

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" GPS MEASUREMENT OR BY RANDOM TRAVERSE. 100% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY TOPCON Hiper + GPS EQUIPMENT, WITH THE REMAINDER USING A TOPCON GTS 303 SERIES TOTAL STATION. THIS SURVEY IS A RURAL SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS +0.05' (100PPM). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED; AND THAT THE INFORMATION SHOWN HEREIN IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

HORIZONTAL DATUM - NAD'83; VERTICAL DATUM - NAVD'88; GEOID MODEL - GEOID '12

I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE, & MATERIAL ARE CORRECTLY INDICATED; AND THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SIGNATURE: 4/22/16
DATE OF FIELD SURVEY: 04/13/16
DATE OF FINAL PLAT: 04/27/16
SIGNATURE: JEREMY L. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR #3953



WATER & SEWER CERTIFICATION

I CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET ALL REQUIREMENTS AND ARE APPROVED.

DATE: 5/9/16
REPRESENTATIVE: [Signature]
COMPANY: [Signature]

EASEMENT MAINTENANCE NOTE

ALL LOT OWNERS ARE RESPONSIBLE FOR THE UPKEEP OF EASEMENTS ON THEIR LOT, INCLUDING DITCHES, SWALES AND OTHER VEGETATED AREAS UNLESS THE CITY HAS ACCEPTED RESPONSIBILITY FOR MAINTAINING THE AREA.

FLOOD PLAIN NOTE

AS INDICATED ON MAP NO. 21093C 0141D OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. MAP DATED 08/16/2007.

DETENTION NOTE

STORM WATER DETENTION FOR THE CITY OF RADCLIFF FOR LOTS 1A & 2A WILL BE PROVIDED ON LOT 5A.

COMMISSION CERTIFICATION

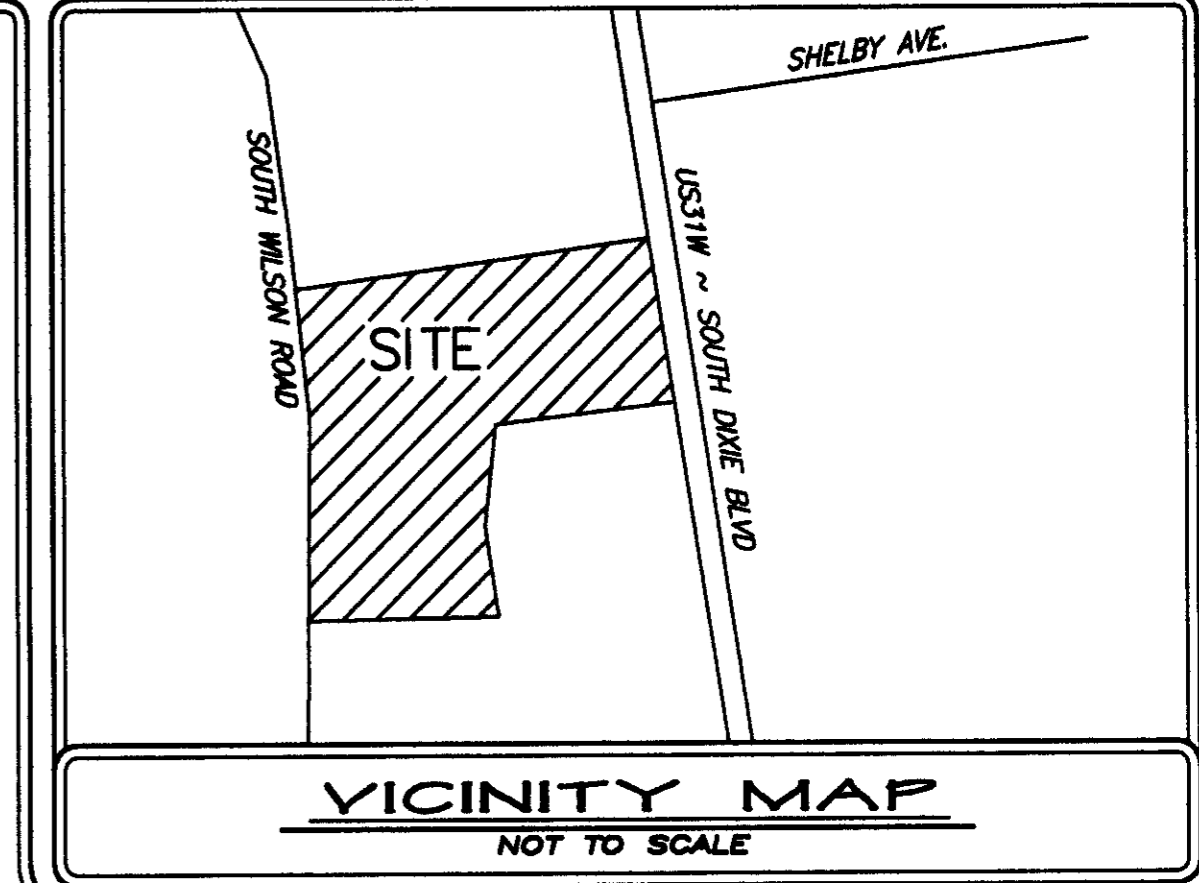
I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE RADCLIFF PLANNING COMMISSION, AND THAT THE PLAT IS NOW ELIGIBLE FOR RECORDING.

