BARREN COUNTY

P21 PG830

DOCUMENT NO: 444382
RECORDED:May 25,2022 10:00:00 AM
TOTAL FEES: $50.00
COUNTY CLERK: HELENA C BIRDWELL
DEPUTY CLERK: MELANIE NORMAN
COUNTY: BARREN COUNTY
BOOK: P21 PAGES: 830 - 830

TRACT #1

L1=	N 73° 27' 33" E	2.71'
L2=	S 53° 26' 48" E	252.80'
L3=	S 54° 43' 39" E	164.35'
L4=	S 54° 30' 40" E	217.28'
L5=	S 54° 25' 43" E	199.75'
L6=	S 23° 37' 53" W	195.82'
L7=	S 36° 44' 13" E	340.05'
L8=	N 53° 39' 23" W	115.14'
L9=	N 60° 58' 34" W	100.12'
L10=	N 62° 05' 56" W	143.89'
L11=	N 47° 27' 25" W	93.67'
L12=	N 23° 24' 38" W	435.94'
L13=	N 37° 52' 07" W	185.43'
L14=	N 49° 09' 45" W	33.69'
L15=	N 41° 52' 40" W	83.00'
L16=	N 44° 18' 41" W	85.54'

CONTAINS:
1.235 ACRES

TRACT #2

L1=	S 79°57' 42" E	118.42'
L2=	N 84°59' 30" E	346.07'
L3=	S 08°28' 36" E	213.15'
L4=	N 76°21' 03" W	95.28'
L5=	N 70°16' 42" W	393.46'
L6=	N 32°57' 03" W	54.82'

CONTAINS:
1.235 ACRES

TRACT #3

L1=	N 08°28' 36" W	213.15'
L2=	N 85°20' 00" E	125.24'
L3=	S 86°10' 29" E	30.07'
L4=	S 00°59' 41" W	241.04'
L5=	S 88°37' 39" W	25.00'
L6=	N 76°31' 05" W	96.90'

CONTAINS:
31,450 SQ. FT.
0.722 ACRES

TRACT #4

L1=	N 00°59' 41" E	241.04'
L2=	S 86°36' 12" E	109.23'
L3=	S 01°40' 00" E	231.77'
L4=	S 88°38' 15" W	120.00'

CONTAINS:
27,059 SQ. FT.
0.621 ACRES

TRACT #5

L1=	N 01°40' 00" W	231.77'
L2=	S 80°50' 30" E	145.09'
L3=	S 02°08' 47" E	205.30'
L4=	S 88°38' 23" W	144.22'

CONTAINS:
31,318 SQ. FT.
0.719 ACRES

TRACT #6

L1=	N 02°08' 47" W	205.30'
L2=	S 80°33' 06" E	147.30'
L3=	S 04°01' 50" E	169.25'
L4=	S 85°21' 16" W	150.00'

CONTAINS:
27,505 SQ. FT.
0.632 ACRES

TRACT #7

L1=	N 04°01' 50" W	169.25'
L2=	N 87°37' 40" E	98.18'
L3=	N 86°45' 42" E	230.17'
L4=	S 17°07' 16" E	90.59'
L5=	S 69°49' 23" W	213.44'
L6=	S 79°45' 53" W	144.63'

CONTAINS:
1.066 ACRES

TRACT #8

L1=	S 32°51' 25" W	123.91'
L2=	N 84°12' 12" E	33.58'
L3=	N 81°24' 35" E	53.20'
L4=	N 78°09' 35" E	54.16'
L5=	N 73°35' 35" E	55.07'
L6=	N 68°32' 35" E	54.86'
L7=	N 64°14' 32" E	43.26'

CONTAINS:
5.244 ACRES

TRACT #9

L1=	S 07°11' 10" E	543.15'
L2=	N 01°56' 39" W	467.97'
L3=	N 85°07' 46" E	106.58'
L4=	N 84°10' 28" E	18.42'

CONTAINS:
1.715 ACRES

TRACT #10

L1=	S 01°56' 39" E	467.97'
L2=	N 01°06' 09" W	411.94'
L3=	N 85°07' 34" E	125.00'

