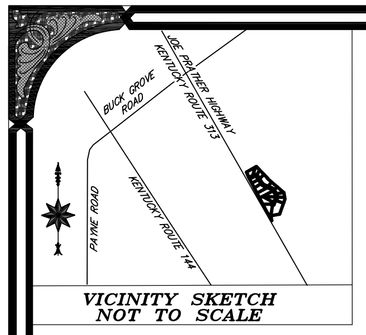


VICINITY SKETCH
NOT TO SCALE

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	139.53	130.00	S89°35'53"W	133.35
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°36'30"E	103.26
C5	141.03	230.00	N48°58'48"W	138.83
C6	139.61	230.00	N15°31'29"W	137.47
C7	139.61	230.00	N19°45'10"E	137.47
C8	23.23	30.00	S13°52'48"W	24.49
C9	156.63	60.00	N6°54'11"E	115.79
C11	132.79	60.00	S21°55'36"W	107.30
C12	23.23	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°58'46"W	102.62
C16	141.94	230.00	S48°52'00"E	139.70
C17	15.25	230.00	S30°17'15"E	15.24
C18	109.96	70.00	N53°33'19"W	98.99

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

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

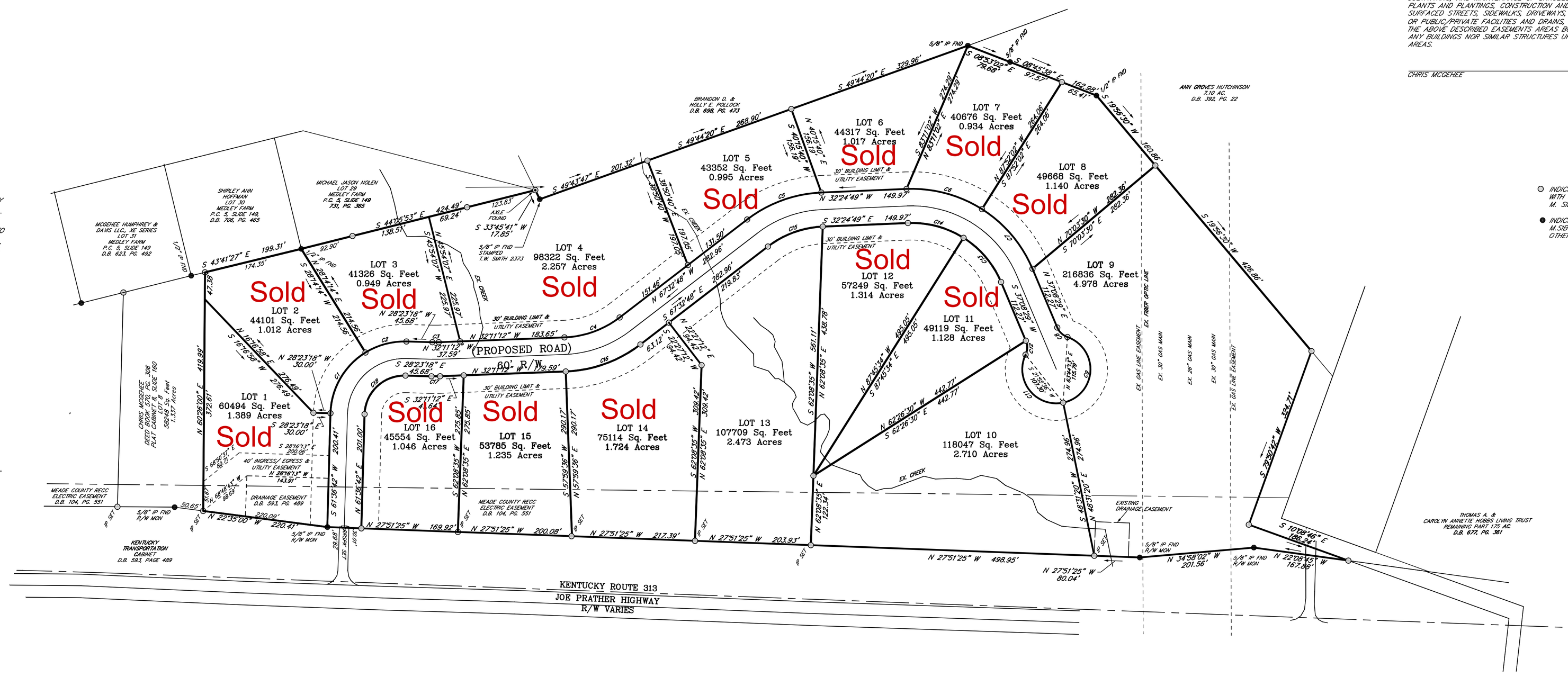
THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ELEVATION PER FEMA FLOOD MAP NO. 21163C0250C, DATED JULY 18, 2011

