

NON-CONFORMING STRUCTURE NOTE

The existing structure on Lot 1 is a non-conforming structure pursuant to Article IV, Section 6.2 of the Elizabethtown Zoning Ordinance.

UTILITY/EASEMENT 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.

3-21-00 Tom C. Hill
Date Representative
GTE
Company

3-21-00 Id. Justice
Date Representative
K&L
Company

3/23/00 Chad Sargent
Date Representative
City of Elton
Company

Date Representative

Company

FUTURE DEVELOPMENT NOTE

Tract A of E-Town Distributing Subdivision is a future development tract. This tract shall be used for non-building purposes. Except for alterations to existing buildings, no new construction shall be permitted for any residential or non-residential activity unless and until a major subdivision plat is approved by the Planning Commission and recorded.

WAIVER NOTE

The Elizabethtown Planning Commission granted a waiver for the size of a Future Development Tract on March 14, 2000. The Commission waived the minimum size of ten (10) acres to 0.56 acres for Tract A. Tract A shall be known as a Future Development Tract (See Future Development Note.)

PLATTING NOTE

The purpose of this plat is to show the subdivision of the previously unplatted tracts of land as found in Deed Book 710, Page 257 and Deed Book 729, Page 720 of the Hardin County Clerk's Office, and to show the right-of-way for the relocation of New Glendale Road (KY 1136). These tracts are hereby subdivided into two lots and one Future Development; henceforth, to be known as Lots 1 & 2 & and Tract A of E-Town Distributing Subdivision.

ACCESS NOTE

Lots 1 & 2 & Tract A shall have access at the designated locations as shown on this plat. Any changes to the access for lots 1 & 2 & Tract A must receive KYDOT approval.

MAINTENANCE NOTE

The purchaser of any lot within this subdivision shall be responsible for the continual maintenance of drainage and other easement areas.

FLOOD PLAIN NOTE

As indicated on Map Number 21093C0153-C of Flood Insurance Rate Maps dated 11-4-88, this site is located in Zone X which has been determined to be outside the 500-year flood plain.

COMMISSION'S CERTIFICATION

I certify that this record plat has been approved in accordance with the regulations administered by the Elizabethtown Planning Commission, and that this plat is now eligible for recording. I further certify that a financial surety in the amount of \$10,000 has been posted to assure completion of all required improvements in case of default.

Chad Sargent 03/23/2000
Chairman or Authorized Agent Date

IMPROVEMENT, WATER AND SEWER CERTIFICATION

I certify that the improvement plans for this subdivision have been reviewed and are in conformance with all appropriate regulations. I also certify that the water supply and sewage disposal systems installed or proposed for installation in this subdivision fully met the requirements of this jurisdiction and are approved.

Chad Sargent - Eric Asst 3/23/00
Jurisdiction Official Title Date

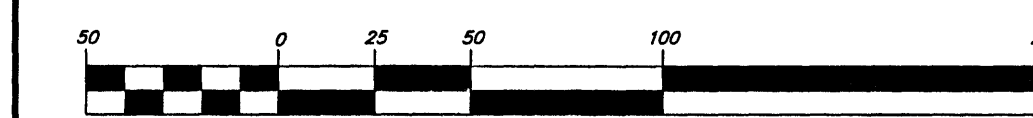
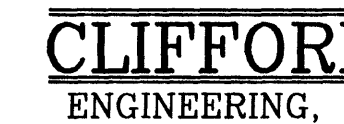
LAND SURVEYOR'S CERTIFICATION

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 and material are correctly indicated; that the information shown hereon is correct to the best of my knowledge and belief.

Warren L. Clifford 21 MARCH 2000
Warren L. Clifford, RLS #2124 Date



ENGINEER:
CLIFFORD ENGINEERING
320 JOAN AVENUE
P.O. BOX 2484
ELIZABETHTOWN, KY. 42702-2484
(270) 769-1436



SCALE: 1" = 50'

