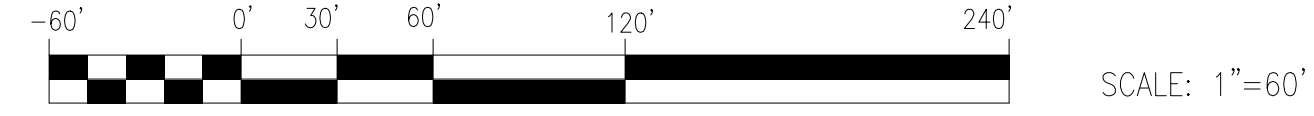


RECORD PLAT



GENERAL NOTES

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTS AND/OR EASEMENTS IN EFFECT TO DATE.
- 2) 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.
- 3) ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE HARDIN COUNTY PROPERTY VALUATION OFFICE.
- 4) THE FIELD SURVEY FOR THIS PROPERTY WAS PERFORMED: DECEMBER 2022.
- 5) THIS PROPERTY IS LOCATED ALONG THE NORTHERN SIDE OF KY HWY 62 AND SOUTHWEST OF KY HWY 86 (EAST MAIN ST) IN CECILIA, HARDIN COUNTY, KY.
- 6) PRIOR TO ANY NEW CONSTRUCTION ON THIS PROPERTY THE CURRENT OWNER SHALL CONTACT THE APPLICABLE UTILITY COMPANIES TO VERIFY THE UTILITY EASEMENT LOCATIONS AND WIDTHS TO ENSURE AS NOT TO ENCRUCH ONTO ANY EXISTING EASEMENTS.
- 7) THIS SURVEY CONFORMS WITH 201 KAR 18:150.
- 8) METHOD OF SURVEY: RANDOM TRAVERSE WITH SIDESHOTS. THE BOUNDARY SURVEY SHOWN HEREON IS AN URBAN CLASS BOUNDARY SURVEY AND THE ACCURACY AND PRECISION OF SAID BOUNDARY SURVEY MEETS ALL OF THE SPECIFICATIONS OF THIS CLASS AND COMPLIES WITH 201 KAR 18:150.
- 9) THIS SURVEY DOES NOT GUARANTEE ACCESS RIGHTS TO ANY LAND SHOWN HEREON FROM ANY STATE, COUNTY OR OTHER ROADWAY OF ANY KIND.
- 10) ALL COORDINATES AND DISTANCES SHOWN HEREON ARE BASED ON GRID.
- 11) HORIZONTAL DATUM: NAD83 KY SOUTH ZONE
- 12) VERTICAL DATUM: NAVD83
- 13) GEOID MODEL USED: GEOID 12B
- 14) GPS BASE CONTROL SCALE POINT: N 2,121,930.469, E 1,581,410.292
- 15) GRID TO GROUND COMBINED SCALE FACTOR: 1.0000693894
- 16) AT THE TIME OF THIS SURVEY FOR RIGHT OF WAY OF KY HIGHWAY 62 WAS IMPROVED BY P106839 AS REFERENCED ON THE PLANS AS SSP-047-0062-011-014.
- 17) GPS NOTE: ALL OF THIS BOUNDARY SURVEY SHOWN HEREON WAS PERFORMED USING GPS EQUIPMENT BY REAL TIME KINEMATIC (RTK) SURVEY METHODS, BASED ON SURVEY CONTROL ESTABLISHED BY UTILIZING THE KY CONTINUOUSLY OPERATING REFERENCE SYSTEM (CORS). ALL GPS OBSERVATIONS WERE PERFORMED WITH CARLSON BRX7 DUAL FREQUENCY SURVEY GRADE GPS RECEIVERS.

PLATTING NOTE

THE PURPOSE OF THIS RECORD PLAT IS TO PLAT A PORTION OF THE BUCHANAN PROPERTY, OF DEED BOOK 1237 PAGE 493 PARCEL 1 3RD PART, DEED BOOK 1416 PAGE 491 THIRD PART, AND DEED BOOK 1513 PAGE 1062 PARCEL 1 3RD PART, AS FOUND IN THE OFFICE OF THE HARDIN COUNTY CLERK. SAID PARCEL 1 3RD PART IS HENCEFORTH KNOWN AS LOTS 4, 5 & 6 OF BUCHANAN FARM SUBDIVISION SECTION 2 AS SHOWN HEREON. LOT 4 IS TO BE USED AS AN ACCESS LANE.

