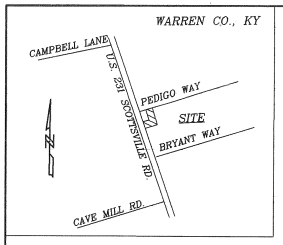


VICINITY MAP NTS

1 SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

REGISTERED PROFESSIONAL LAND SURVEYOR

1838 — PLS# — 11/24/99 — DATE

2 CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN & DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE 11-30 19 99

G&N Investments LLC By Steven P Nally Member — OWNER

OWNER

3 EASEMENT DEDICATION

THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENTS AND THE RIGHT TO CUT DOWN OR TRIM ANY TREES WITHIN OR WITHOUT THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATION OF THE LINES. THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT OBSTRUCTIONS.

G&N Investments LLC By Steven P Nally Member — OWNER

OWNER

UTILITY EASEMENTS AS SHOWN REVIEWED AND APPROVED 11-29-99 BOWLING GREEN MUNICIPAL UTILITIES

BY Electric Division

4 CITY ENGINEER OR COUNTY ENGINEER

1017 COLLEGE STREET 638 5TH AVENUE

ALL DRAINAGE EASEMENTS ARE DEDICATED TO CITY ~~ALL DRAINAGE SHALL BE MAINTAINED BY THE~~ RESPECTIVE OWNER(S) OF THE LOT(S) OVER WHICH SAID EASEMENTS CROSS AND NO DRAINAGE EASEMENT SHALL BE ALTERED IN ANY WAY BY FILLING, CHANGING THE CONTOUR THEREOF, OR BY BUILDING ANY STRUCTURE THEREON, EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE CITY ENGINEERING DIVISION. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT WITHIN THIS SUBDIVISION, OR OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT, OR BY THE CITY BUILDING INSPECTOR.

5 NOTE:

(1) WHERE NECESSARY ENTRANCE AND/OR DRIVEWAYS TO LOTS SHALL BE CONSTRUCTED WITH A MINIMUM OF 24 ~~LINEAR FEET OF 15 INCH DIAMETER ENTRANCE PIPE.~~ THE END OF THE ENTRANCE RADIUS SHALL TERMINATE 3 FEET BACK FROM THE PROPERTY LINE.
(2) GRADING WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT NO EXCESS WATER WILL BE DIVERTED TO THE CITY/COUNTY ROAD RIGHT OF WAY WITHOUT APPROVAL OF CITY/COUNTY ENGINEER.
THIS PROPERTY HAS PUBLIC ACCESS TO A

CITY ROAD.
CITY/COUNTY/STATE

SIGNED

6 BOWLING GREEN MUNICIPAL UTILITIES

801 CENTER STREET

UTILITIES 8' EASEMENTS AS SHOWN REVIEWED AND APPROVED 11-29-99 BOWLING GREEN MUNICIPAL UTILITIES

BY WATER-SEWER DIVISION

7 CITY OF BOWLING GREEN, KENTUCKY PUBLIC WORKS DEPARTMENT DIVISION OF ENGINEERING

☑ APPROVED
☐ NOT APPROVED

CHECKING IS ONLY FOR CONFORMANCE WITH THE MINIMUM ENGINEERING DESIGN STANDARDS OF THE CITY OF BOWLING GREEN, KENTUCKY AND IS NOT TO BE CONSTRUED TO BE ~~APPROVAL OF THE HORIZONTAL~~ OR LINEAR MEASUREMENTS SHOWN.

DATE 11/30/99

BY

8 BELLSOUTH

1150 STATE STREET
BOWLING GREEN, KY 42101

C.A. Cobb III 29NOV99

9 WARREN COUNTY HEALTH DEPARTMENT

1109 STATE STREET

☑ ~~CITY SEWER REQUIRED.~~
☐ ON EXISTING CITY SEWER.
☐ HAS EXISTING SEWER SYSTEM.
☐ ON SITE SEWAGE DISPOSAL SYSTEM TO SERVICE ANY ~~PROPOSED CONSTRUCTION/RESIDENCE SHALL BE~~ PURSUANT TO THE CURRENT STATE SUB-SURFACE SEWAGE DISPOSAL REGULATIONS & SHALL BE PERMITTED THROUGH THIS OFFICE PRIOR TO INSTALLATION OF SAID SYSTEM.