CONTAINS:
1.293 ACRES

TRACT #11

L1=	S 01°06' 09" E	411.94'
L2=	N 01°31' 07" E	354.35'
L3=	N 87°48' 21" E	22.10'
L4=	N 85°34' 35" E	50.77'
L5=	N 85°07' 15" E	52.13'

CONTAINS:
1.171 ACRES

TRACT #12

L1=	S 01°31' 07" W	354.35'
L2=	N 71°09' 57" W	40.00'
L3=	N 06°11' 50" E	291.27'
L4=	S 86°50' 01" E	41.69'
L5=	N 87°47' 23" E	83.31'

CONTAINS:
1.021 ACRES

TRACT #13

L1=	S 06°11' 50" W	291.27'
L2=	N 14°39' 34" E	247.47'
L3=	S 76°51' 25" E	56.48'
L4=	S 81°34' 25" E	55.20'
L5=	S 86°51' 40" E	13.32'

CONTAINS:
38,602 SQ. FT.
0.886 ACRES

ADJOINING PROPERTIES:

"A"
LONNIE C. DOUGLAS II
DEED BOOK 408 PAGE 416
PLAT BOOK 10 PAGE 677
PLAT BOOK 19 PAGE 522

"B"
KARL NAPIER
DEED BOOK 395 PAGE 344
PLAT BOOK 19 PAGE 522

"C"
GEORGE EDWARDS
DEED BOOK 383 PAGE 125
PLAT BOOK 19 PAGE 522

"D"
SAMUEL ERNEST SIMPSON ESTATE
(BEING A PORTION OF:)
DEED BOOK 153 PAGE 254
WILL BOOK 17 PAGE 490
MISC. BOOK 59 PAGE 798
KATE BELL KELLEY HEIRS
(BEING A PORTION OF:)
DEED BOOK 108 PAGE 437
AFFIDAVIT OF DESCENT
DEED BOOK 189 PAGE 268

BOUNDARY CORNERS

"A"
FOUND 18" WHITE OAK

"B"
FOUND 16" HEDGEAPPLE

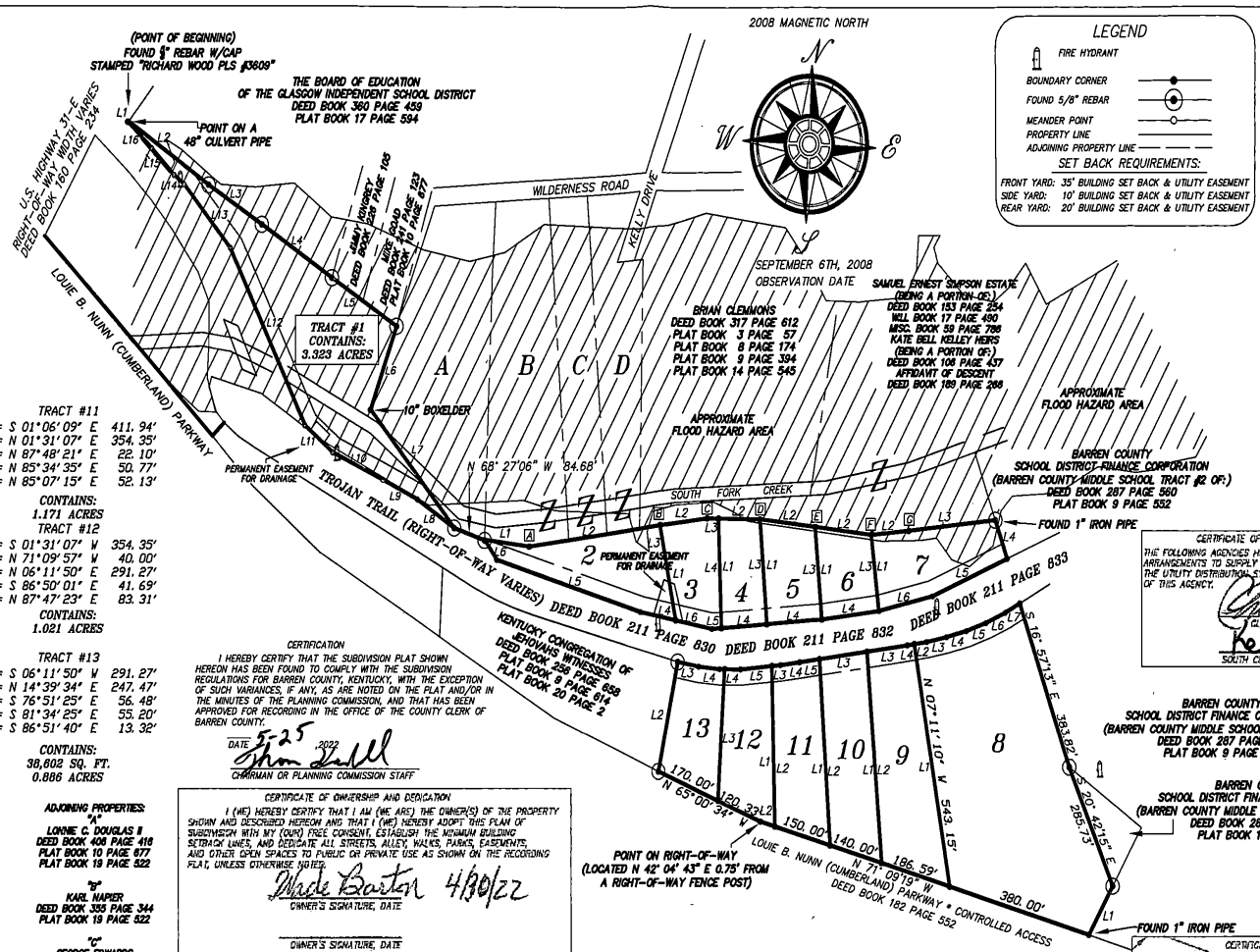
"C"
FOUND 36" SYCAMORE STUMP
(LOC: N 79° 42' 25" E 4.60'
FROM A SET 1/2" REBAR W/CAP)