SAID PARCEL 1 3RD PART SHALL NOT BE AVAILABLE FOR FUTURE TRANSFER SEPARATE FROM THE NEWLY CREATED LOTS 4, 5 AND 6 OF BUCHANAN FARM SUBDIVISION SECTION 2 AS SHOWN HEREON.

FLOOD PLAIN NOTE

IT HAS BEEN DETERMINED THAT AS PRESENTED ON FLOOD INSURANCE RATE MAP NUMBER 21093C0289D DATED 18 AUGUST 2007, THE SITE AS ILLUSTRATED ON THE BOUNDARY SURVEY IS LOCATED IN ZONE A, A SPECIAL FLOOD HAZARD AREA FOR WHICH A BASE FLOOD ELEVATION HAS NOT BEEN DETERMINED. DERIVED FROM CROSS-SECTIONAL INFORMATION PROVIDED BY THE KENTUCKY DIVISION OF WATER, A BASE FLOOD ELEVATION DETERMINATION ARE SHOWN HEREON AS ILLUSTRATED ON THE BOUNDARY SURVEY. NO STRUCTURE SHALL BE ALLOWED IN THE SPECIAL FLOOD HAZARD AREA OF THESE LOTS UNLESS APPROVAL IS RECEIVED IN COMPLIANCE WITH THE HARDIN COUNTY FLOOD ORDINANCE AND A SUBDIVISION PLAT APPROVED BY THE PLANNING COMMISSION.

DRIVEWAY ENTRANCE NOTE

THE KENTUCKY DEPARTMENT OF HIGHWAYS MUST APPROVE ALL LOT ENTRANCES OFF OF STATE HIGHWAYS. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE MAINTENANCE FACILITY OF THE KENTUCKY DEPARTMENT OF HIGHWAYS LOCATED AT 310 VALLEY CREEK ROAD, 270-766-5066 (634 E DIXIE AVE K00H)

STORMWATER MAINTENANCE NOTE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL DITCHES, DRAINAGE WAYS, DETENTION BASINS, AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLAN AND STORMWATER ORDINANCES.

NATURAL FEATURES

AS INDICATED ON THE CECILIA, USGS QUADRANGLE MAP DATED 2010, THERE ARE NO WETLANDS, OR DISCOVERED ENVIRONMENTALLY SENSITIVE AREAS ON OR WITHIN 200 FEET OF THIS SUBDIVISION.

DRAINAGE AND STORMWATER RECEIVER

THE STORM WATER RUNOFF OF THIS SUBDIVISION IS BY OVERLAND FLOW. THE STORM WATER RECEIVER OF THIS SUBDIVISION IS WEST RHODES CREEK WHICH IS LOCATED SOUTHWEST OF THE SUBJECT PROPERTY.

COMMISSION'S CERTIFICATION & BOUNDARY SURVEY NOTE

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING. THE BOUNDARY SURVEY FOR DB 941 PG 014 SHOWN HEREON AS TRACT A IS NOT PART OF THE RECORD PLAT FOR BUCHANAN FARM SUBDIVISION SECTION 2 AND HAS NOT BEEN REVIEWED OR APPROVED AS BEING IN COMPLIANCE WITH THE DEVELOPMENT GUIDANCE SYSTEM ORDINANCE AS ADOPTED BY HARDIN COUNTY FISCAL COURT.

DATE _____ CHAIRMAN OR DIRECTOR _____

LEGEND

- SET 1/2" DIA x 24" LONG IRON PIN WITH YELLOW SURVEYORS CAP STAMPED "BILLINGS LS 3472"
- FOUND 1/2" DIA IRON PIN WITH YELLOW SURVEYORS CAP STAMPED "BILLINGS LS 3472"
- ▲ FOUND STONE
- ◊ FOUND 28" WALNUT TREE
- ▽ FOUND 1 1/2" DIA ALUMINUM CAP STAMPED "AEI LPLS 3560"
- ◆ FOUND 1/2" DIA IRON PIN WITHOUT CAP
- ◆ FOUND CONCRETE RIGHT OF WAY MARKER
- FOUND 6"x8" METAL PLATE WITH PUNCHED HOLE
- FEMA ZONE A ILLUSTRATED ON FEMA MAP 21093C0289D
- BUILDING SETBACK LINE (B/L)
- DRAINAGE & UTILITY EASEMENT
- DR & UTIL ESMT
- FENCE (EXISTING)
- PROPERTY LINE

