

**LAND SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY, MADE BY ME, OR UNDER MY DIRECTION, BY METHODS THAT MEET OR EXCEED STANDARDS IN 201 KAR 18:150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

*Lucas Slavey*

3922 LICENSED PROFESSIONAL LAND SURVEYOR 3-24-2021  
PLS DATE

**CERTIFICATE OF OWNERSHIP, ACCESS, EASEMENT AND DEDICATION**

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. 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. ALL DRAINAGE EASEMENTS ARE DEDICATED FOR CITY/COUNTY ACCESS AND STORM WATER MANAGEMENT AND ARE HEREBY ESTABLISHED BY RECORDATION OF THIS PLAT. ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS (OF THE LOTS) OVER WHICH SAID EASEMENTS CROSS AND NO DRAINAGE EASEMENTS SHALL BE ALTERED IN ANY WAY BY FILLING, CHANGING THE CONTOUR THEREOF OR BY BUILDING ANY STRUCTURE THEREON (INCLUDING FENCING), EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE COVER SAID EASEMENT, OR BY THE CITY, COUNTY, PLANNING COMMISSION OR APPROPRIATE GOVERNMENTAL AUTHORITY.

OWNER *Allyssa* 4-5-2021 DATE

**SPECTRUM**

515 DOUBLE SPRINGS ROAD  
UTILITY EASEMENTS AS SHOWN  
REVIEWED AND APPROVED  
ENGINEERING DIVISION

*Cory Hendrick*

3-29-21 DATE

**AT&T**

1061 LOVERS LANE

*Travis Parsley*

3-31-21 DATE

**WARREN RURAL ELECTRIC COOPERATIVE CORP.**

951 FAIRVIEW AVE  
UTILITY EASEMENTS AS SHOWN  
REVIEWED AND APPROVED

*Ethan Durbin*

3/24/2021 DATE

**ATMOS ENERGY**

2850 RUSSELLVILLE RD

NATURAL GAS SERVICE.  
 IS  IS NOT  
AVAILABLE IN THIS AREA. HOWEVER, THE ABILITY TO SERVE FACILITIES IS ULTIMATELY DETERMINED BY INDIVIDUAL LOAD AND PRESSURE REQUIREMENTS.

*Derek Christner*

3/24/2021 DATE

**BARREN RIVER DISTRICT HEALTH DEPARTMENT**

1109 STATE STREET

ON SITE SEWAGE DISPOSAL SYSTEM TO ANY PROPOSED RESIDENCE OR OTHER BUILDING SHALL BE INSTALLED PURSUANT TO THE KENTUCKY ON SITE SEWAGE DISPOSAL SYSTEM REGULATIONS. 902 KAR 10:081 AND 902 KAR 10:085, AND EACH INDIVIDUAL LOT SHALL STAND ON ITS OWN MERIT AS TO APPROVAL OR DISAPPROVAL. SANITARY SEWER AVAILABILITY MAY REQUIRE CONNECTION PER THE LOCAL AGENCIES AND ZONING ORDINANCE.

*Cameron Carver*

03/24/21 DATE

**BOWLING GREEN FIRE DEPARTMENT**

625 EAST 6TH AVENUE

I HEREBY CERTIFY THE BOWLING GREEN FIRE DEPARTMENT HAS REVIEWED AND APPROVED THIS PLAT BASED ON THE REQUIREMENTS OF THE CITY OF BOWLING GREEN - FIRE PREVENTION ORDINANCE (SECTION 12) FOR WATER LINES, FIRE MAINS, FIRE HYDRANTS AND EMERGENCY ACCESS FOR FIRE APPARATUS.