"D"
FOUND 5/8" REBAR W/CAP
STAMPED "JOE HOUCHENS PLS #2649"

"E"
POINT ON SIDE OF A BLUFF
(LOC: N 02° 35' 13" W 2.41'
FROM A SET 1/2" REBAR W/CAP)

"F"
FOUND 5/8" REBAR W/CAP
STAMPED "JOE HOUCHENS PLS #2649"

"G"
FOUND 5/8" REBAR W/CAP
STAMPED "JOE HOUCHENS PLS #2649"

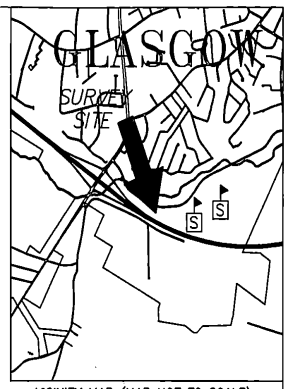


LEGEND

- FIRE HYDRANT
- BOUNDARY CORNER
- FOUND 5/8" REBAR
- MEANDER POINT
- PROPERTY LINE
- ADJOINING PROPERTY LINE

SET BACK REQUIREMENTS:

FRONT YARD:	35' BUILDING SET BACK & UTILITY EASEMENT
SIDE YARD:	10' BUILDING SET BACK & UTILITY EASEMENT
REAR YARD:	20' BUILDING SET BACK & UTILITY EASEMENT



VICINITY MAP (MAP NOT TO SCALE)

NOTE: THE LOTS SHOWN HEREON ARE SUBJECT TO ALL APPLICABLE ZONING REGULATIONS SET FORTH BY THE CITY OF GLASGOW

CERTIFICATE OF THE AVAILABILITY OF UTILITY SERVICES

THE FOLLOWING AGENCIES HAVE REVIEWED THE FINAL PLAT AND HEREBY CERTIFY THAT ARRANGEMENTS TO SUPPLY UTILITY SERVICE TO THIS DEVELOPMENT HAVE BEEN APPROVED. THE UTILITY DISTRIBUTION SYSTEM OF SAID SUBDIVISION SHALL MEET THE REQUIREMENTS OF THIS AGENCY.

GLASGOW ELECTRIC POWER BOARD

SOUTH CENTRAL RURAL TELEPHONE CO-OP CORP.