Robert W Lilly 11-30-99
SIGNATURE DATE

10 CITY-COUNTY PLANNING COMMISSION

1141 STATE STREET

CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN ~~HEREON HAS BEEN FOUND TO COMPLY WITH~~ THE SUBDIVISION REGULATIONS OF THE CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

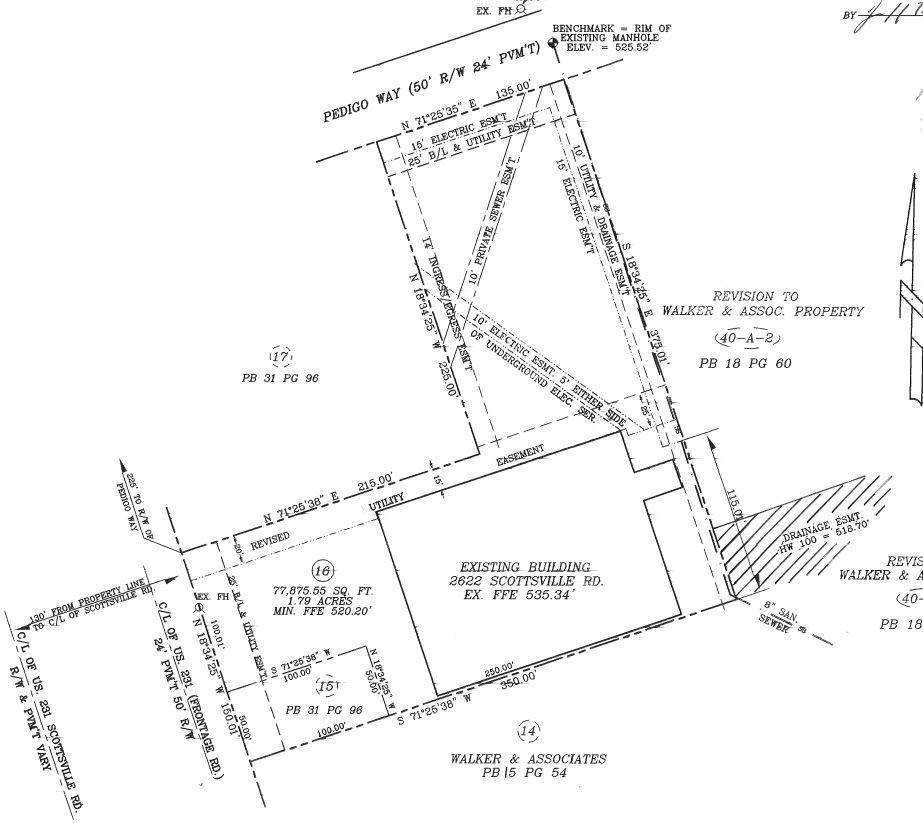
DATE 12-13 19 99

CHAIRMAN
CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY

EXECUTIVE SECRETARY

Bowling Green Fire Dept Approved

NOTE: THIS PLAT IS BEING FILED TO REVISE THE ELECTRIC EASEMENT SHOWN ON THE NORTH SIDE OF 2622 SCOTTSVILLE RD.



NOTES:

1) SOURCE OF BEARING PB 20 PG 181
2) THIS SURVEY IS SUBJECT TO ANY EXISTING RIGHT OF WAYS OR EASEMENTS.
3) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4) SOURCES OF TITLE DB 786 PG 570 AND DB 782 PG 331
5) THIS LOT PREVIOUSLY RECORDED IN PB 31 PG 96
6) ALL CORNERS ARE IRON PINS UNLESS OTHERWISE NOTED.

Recorded December 13, 1999

STATE of KENTUCKY RALPH ANDERSON, JR. 1838 LICENSED PROFESSIONAL LAND SURVEYOR

60 0 60 120
GRAPHIC SCALE
1" = 60'

PREPARED FOR:

G & N INVESTMENTS
OF BOWLING GREEN, LLC
564 EASTERN BOULEVARD
CLARKSVILLE, IN 47130

PREPARED BY:
ANDERSON ENGINEERING FIRST & MAIN ST. SMITHS GROVE, KY.
PH. (270) 563-2911 FAX (270) 563-2921

DRAWN BY: JW DATE 11/24/99 SCALE 1" = 60' JOB# 98-186

MAJOR SUBDIVISION REVISION

REVISION OF LOT 16 WALKER & ASSOCIATES SUBDIVISION

BOWLING GREEN WARREN CO., KY

M. J 99-162-B.G.