*Steve Coleman*

03/24/2021 DATE

**SIGN IN BLACK INK PLEASE**

**CITY-COUNTY PLANNING COMMISSION**

922 STATE STREET SUITE 200

**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 AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE 04-06-2021  
*William J. Johnson*

CHAIRMAN CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY

**PUBLIC WORKS CERTIFICATION**

BOWLING GREEN WARREN COUNTY  
1011 COLLEGE STREET 638 5TH AVENUE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CITY / COUNTY STANDARDS. GRADING, STORM WATER, AND EROSION CONTROL WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT COMPLES WITH AN APPROVED SITE DEVELOPMENT PLAN AND REGULATIONS OF THE CITY, COUNTY, AND STATE. THE SAME AUTHORITY CERTIFIES THAT THE PROPERTY HAS PUBLIC ACCESS TO A CITY, COUNTY OR STATE ROAD, BUT GRANTS THE RIGHT TO MAKE FINAL ACCESS APPROVAL AT THE TIME OF AN ACCESS PERMIT APPLICATION.

*Melissa Casler*

3/25/21 DATE

**KENTUCKY TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS**

100 MORGANTOWN ROAD

ACCESS TO HIGHWAY \_\_\_\_\_ WILL REQUIRE A PERMIT FROM THE DEPARTMENT OF HIGHWAYS. LOTS SHOWN ON THIS PLAT ADJACENT TO HIGHWAY \_\_\_\_\_ MAY BE GRANTED ACCESS TO HIGHWAY \_\_\_\_\_ WITHIN THE PERMITTED ACCESS ENVELOPE, PROVIDED ALL CONDITIONS AND REQUIREMENTS OF THE DEPARTMENTS PERMITS POLICY MANUAL ARE MET. LOT OWNERS SHALL CONTACT THE PERMITS ENGINEER WITH THE DEPARTMENT OF HIGHWAYS AT THE DISTRICT #9 OFFICE IN BOWLING GREEN, KENTUCKY AT 270-746-7898.

No new access onto US 68/KY 90

*Sarah Peyton*

3/24/2021 DATE

**WARREN COUNTY WATER DISTRICT**

521 W. BYPASS

THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAT AND, REGARDING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT, ACCEPTABLE EASEMENTS HAVE BEEN DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF EXISTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAT. NO EXAMINATION OR REPRESENTATION IS MADE BY THE WATER DISTRICT AS TO FLOOD, AVAILABILITY OF WATER OR SEWER SERVICES TO THE PROPERTY, THAT EITHER WATER OR SEWER SERVICES CAN BE EXTENDED, OR THAT SERVICES PROPOSED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED.

*Thomas Simpson*

3/25/2021 DATE

**FLOOD NOTE:**

THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #21227C0285E, AND DATED MAY 2, 2007.