STATE OF KENTUCKY
JOE DAVID HOUCHENS
2649
LICENSED PROFESSIONAL LAND SURVEYOR

TOTAL ACRES OF TRACTS COMBINED: 19.648 ACRES

CERTIFICATION

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

DATE 5-25 2022

CHAIRMAN OR PLANNING COMMISSION STAFF

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEY, WALKS, PARKS, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED.

Wade Barton 4/30/22

OWNER'S SIGNATURE, DATE

OWNER'S SIGNATURE, DATE

CERTIFICATE OF UTILITY EASEMENT AND DEDICATION

THE SPACES OUTLINED AND DESIGNATED AS UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM ALL EASEMENTS AND THE RIGHT TO REMOVE ANY OBSTRUCTIONS, NATURAL OR MAN-MADE THEREON FOR THE PROPER INSTALLATION, OPERATION, AND MAINTENANCE OF THE UTILITY BY THE AGENCY OR COMPANY USING THE EASEMENT. THE EASEMENTS SHALL BE KEPT FREE OF ALL OBSTRUCTIONS, INCLUDING PERMANENT FENCES, TREES, SHRUBBERY, AND GARDENS. IT IS UNDERSTOOD THAT THE OWNER/DEVELOPER WILL REMOVE ALL TREES OR OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH THE NEW CONSTRUCTION OF UTILITIES USING THE DESIGNATED EASEMENTS.

Wade Barton 4/30/22

OWNER'S SIGNATURE, DATE

CERTIFICATE OF DRAINAGE EASEMENT AND DEDICATION

THE SPACES OUTLINED AND DESIGNATED AS DRAINAGE EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LOT(S) 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, EXCEPT UPON PRIOR WRITTEN APPROVAL BY THE PLANNING COMMISSION. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT, BY THE LOCAL BUILDING INSPECTOR, OR BY THE PLANNING COMMISSION.

Wade Barton 4/30/22

OWNER'S SIGNATURE, DATE

OWNER'S SIGNATURE, DATE

CERTIFICATE OF WATER SERVICE AVAILABILITY

THE GWC HAS REVIEWED THE FINAL PLAT AND HEREBY CERTIFY THAT:

- ___ WATER SERVICE IS CURRENTLY AVAILABLE TO THE PROPOSED DEVELOPMENT.
- ___ WATER SERVICE IS CURRENTLY NOT AVAILABLE TO THE PROPOSED DEVELOPMENT.
- ___ FIRE PROTECTION IS CURRENTLY NOT AVAILABLE FOR THIS DEVELOPMENT. THIS SUBDIVISION OF LAND CANNOT BE FURTHER RESUBDIVIDED UNTIL FIRE PROTECTION IS AVAILABLE.
- ___ ARRANGEMENTS HAVE BEEN MADE WITH THIS AGENCY TO CONSTRUCT WATER IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT.
- ___ ARRANGEMENTS HAVE BEEN MADE WITH THIS AGENCY TO CONSTRUCT FIRE IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT.

THE WATER DISTRIBUTION SYSTEMS OF SAID SUBDIVISION SHALL MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISTRIBUTION OF WATER.

DATE 5/9/22

MANAGER OR ENGINEER OF THE APPROPRIATE AGENCY

CERTIFICATE OF SEWAGE DISPOSAL SERVICES

THE GWC HAS REVIEWED THE FINAL PLAT AND HEREBY CERTIFY THAT:

- ___ SANITARY SEWAGE SERVICE IS CURRENTLY AVAILABLE TO THE PROPOSED DEVELOPMENT.
- ___ SANITARY SEWAGE SERVICE IS NOT CURRENTLY AVAILABLE TO THE PROPOSED DEVELOPMENT.
- ___ ARRANGEMENTS HAVE BEEN MADE TO CONSTRUCT SANITARY SEWAGE IMPROVEMENTS FOR THE PROPOSED DEVELOPMENT.

THE SEWAGE DISPOSAL SYSTEM OF SAID SUBDIVISION SHALL MEET THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISPOSAL OF SEWAGE.