DATE: MARCH 17, 2000

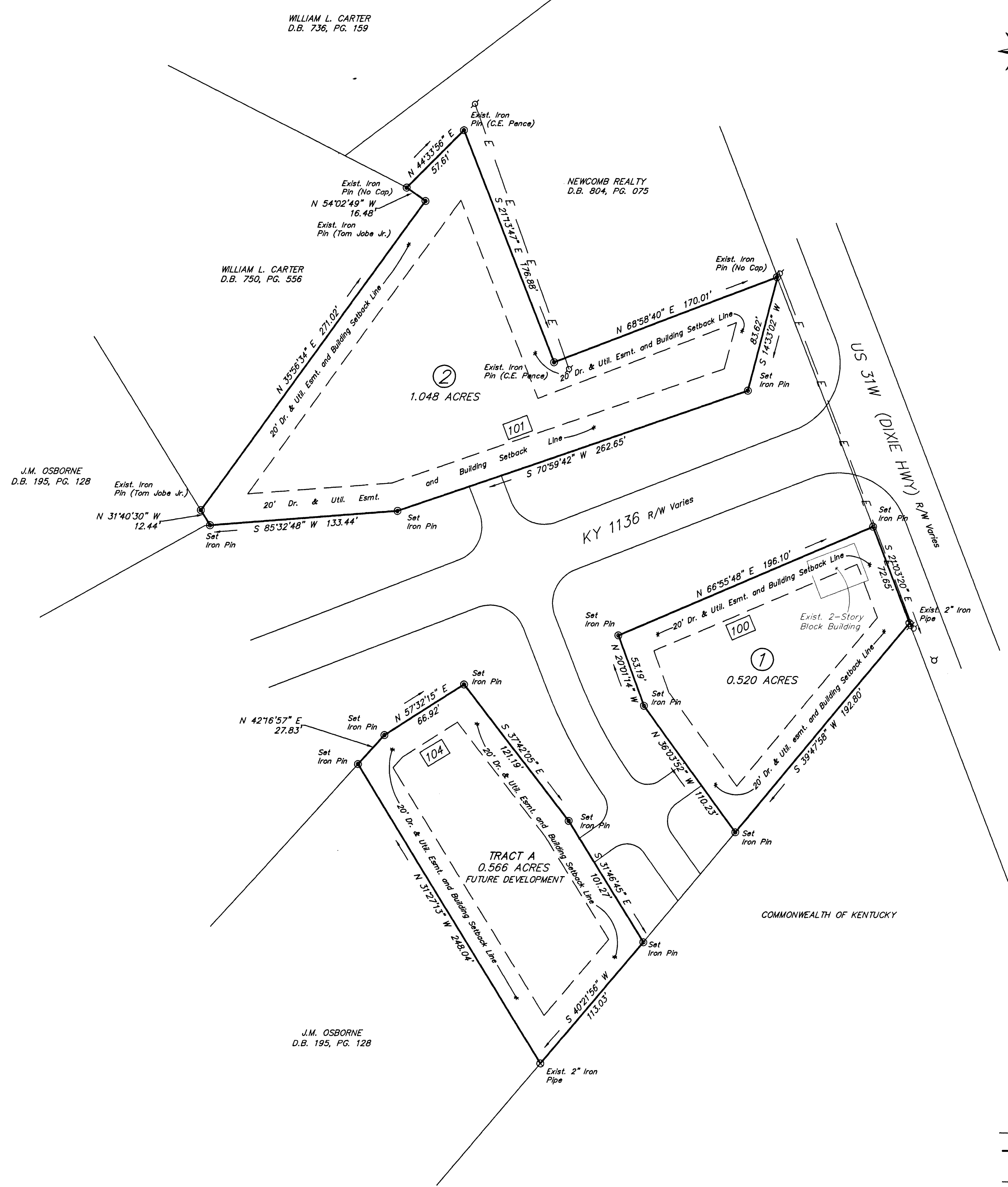
RECORD PLAT OF E-TOWN DISTRIBUTING SUBDIVISION
ELIZABETHTOWN, KENTUCKY

OWNER: DOROTHY DIXON
905 DOGWOOD CIRCLE
ELIZABETHTOWN, KY. 42701
(270) 765-5058

#2640

CADD FILE: Project\Wisc-sub\ Dixon-62

FEE FOR STAMP \$15
RECORDING FEE \$10
LOCAL GOVERNMENT FEE \$10
2000 MAR 31 P. 4 11
ELIZABETHTOWN, KY



- LEGEND**
- - Set Iron Pin, 18-Inch Long, Half-Inch Diameter Iron Pin With Yellow Clifford "R.L.S. 2124" Identification Cap
 - ⊗ - Existing Fire Hydrant
 - ⊙ - Existing Iron Pipe
 - ⊕ - Existing Iron Pin
 - ⊘ - Utility Pole
 - E — Overhead Electric Line
 - Property Line
 - Dr. & Util. Esmt. — Drainage & Utility Easement
 - - - - - Easement Line & Building Setback Line
 - 104 — Street Address

TOTAL # OF LOTS = 3
TOTAL AREA = 2.134 Acres

PVA #	OWNER	DB	PG
* 221-40-00-010	DOROTHY DIXON	729	720
* 221-40-00-011	DOROTHY DIXON	710	257
* 221-40-00-012	DOROTHY DIXON	710	257

CERTIFICATE OF ACKNOWLEDGMENT

I certify that I am a notary for the state-at-large. I further certify that the above signatures are legal and have been executed voluntarily, to the best of my knowledge and belief.

3-27-00 Michael P. Bell
Date Notary Public
Sept 10, 2005
Date Commission Expires

OWNER'S CERTIFICATION

We certify that we are the owner's of this property, as recorded in Deed Book * Page * 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 dash lines marked "ELECTRIC AND TELEPHONE EASEMENTS", namely KENTUCKY UTILITY CO., its successors and assigns, for electric utility purposes and GTE SOUTH, its 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 the dash lines marked "DRAINAGE AND UTILITY 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 thereto;
- (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 of any structures or obstacles the company deems a hazard to the said pole lines, pipes or cables;
- (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, either overhead or underground, necessary wiring for street lighting, that is requested and/or required, but in no case shall said wiring be installed more than five (5) feet from any lot line. Lot owners are to use and enjoy said lands included in easements shown hereon, but such use shall not interfere with the right herein granted.

Date Owners
3-22-00 Dorothy Dixon

