

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY ME OR PERSONS UNDER MY DIRECT SUPERVISION.

ILLUSTRATION DRAWING
 NOT FOR RECORDING OR USE FOR LAND TRANSFER. 8/30/2015

JOHNNY G. PETTIT PLS. # 3327 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

(I, WE) DO HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK 726 PAGE 277 IN THE BULLITT COUNTY CLERK'S OFFICE; DO HERBY ADOPT THIS PLAN OF LOTS FOR THIS PROPERTY; DO HEREBY DEDICATE THE STREETS AND OTHER SPACES SO INDICATED TO PUBLIC OR PRIVATE USE; AND DO ESTABLISH AND RESERVE THE DESIGNATED EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES.

DATE OWNER(S)

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR BULLITT 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 IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BULLITT COUNTY CLERK.

CHAIR OR ADMINISTRATIVE OFFICIAL DATE
 BULLITT COUNTY PLANNING COMMISSION

EASEMENT AND SETBACK NOTES

- 1) THERE IS A 50 FOOT BUILDING SETBACK ALONG THE FRONT OF EACH LOT.
- 2) THERE IS A 25 FOOT BUILDING SETBACK ALONG THE REAR OF EACH LOT.
- 3) THERE IS A 25 FOOT BUILDING SETBACK ALONG THE SIDE OF EACH TRACT FOR PRINCIPAL STRUCTURES AND A 5 FOOT BUILDING SETBACK FOR ACCESSORY BUILDINGS.
- 4) THERE IS A 20 FT. GENERAL UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT OF EACH LOT.
- 5) EASEMENTS GRANT AND CONVEY TO UTILITY COMPANIES AND THEIR SUCCESSORS THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THERETO THAT IN FALLING THEY MIGHT INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITY. NO BUILDING OR OTHER STRUCTURES SHALL BE ERECTED, AND NO LANDFILL OR EXCAVATION OR OTHER CHANGE OF GRADE SHALL BE PERFORMED, UPON THE SAID EASEMENTS AFTER INSTALLATION OF FACILITIES. BE IT ALSO GRANTED THAT THE RIGHT OF INGRESS AND EGRESS BE GRANTED TO THE USERS OF THE UTILITY EASEMENT AS REQUIRED TO CONSTRUCT, OPERATE, MAINTAIN, AND REINFORCE FACILITIES WITHIN SAID EASEMENT.

SURVEY NOTES

THIS SURVEY WAS PERFORMED USING A TOPCON TOTAL STATION 300 SERIES BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:75,900 AND WAS NOT ADJUSTED.