**UTILITY NOTE:**

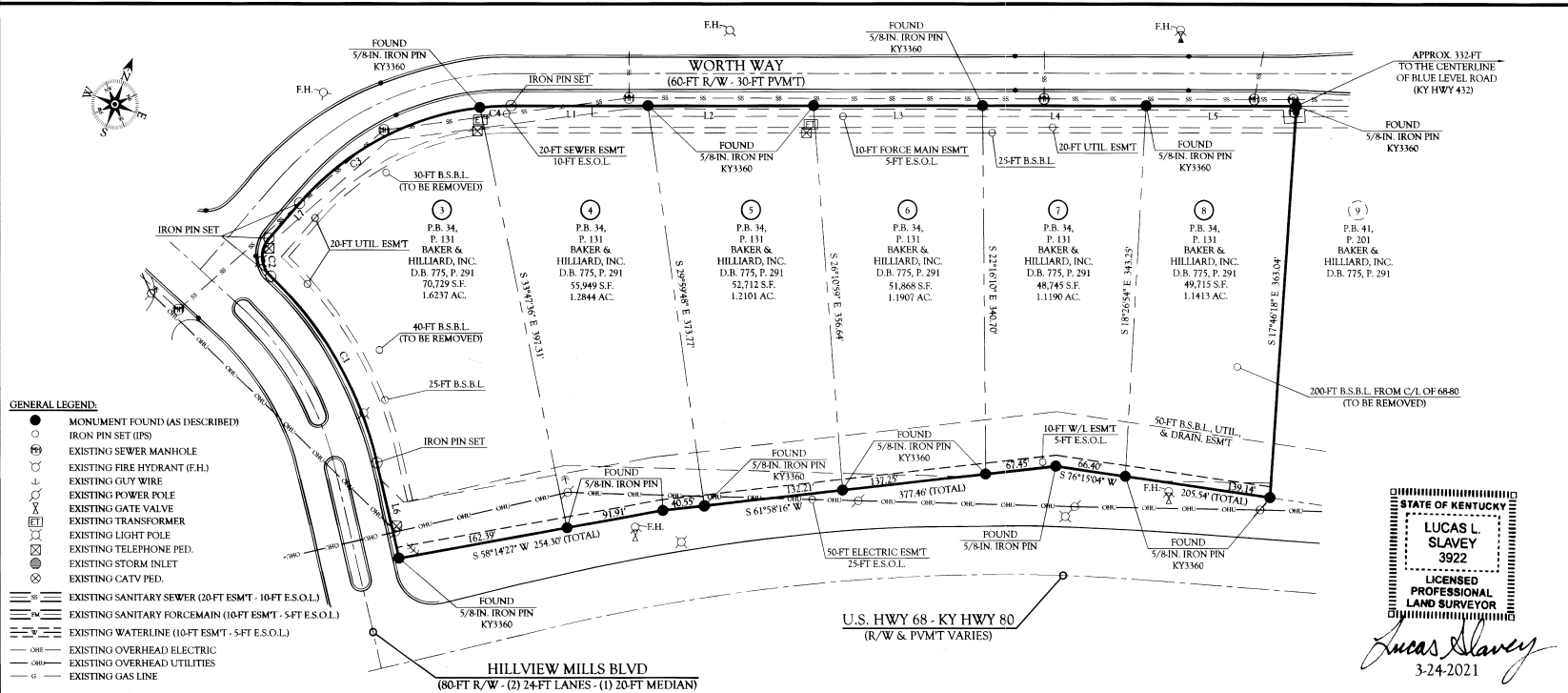
UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

**OWNER (LOTS 3-8):**

BAKER & HILLIARD, INC.  
P. O. BOX 1  
BOWLING GREEN, KY 42102

LINE	BEARING	DISTANCE
L1	N 68°12'14" E	138.01
L2	N 68°12'14" E	157.47
L3	N 68°12'14" E	160.90
L4	N 68°12'14" E	155.60
L5	N 68°12'14" E	143.21
L6	N 15°07'22" W	90.51
L7	N 15°52'24" E	43.69

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	202.77	139.52	141.10°	N 52°12'22" W	199.77
C2	38.92	25.00	89°12'27"	N 24°41'03" W	35.11
C3	197.36	270.00	42°02'31"	N 40°55'39" E	193.50
C4	23.50	270.00	16°16'19"	N 65°04'04" E	29.54



- GENERAL LEGEND:**
- MONUMENT FOUND (AS DESCRIBED)
  - IRON PIN SET (IPS)
  - ⊕ EXISTING SEWER MANHOLE
  - ⊕ EXISTING FIRE HYDRANT (F.H.)
  - ⊕ EXISTING CITY WIRE
  - ⊕ EXISTING POWER POLE
  - ⊕ EXISTING GATE VALVE
  - ⊕ EXISTING TRANSFORMER
  - ⊕ EXISTING LIGHT POLE
  - ⊕ EXISTING TELEPHONE PED.
  - ⊕ EXISTING STORM INLET
  - ⊕ EXISTING CATV PED.
  - EXISTING SANITARY SEWER (20 FT ESMT - 10 FT E.S.O.L.)
  - EXISTING SANITARY FORCEMAIN (10 FT ESMT - 5 FT E.S.O.L.)
  - EXISTING WATERLINE (10 FT ESMT - 5 FT E.S.O.L.)
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING OVERHEAD UTILITIES
  - EXISTING GAS LINE