ACCEPTANCE CERTIFICATION

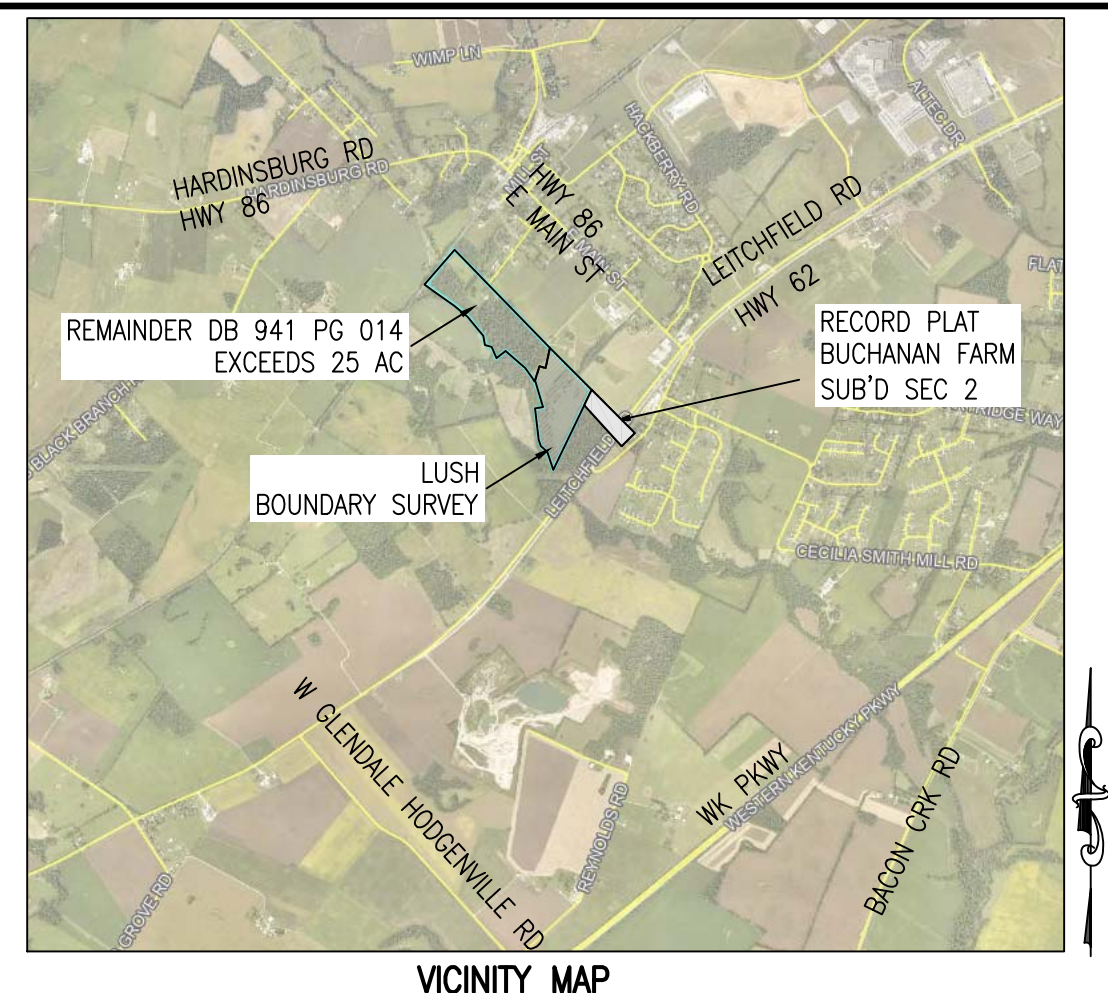
I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY.

KU / REPRESENTATIVE	DATE
WINDSTREAM TELEPHONE CO. / REPRESENTATIVE	DATE
HARDIN C.W.D. #2 / REPRESENTATIVE	DATE
BRANDENBURG TELECOM / REPRESENTATIVE	DATE

HEALTH DEPARTMENT CERTIFICATION LOTS 5 & 6

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) PROPOSED FOR INSTALLATION IN THIS SUBDIVISION MEETS THE REQUIREMENTS OF KENTUCKY ON SITE SEWAGE DISPOSAL SYSTEMS REGULATION [902 KAR 10:085], PER KRS 211.350 THE LOCAL HEALTH DEPARTMENT SHALL APPROVE SYSTEM DESIGNS AND ISSUE PERMITS FOR ON-SITE SEWAGE DISPOSAL SYSTEMS PRIOR TO INSTALLATION. FINAL SYSTEMS INSTALLATION INSPECTION SHALL BE PERFORMED BY THE LOCAL HEALTH DEPARTMENT.

