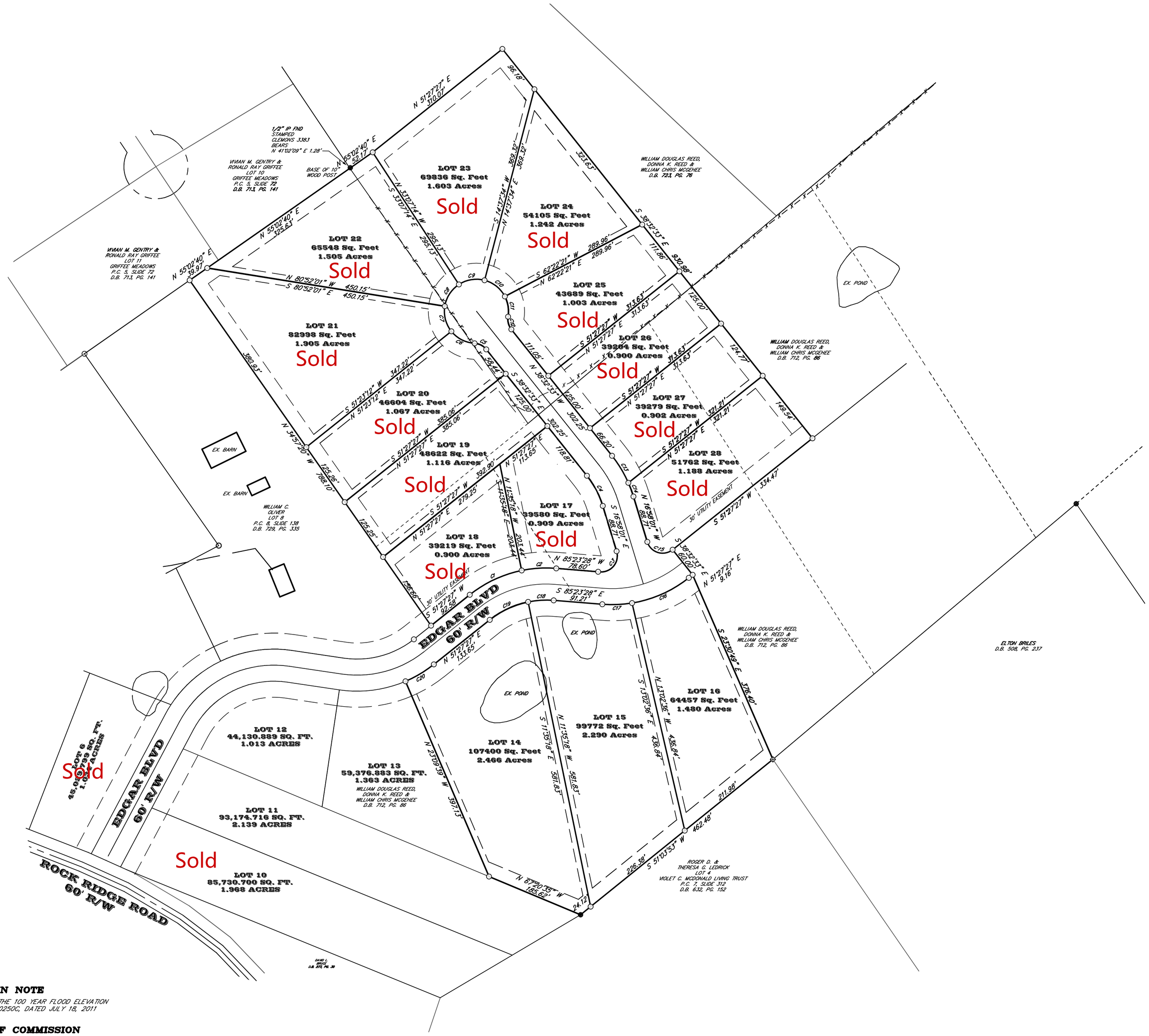
I HEREBY CERTIFY THAT I HAVE MADE PHYSICAL INSPECTION OF THE SUBDIVISION SHOWN HEREON AND HAVE IDENTIFIED WITH THE SUBDIVIDER/ DEVELOPER ANY PERTINENT SEWAGE DISPOSAL PROBLEM AREAS THAT MAY EXIST AND HAVE MADE PROPER PLAT REVISIONS RECOMMENDATIONS. ALL SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED IN THIS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