DATE: 8/18/16
CHAIRMAN OR AUTHORIZED AGENT: [Signature]

IMPROVEMENT CERTIFICATION

I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF \$ 0 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 08/19/16
JURISDICTION OFFICIAL: [Signature]



OWNERS CERTIFICATION

(WE) CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK *** PAGE *** IN THE HARDIN COUNTY CLERKS OFFICE, AND THAT WE ADOPT THIS SUBDIVISION PLAT 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. I UNDERSTAND AND AGREE THAT IF THE CITY OF RADCLIFF HAS TO USE THE FINANCIAL SURETY TO COMPLETE THE IMPROVEMENTS, ANY UNUSED FUNDS WILL BE RETURNED TO THE DEVELOPER. IF THE COST IS MORE THAN THE SURETY, THEN THE DEVELOPER/OWNER SHALL PAY THE DIFFERENCE.

DATE: 8-18-16
OWNER: DOUBLE B PROPERTIES, LLC
DATE: 08/19/16
CITY OF RADCLIFF

NOTARY CERTIFICATION

I CERTIFY THAT I AM A NOTARY FOR THE STATE-AT-LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (IS, ARE) LEGAL AND (HAS, HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF. (DOUBLE B PROPERTIES, LLC)

NOTARY CERTIFICATION

I CERTIFY THAT I AM A NOTARY FOR THE STATE-AT-LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (IS, ARE) LEGAL AND (HAS, HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF. (CITY OF RADCLIFF)

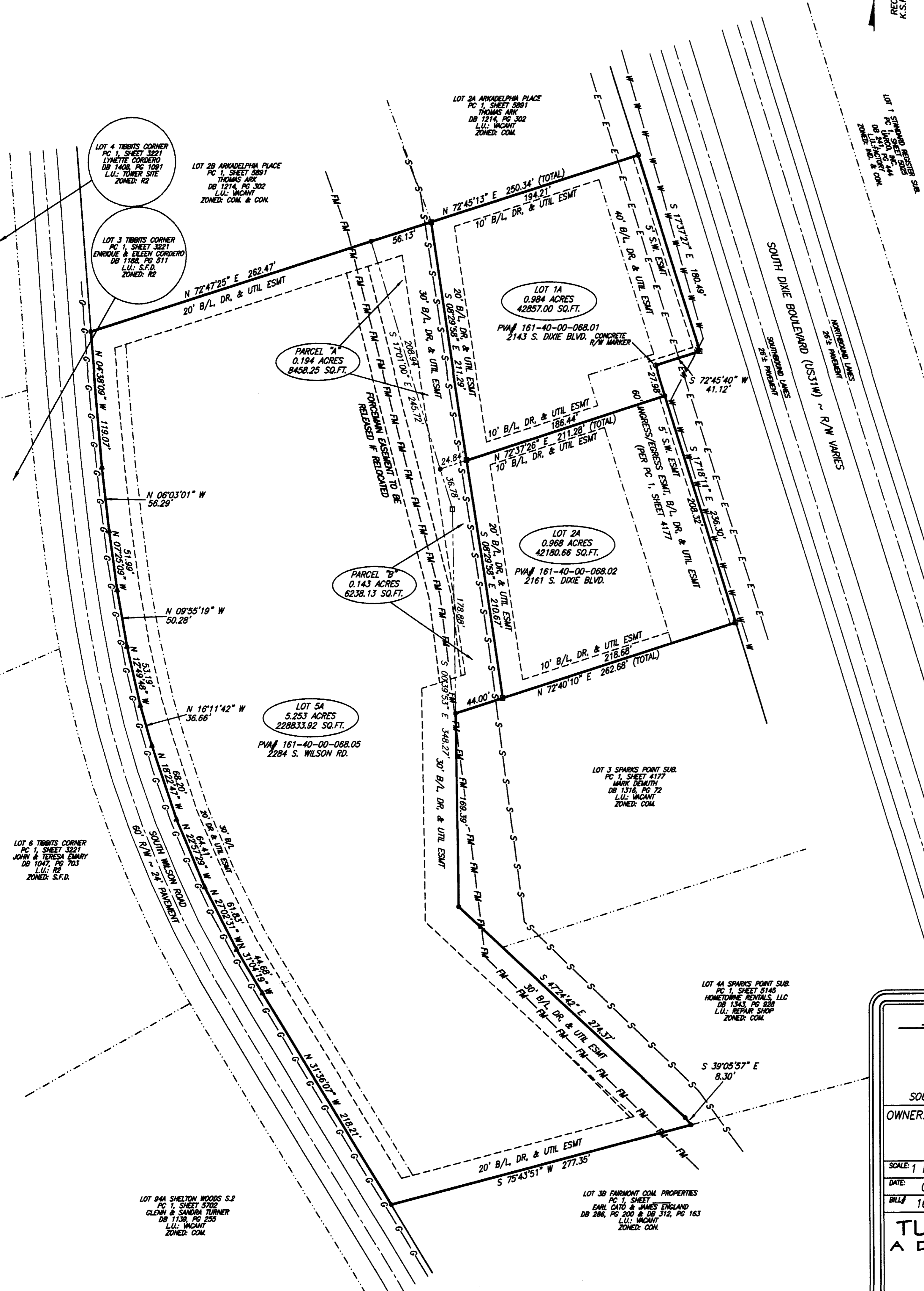
UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY/ TELECOMMUNICATIONS COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE ANY EASEMENTS THAT HAVE BEEN APPROVED PREVIOUSLY.