HARDIN COUNTY HEALTH CENTER OFFICIAL OR LICENSED PROFESSIONAL ENGINEER _____ DATE _____ LICENSE # _____



VICINITY MAP

OWNER'S CERTIFICATION (APPLICABLE TO BUCHANAN FARM SEC 2)

WE CERTIFY THAT WE ARE THE OWNERS OF THIS PROPERTY, AS RECORDED IN DEED BOOK 1416 PAGE 491 IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT WE ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGE WAYS, WALKS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, WE HEREBY GRANT UNTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "ELECTRIC AND TELEPHONE EASEMENTS", NAMELY NOLAN RECC COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY PURPOSES AND WINDSTREAM & BRANDENBURG TELECOM COMPANIES, THEIR SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY PURPOSES AND FURTHER GRANT UNTO THE APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE:

1. THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND / OR PIPES, AND / OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREOF;
2. THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED;
3. THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE;
4. THE RIGHT TO KEEP SAID EASEMENTS FREE IF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLE; AND
5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY BURIED PIPE AND / OR CABLE HEREIN MENTIONED, OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL OTHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTING, THAT IS REQUESTED AND / OR REQUIRED, BUT IN NO CASE SHALL WIRING BE INSTALLED MORE THAN FIVE (5) FEET FROM ANY LOT LINE. LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENT SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREBY GRANTED.

SUSAN AUGUSTEIN MANAGER BUCHANAN PROPERTY GROUP, LLC _____ DATE _____

NOTARY CERTIFICATE

STATE OF KENTUCKY
COUNTY OF HARDIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DATE _____ BY SUSAN A AUGUSTEIN MANAGER BUCHANAN PROPERTY GROUP LLC.

SIGNATURE NOTARY PUBLIC _____ SERIAL # _____

DATE COMMISSION EXPIRES _____

DEBORAH SUE WARF MANAGER WARF PROPERTY GROUP LLC _____ DATE _____

NOTARY CERTIFICATE

STATE OF KENTUCKY
COUNTY OF HARDIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DATE _____ BY DEBORAH SUE WARF MANAGER WARF PROPERTY GROUP LLC.