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CH DIST.
C1	108.20	230.00	S64°56'04"W	107.21
C2	65.02	230.00	S86°30'37"W	64.80
C3	58.42	30.00	N38°48'16"E	49.63
C4	64.02	170.00	N27°45'37"W	63.64
C5	25.23	30.00	N62°38'15"W	24.49
C6	50.39	60.00	S62°40'22"E	48.92
C7	50.00	60.00	S74°44'25"E	48.57
C8	50.00	60.00	S33°20'21"W	48.57
C9	50.00	60.00	S80°45'10"W	48.57
C10	50.00	60.00	N51°10'33"W	48.57
C11	39.03	60.00	N38°52'25"W	38.35
C12	25.23	30.00	S14°36'32"E	24.49
C13	59.22	230.00	N31°10'00"W	59.03
C14	27.39	230.00	N20°32'43"W	27.38
C15	58.42	30.00	S22°43'17"E	49.63
C16	117.39	230.00	N66°04'43"E	116.13
C17	55.84	230.00	N87°31'13"E	55.70
C18	48.06	170.00	S86°10'37"W	47.90
C19	79.97	170.00	S64°56'04"W	79.24
C20	81.87	230.03	N39°10'27"E	81.79

GENERAL UTILITY/ DRAINAGE NOTES

– There is a 30ft. 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.

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.

ALL LOTS ARE SUBJECT TO ALL SETBACK RESTRICTIONS SET FORTH IN THE MEADE COUNTY PLANNING AND ZONING ORDINANCES FOR ZONE R1.

EDGAR BOULEVARD IS LOCATED IN THE SAME LOCATION OF AN EXISTING PRIVATE ROAD. EDGAR BOULEVARD WILL BE BROUGHT UP TO COUNTY STANDARDS AT THE TIME THE REMAINING PART OF THE WALKER FARM WILL BE DEVELOPED BUT WILL BE LESS THAN 1 YEAR FROM THE RECORDING OF THIS PLAT.

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

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, OR, ACCESS OR THROUGH THE ABOVE DESCRIBED EASEMENTS AREAS BUT MAY NOT CONSTRUCT ANY BUILDINGS NOR SIMILAR STRUCTURES UPON THE EASEMENT AREAS.

CHRIS MCGEHEE DATE

WILLIAM DOUGLAS REED DATE

DONNA K. REED DATE

SITE STATISTICS

1 STREET TOTALING 1.674 ACRES
15 LOTS TOTALING 20.476 ACRES ACRES

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 712, PAGE 86 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

WILLIAM DOUGLAS REED DATE

DONNA K. REED 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 _____, 2023

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

THIS SURVEY WAS SCALED TO GROUND AROUND A 1/2" IRON PIN AND CAP FOUND STAMPED D. CLEMONS 3383 HAVING A KENTUCKY SINGLE ZONE STATE PLANE COORDAINTE OF: N 3875610.3464, E 4823906.1970, A NAVD88 ELEVATION OF 699.28' (GEOID18) AND HAVING THE FOLLOWING METADATA:

Combined Factor	0.999880179 ratio
Elevation Factor	0.999973977 ratio
Grid Scale Factor	0.9999062 ratio
Grid Convergence:	-0°12'17"
Magnetic Declination:	-4°43'24"

LEGEND

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

● INDICATES 5/8" IP FND STAMPED T.W. SMITH 2373 UNLESS OTHERWISE SPECIFIED

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 POINT ON THIS SURVEY IS NO MORE THAN 0.03'+ 38PPM. 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

0 50 100 150 200
GRAPHIC SCALE IN FEET

WALKER FARM PHASE 1 PRELIMINARY PLAT

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

MINOR PLAT OF PART OF PARCEL 2 THIRD TRACT AND PARCEL 2 SECOND TRACT AS CONVEYED BY DEED TO WILLIAM CHRIS MCGEHEE, WILLIAM DOUGLAS REED & DONNA K. REED IN DEED BOOK 712, PAGE 86 OF THE MEADE CO. KY CLERK'S RECORDS

LOCATED ALONG THE NORTH SIDE OF ROCK RIDGE ROAD EAST OF KY ROUTE 993, MEADE COUNTY, KY

SCALE: 1"= 100'
DATE: 10/26/23
DWN BY: M.D.S
JOB NO.: 21082

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