DATE 5/9/22

MANAGER OR ENGINEER OF THE APPROPRIATE AGENCY

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GLOBAL POSITIONING SYSTEM, UTILIZING A TOPCON HIPER LITE + DUAL FREQUENCY RECEIVER. THE DATUM USED WAS THE WORLD GEODETIC SYSTEM (WGS 1984), WITH A RELATIVE POSITIONAL ACCURACY OF 10MM + 1 PPM HORIZONTAL, 15MM + 1 PPM VERTICAL. THE SURVEY SHOWN HEREON IS AN URBAN CLASS SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

4-29-22

JOE DAVID HOUCHENS P.L.S. #2649 DATE

MISCELLANEOUS NOTES:

- BEARING USED TO BEGIN SURVEY OBTAINED BY THE METHOD OF GLOBAL POSITIONING SYSTEM.
- TRACTS #1 THRU 7 ARE LOCATED IN A FLOOD HAZARD AREA AS SHOWN BY COMMUNITY PANEL #21009C0285C, DATED MAY 3RD, 2011.
- SET 1/2" REBAR (18" LONG) WITH PLASTIC CAP STAMPED JOE HOUCHENS, P.L.S. #2649 AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAYS OR EASEMENTS.

SOURCE OF TITLE

BEING A PORTION OF THE PROPERTY CONVEYED TO C. C. BARTON AND GERTRUDE BARTON, BY DEED DATED SEPTEMBER 13TH, 1944, FROM J. A. McGINNIS, ET UX., RECORDED IN DEED BOOK 112 PAGE 520, IN THE OFFICE OF THE BARREN COUNTY CLERK.

BEING A PORTION OF THE PROPERTY CONVEYED TO GERTRUDE BARTON BY THE LAST WILL AND TESTAMENT OF C. C. BARTON, RECORDED IN WILL BOOK 14 PAGE 578, IN THE OFFICE OF THE BARREN COUNTY CLERK.

BEING A PORTION OF THE PROPERTY CONVEYED TO CECIL BARTON AND FRANCES BARTON, BY DEED DATED AUGUST 29TH, 1979, FROM CECIL BARTON, EXECUTOR OF THE WILL OF GERTRUDE BARTON, AND TRUSTEE OF THE GERTRUDE BARTON TESTAMENTARY TRUST, AND RECORDED IN DEED BOOK 206 PAGE 805, IN THE OFFICE OF THE BARREN COUNTY CLERK. THE LAST WILL AND TESTAMENT OF GERTRUDE BARTON IS RECORDED IN WILL BOOK 14 PAGE 658, IN THE OFFICE OF THE BARREN COUNTY CLERK.

BEING A PORTION OF THE PROPERTY CONVEYED TO BETTY B. DOTSON AND WADE BARTON, BY THE LAST WILL AND TESTAMENT OF CECIL BARTON, DATED APRIL 25TH, 2002, AND RECORDED IN WILL BOOK 28 PAGE 700, IN THE OFFICE OF THE BARREN COUNTY CLERK.

PLS PRIDE LAND SURVEYING INC. C-C
402 Samson Street Phone: (270) 651-8311
Glasgow, Kentucky 42141 Fax: (270) 651-8312

PLAT OF SURVEY FOR:
WADE BARTON & BETTY B. DOTSON
1280 OIL WELL ROAD
GLASGOW, KENTUCKY 42141

SHOWING THE PROPERTY OF:
CECIL BARTON ESTATE
(A PORTION OF:)
DEED BOOK 112 PAGE 520
DEED BOOK 206 PAGE 805
WILL BOOK 14 PAGE 578
WILL BOOK 14 PAGE 658
WILL BOOK 28 PAGE 700
PLAT BOOK 6 PAGE 940
PLAT BOOK 9 PAGE 579
PLAT BOOK 9 PAGE 614
PLAT BOOK 9 PAGE 997
GLASGOW, BARREN COUNTY, KENTUCKY

Drawn By R.WOOD		BOOK NO. GPS DATA
E.O.C. SEE NOTE		CAD File No. TROJAN-2022
Date 04-11-2022		Scale 1" = 200'

SURVEYOR'S CERTIFICATE

I, do hereby certify that the survey shown hereon is accurate to the best of my knowledge and belief.

JOE DAVID HOUCHENS PLS #2649

GRAPHIC SCALE
0 100' 200' 400'