SIGNATURE NOTARY PUBLIC _____ SERIAL # _____

DATE COMMISSION EXPIRES _____

JEFFREY ALLEN BUCHANAN _____ DATE _____ JO ELLEN BUCHANAN _____ DATE _____

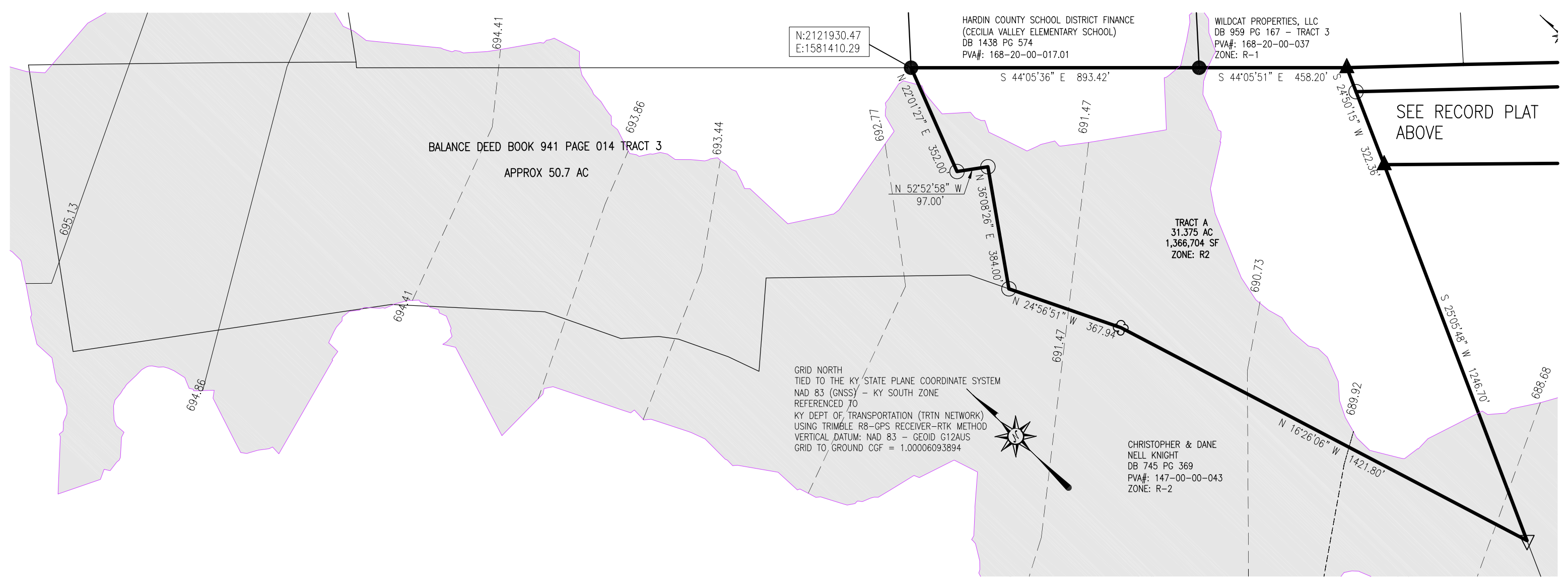
NOTARY CERTIFICATE

STATE OF KENTUCKY
COUNTY OF HARDIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DATE _____ BY JEFFREY ALLEN & JO ELLEN BUCHANAN AS AN INDIVIDUALS

SIGNATURE NOTARY PUBLIC _____ SERIAL # _____

DATE COMMISSION EXPIRES _____



BOUNDARY SURVEY



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE AND GPS METHODS USING A TRIMBLE R-8 SERIES (RTK METHOD) RECEIVER. 100% OF THE BOUNDARY CORNERS ESTABLISHED ON THE SURVEY SHOWN HEREON WERE SET USING TOTAL STATION METHODS. THE ACCURACY OF THIS SURVEY IS CLASSIFIED AS URBAN AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. +/- 0.05 FT. + (100 PPM). THE DIMENSIONS AND COORDINATES AS SHOWN HEREON ARE GRID DISTANCES AND COORDINATES. THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL P. BILLINGS KY PLS 3472 _____ DATE _____

SURVEYOR:

ENGINEERING DESIGN GROUP
315 SOUTH MULBERRY ST
P.O. BOX 2484
ELIZABETHTOWN, KY, 42702-2484
(270) 769-1436 (270)765-9908 FAX
MBILLINGS@ENGDESGRP.COM

DATE: JANUARY 18, 2023

OWNER (DB 1513 PG 1062)

WARF PROPERTY GROUP LLC
2172 PIERCE-DONANSBURG RD
GREENSBURG KY 42743

OWNER (DB 1416 PG 512)

BUCHANAN PROPERTY GROUP LLC
SUSAN A AUGENSTEIN MNGR
801 LAKESIDE DR
ELIZABETHTOWN KY 42701

OWNER (DB 1237 PG 493)

JEFFREY ALLEN & JO ELLEN BUCHANAN
1641 MUD SPLASH RD
GLENDALE KY 42740

OWNER (DB 941 PG 014)

DOUGLAS & SHARMIN LUSH
517 ST AMBROSE LN
CECILIA KY 42724

PVA #	**SOURCE OF TITLE OWNERS	DB	PG
147-00-00-044.01	DOUGLAS & SHARMIN LUSH	941	014 TCT 3
168-00-00-006	BUCHANAN PROPERTY GROUP LLC	1416	491
	WARF PROPERTY GROUP LLC	1513	1062
	JEFFREY ALLEN BUCHANAN	1237	493

TOTAL # OF LOTS = 3
TOTAL LOT AREA = 286,670 SF
TOTAL LOT AREA = 6.581 AC

98E/CECILIA-NEW-SCHOOL/LUSH-BUCHANAN-95-2023.DWG

RECORD PLAT
OF
BUCHANAN FARM SUBDIVISION SECTION 2
&
BOUNDARY SURVEY
OF
DOUGLAS & SHARMIN LUSH PROPERTY
524 ST AMBROSE CHURCH LANE & LETCHFIELD RD
HARDIN COUNTY, CECILIA KY 42724

FOR REVIEW