**GENERAL NOTES:**

- SOURCE OF TITLE: DEED BOOK 775, PAGE 291.
- TOTAL AREA OF THIS SURVEY: 7.5669 ACRES.
- THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- DATE OF FIELD SURVEY: MARCH 5, 2021.
- SOURCE OF BEARINGS: NAD 83 BY SOUTH ZONE.
- THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
- THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED STRONG TRAVERSE.
- UNADJUSTED CLOSURE 1: 46.966.
- ALL SET IRON PINS ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L. SLAVEY KY 3922" UNLESS NOTED OTHERWISE HEREON.
- ALL SET MAG NAILS ARE 1-1/2 INCHES LONG WITH STAINLESS STEEL SURVEY WASHER STAMPED "L. SLAVEY KY 3922".
- ALL WITNESS MONUMENT PINS SHOWN ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH PURPLE PLASTIC CAPS STAMPED "WITNESS MON KY 3922" UNLESS NOTED OTHERWISE HEREON.
- PREVIOUSLY RECORDED IN PLAT BOOK 34, PAGE 131.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING BUILDERS STANDARDS.
  - TO ENSURE THE QUALITY OF COMMERCIAL DEVELOPMENT WITHIN THE SUBDIVISION, ALL PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE DEVELOPER FOR REVIEW BY A COMMITTEE OF PROFESSIONALS SUCH AS ARCHITECTS, PLANNERS AND OTHERS AT LEAST THIRTY (30) DAYS BEFORE CONSTRUCTION IS TO START, AND THE DEVELOPER OR ITS COMMITTEE SHALL APPROVE OR REJECT SAME WITHIN THIRTY (30) DAYS AFTER SAID PLANS HAVE BEEN SUBMITTED FOR APPROVAL.
  - ANY STRUCTURE MUST BE COMPLETE WITHIN ONE YEAR AFTER CONSTRUCTION HAS COMMENCED.
  - NO LOT PROVIDED WITH A REAR SERVICE DRIVE MAY HAVE A FRONT LOADED DRIVE OR GARAGE.
  - A FRONT SIDEWALK IS TO BE CONSTRUCTED CONCURRENT WITH THE CONSTRUCTION OF EACH HOUSE AS LOCATED AND SPECIFIED BY THE SUBDIVISION CONSTRUCTION PLANS.
  - DRIVEWAYS IN THE SUBDIVISION SHALL BE PAVED WITH HARD SURFACE MATERIAL.
  - THE DEVELOPER, OR ITS SUCCESSOR IN INTEREST INCLUDING ANY BUILDER WHO PURCHASES MORE THAN 25 LOTS, RESERVES THE RIGHT TO MAINTAIN A TEMPORARY OFFICE ON ANY LOT OWNED BY IT INDIVIDUALLY, AND AS JOINT OWNERS OR AS TRUSTEE, FOR THE PURPOSE OF CONSTRUCTION MANAGEMENT AND HOME SALES.
  - DEVELOPMENT PLAN CONDITIONS (FORMERLY KNOWN AS BINDING ELEMENTS) ARE RECORDED IN DEED BOOK 192, PAGE 152.
  - THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY PLATTED BUILDING SETBACKS.

Recorded April 7, 2021  
Warren County, KY, USA  
2021 APR - 7 AM 8:09  
L. SLAVEY  
1015 SHIVE LANE, BOWLING GREEN, KY 42103  
P: 270-799-1001 F: 270-721-0011 E: lslavey@lucsl.com

SCALE: 1" = 80'

**PLAT REVISION FOR:**  
LOTS 3-8 HILLVIEW MILLS PLANNED DEVELOPMENT SECTION ONE S/D PLAT BOOK 34, PAGE 131  
WORTH WAY  
BOWLING GREEN, KY

**VAN METER & SLAVEY, LLC**  
PROFESSIONAL ENGINEERING - LAND SURVEYING

1015 Shive Lane - Bowling Green, KY 42103  
P: 270-799-1001 F: 270-721-0011 E: lslavey@lucsl.com

DRAWN BY: TGS V&S JOB #: 21083 SURVEY DATE: 1-5-2021  
CHECKED BY: JAC PLOT DATE: 1-24-2021  
APPROVED BY: LLS