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


LOT 1
60494 Sq. Feet
1.389 Acres
Sold
LOT 2
44101 Sq. Feet
1.012 Acres
Sold
LOT 3
41326 Sq. Feet
0.949 Acres
Sold
LOT 4
98322 Sq. Feet
2.257 Acres
Sold
LOT 5
43352 Sq. Feet
0.995 Acres
Sold
LOT 6
44317 Sq. Feet
1.017 Acres
Sold
LOT 7
40676 Sq. Feet
0.934 Acres
Sold
LOT 8
49668 Sq. Feet
1.140 Acres
Sold
LOT 9
216836 Sq. Feet
4.978 Acres
LOT 10
118047 Sq. Feet
2.710 Acres
LOT 11
49119 Sq. Feet
1.128 Acres
Sold
LOT 12
57249 Sq. Feet
1.314 Acres
Sold
LOT 13
107709 Sq. Feet
2.473 Acres
LOT 14
75114 Sq. Feet
1.724 Acres
Sold
LOT 15
53785 Sq. Feet
1.235 Acres
Sold
LOT 16
45554 Sq. Feet
1.046 Acres
Sold
(PROPOSED ROAD)
60' R/W
30' BUILDING LIMIT & UTILITY EASEMENT
40' INGRESS / EGRESS & UTILITY EASEMENT
DRAINAGE EASEMENT D.B. 593, PG. 489
MEADE COUNTY RECC ELECTRIC EASEMENT D.B. 104, PG. 551
EX. CREEK
EX. GAS LINE EASEMENT
EX. 30" GAS MAIN
EX. FIBER OPTIC LINE
EXISTING DRAINAGE EASEMENT
KENTUCKY TRANSPORTATION CABINET D.B. 593, PAGE 489
KENTUCKY ROUTE 313
JOE PRATHER HIGHWAY
R/W VARIES
MCGEHEE HUMPHREY & DAWS LLC, KE SERIES LOT 31 MEDLEY FARM P.C. 6, SLIDE 149 D.B. 623, PG. 482
SHIRLEY ANN HOFFMAN LOT 30 MEDLEY FARM P.C. 6, SLIDE 149 D.B. 706, PG. 465
MICHAEL JASON HOLEN LOT 29 MEDLEY FARM P.C. 6, SLIDE 149 731, PG. 365
CHRIS MCGEHEE D.B. 822, PG. 325 DEED BOOK 570, PG. 306 PLAT CABINET 6, SLIDE 150 58248 Sq. Feet 1.337 Acres
BRANDON D. & HOLLY E. POLLOCK D.B. 698, PG. 433
ANN GROVES HUTCHINSON 7.10 AC. D.B. 392, PG. 22
THOMAS A. & CAROLYN ANNETTE HOBBS LIVING TRUST REMAINING PART 1.73 AC. D.B. 677, PG. 361
5/8" IP FND
1/2" IP FND
5/8" IP SET
5/8" IP FND R/W MON
AXLE FOUND
5/8" IP FND STAMPED T.W. SMITH 3373
S 43°41'27" E 199.31'
S 44°05'53" E 424.49'
S 49°44'20" E 328.96'
S 49°43'47" E 201.32'
S 08°53'02" E 98.66'
S 08°45'56" E 97.57'
S 19°58'30" W 160.86'
S 19°58'30" W 426.86'
S 29°20'44" W 504.71'
S 10°08'46" E 198.24'
N 22°08'45" W 167.89'
N 34°58'02" W 201.56'
N 27°51'25" W 498.95'
N 27°51'25" W 80.04'
N 27°51'25" W 203.93'
N 27°51'25" W 200.08'
N 27°51'25" W 169.92'
N 22°35'00" W 220.41'
N 32°11'12" W 183.65'
N 32°11'12" W 37.59'
N 32°11'12" W 159.59'
S 32°11'12" E 44.12'
S 32°11'12" E 44.12'
S 32°11'12" E 44.12'
N 32°49'49" W 149.97'
S 32°49'49" E 149.97'
N 67°32'48" E 262.96'
S 67°32'48" E 262.96'
N 67°32'48" E 262.96'
S 67°32'48" E 262.96'
N 62°08'35" E 438.78'
S 62°08'35" E 561.11'
N 62°08'35" E 438.78'
S 62°08'35" E 561.11'
N 62°08'35" E 442.77'
S 62°08'30" E 442.77'
N 62°08'35" E 274.96'
S 62°08'35" E 274.96'
N 62°08'35" W 220.41'
S 62°08'35" E 220.41'
N 61°36'42" E 201.00'
S 61°36'42" W 201.00'
S 62°08'35" W 220.41'
N 62°08'35" W 220.41'
N 15°59'36" W 280.17'
S 15°59'36" E 280.17'
N 62°08'35" W 309.42'
S 62°08'35" E 309.42'
N 62°08'35" W 274.96'
S 62°08'35" E 274.96'
N 62°08'35" W 274.96'
S 62°08'35" E 274.96'
N 62°08'35" W 274.96'
S 62°08'35" E 274.96'
S 27°51'25" E 122.54'
N 62°08'35" W 274.96'
S 62°08'35" E 274.96'
S 62°08'35" E 274.96