5-4-2016
8/18/16
5/9/16
8-18-16
8/18/16
5/9/16

PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH A YELLOW ID CAP STAMPED "J. LYNCH PLS 3953"
- 1/2" STEEL REBAR FOUND WITH A YELLOW ID CAP STAMPED "M. BILLINGS PLS 3472"
- 1/2" STEEL REBAR FOUND WITHOUT AN ID CAP
- UNMARKED MEANDER POINTS
- E- C/L OF 30' ELECTRIC EASEMENT
- S- C/L OF 20' SEWER EASEMENT
- FM- C/L OF 20' FORCEMAIN SEWER EASEMENT
- G- C/L OF 20' GAS LINE EASEMENT
- W- C/L OF 20' WATER LINE EASEMENT



SITE STATISTICS

- ACREAGE IN STREET RIGHT-OF-WAY - 0
- ACREAGE IN LOTS - 7.205 AC.
- ACREAGE TOTAL - 7.205 AC.
- AVERAGE LOT SIZE - 2.402 AC.
- LINEAL FEET OF STREETS - 0
- ZONING CLASSIFICATION - LOT 1A & 2A- COM. - LOT 5A- CON.
- LAND USE CLASSIFICATION - ALL VACANT
- DENSITY OF DEVELOPMENT - 0.4164 LOTS/ACRE

SIDEWALK EASEMENT

THERE IS A 5' SIDEWALK EASEMENT ALONG ALL PUBLIC RIGHT-OF-WAYS. (S. WILSON RD & S. DIXIE BLVD.)

SIDEWALK MAINTENANCE NOTE

ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED SIDEWALKS ADJACENT TO THEIR PROPERTY.

MONUMENTATION NOTE

ALL MONUMENTATION SHALL BE INDICATED AS REQUIRED IN ARTICLE 4, SECTION 6 OF THESE SUBDIVISION REGULATIONS. DATED 2/5/2009.

AMENDED RECORD PLAT OF:
SPARKS POINT SUBDIVISION
LOTS 1, 2 & 5
SOUTH WILSON ROAD & SOUTH DIXIE BLVD., RADCLIFF, KY.
OWNER: DOUBLE B PROPERTIES, LLC
CITY OF RADCLIFF
346 BEASLEY BOULEVARD
411 W. LINCOLN TRAIL
ELIZABETHTOWN, KY. 42701
RADCLIFF, KY. 40160
270-234-1445
270-351-4714
SCALE: 1 IN. = 50 FT. DWG. BY: JLYNCH PLS PH: SEE LOTS
DATE: 04/04/16 AREA: 7.205 ACRES
BILL# 16- SOURCE: DB 1256, PG 637 & DB 1422, PG 1275
TURNER ENGINEERING
A DIVISION OF NEW BANKS INC.
5735 NORTH DIXIE HIGHWAY
ELIZABETHTOWN, KENTUCKY 42701
PH. (270) 737-3232 ~ FAX (270) 769-5497

GENERAL PLAT NOTES:

- 1. SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.

Doc ID: 010147940001 Type: PLA
Kind: PLAT
Recorded: 08/19/2016 at 02:51:08 PM
Record# 2018-0010221
Page 1 of 1
Fees: \$50.00
Hardin County Clerk
Debbie Donnelly, County Clerk
Filing # 5960
I, Debbie Donnelly, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.
By: JANET M FIGHTS, dc