GENERAL NOTES

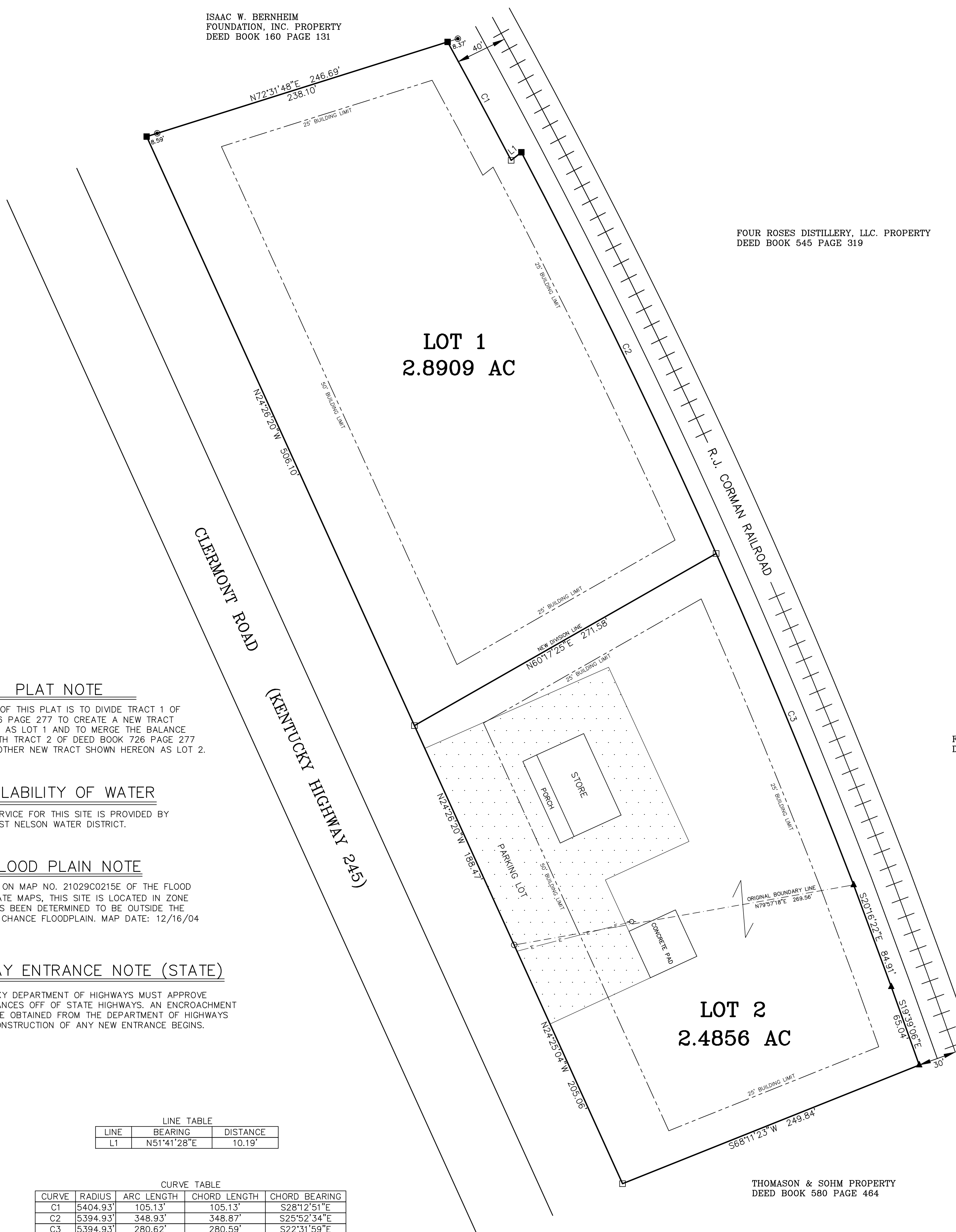
1. THIS PLAT REPRESENTS A BOUNDARY SURVEY CLASSIFIED AS AN URBAN SURVEY AND COMPLIES WITH 201 KAR 18:150.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIONS APPARENT OR OF RECORD.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THE ADJOINING OWNER INFORMATION SHOWN HEREON IS TAKEN FROM RECORDS AT THE PROPERTY VALUATION OFFICE.
5. ALL OVERHEAD AND UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAT. BEFORE ANY CONSTRUCTION CHECK WITH THE APPROPRIATE UTILITY COMPANY FOR EASEMENT WIDTHS AND LOCATIONS.
6. PONDS, LAKES, WATER COURSES, FENCES AND BUILDINGS MAY EXIST ON THIS PROPERTY AND NOT BE SHOWN ON THIS PLAT.
7. THE REFERENCE MERIDIAN FOR THIS PROPERTY IS DEED BOOK 726 PAGE 277
8. SOURCE OF TITLE: DEED BOOK 726 PAGE 277
9. FIELD SURVEY COMPLETION DATE: 1/09/2013

ISAAC W. BERNHEIM
 FOUNDATION, INC. PROPERTY
 DEED BOOK 160 PAGE 131

FOUR ROSES DISTILLERY, LLC. PROPERTY
 DEED BOOK 545 PAGE 319

FOUR ROSES DISTILLERY, LLC. PROPERTY
 DEED BOOK 545 PAGE 319

THOMASON & SOHM PROPERTY
 DEED BOOK 580 PAGE 464



PLAT NOTE

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 1 OF DEED BOOK 726 PAGE 277 TO CREATE A NEW TRACT SHOWN HEREON AS LOT 1 AND TO MERGE THE BALANCE OF TRACT 1 WITH TRACT 2 OF DEED BOOK 726 PAGE 277 TO CREATE ANOTHER NEW TRACT SHOWN HEREON AS LOT 2.

AVAILABILITY OF WATER

WATER SERVICE FOR THIS SITE IS PROVIDED BY NORTH EAST NELSON WATER DISTRICT.

FLOOD PLAIN NOTE

AS INDICATED ON MAP NO. 21029C0215E OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP DATE: 12/16/04

DRIVEWAY ENTRANCE NOTE (STATE)

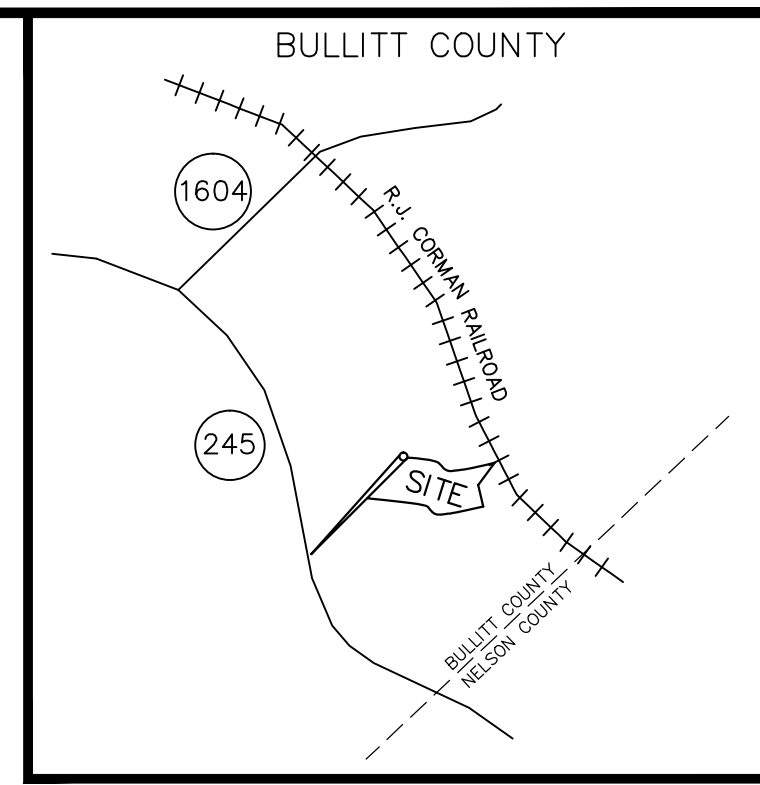
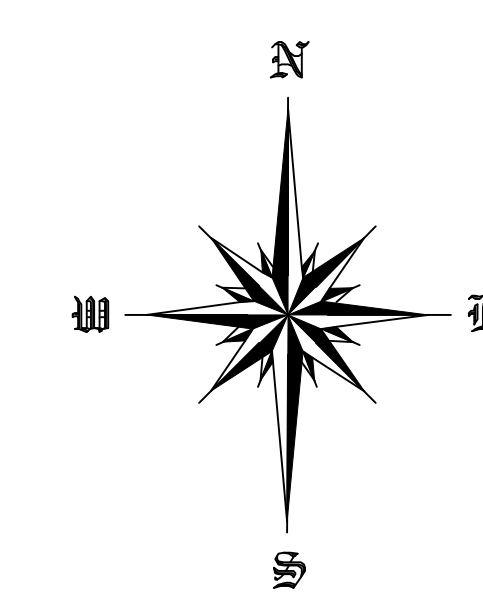
THE KENTUCKY DEPARTMENT OF HIGHWAYS MUST APPROVE ALL NEW ENTRANCES OFF OF STATE HIGHWAYS. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF HIGHWAYS BEFORE THE CONSTRUCTION OF ANY NEW ENTRANCE BEGINS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N51°41'28"E	10.19'

CURVE TABLE

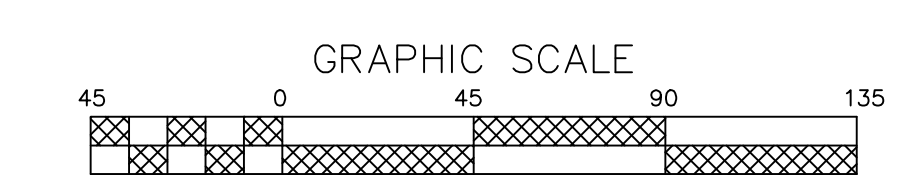
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5404.93'	105.13'	105.13'	S28°12'51"E
C2	5394.93'	348.93'	348.87'	S25°52'34"E
C3	5394.93'	280.62'	280.59'	S22°31'59"E



VICINITY MAP
 NO SCALE

LEGEND

- SET 1/2" x 18" STEEL REBAR PIN WITH YELLOW CAP STAMPED "J.G. PETTIT PLS. 3327"
- EXISTING STEEL REBAR PIN WITH CAP STAMPED "ARMSTRONG PLS. 3334"
- ▲ EXISTING STEEL REBAR PIN WITH CAP STAMPED "ARMSTRONG PLS. 541"
- RIGHT-OF-WAY POINT
- EXISTING 4 INCH CONCRETE MONUMENT
- UTILITY POLE
- E- UTILITY LINES



RECORD PLAT OF:

HUTCHINS ENTERPRISES DIVISION

CLERMONT ROAD (KY. HWY. 245), BULLITT COUNTY, KY.

OWNER: JOHN HUTCHINS
 1281 HUTCHINS LANE
 BARDSTOWN, KY. 40004

SCALE: 1 IN. = 45 FT. DWG. BY: JF PVA # 74-00-00-042
 DATE: JANUARY 24, 2013 AREA: 5.3765 ACRES DWG. NAME: 01313BULLITTHUTCHINS.JOHN

PETTIT LAND SURVEYING, LLC.

112 GETTYSBURG DRIVE
 HODGENVILLE, KY. 42748

PH. (270) 358-4328 FAX (270) 358-4328