

SITE STATISTICS

TOTAL AREA:..... 120.40 ACRES
 AREA IN LOTS:..... 120.40 ACRES
 AREA IN RIGHT OF WAY:..... N/A
 NO. OF LOTS (ORIGINAL):..... 6
 NO. OF LOTS (THIS SURVEY):..... 4
 LENGTH OF STREET:..... N/A
 ZONE:..... A-1
 SMALLEST LOT IS TRACT 2 WITH 305575.1 SQ. FT.

LEGEND

- ① IRON PIN SET (5/8" DIA., 18" LONG) WITH CAP #3848
- ② MAG NAIL SET WITH WASHER STAMPED "3848"
- ③ IRON PIN FOUND WITH CAP #2670
- ④ 30" OAK TREE
- ◇ CALCULATED CORNER - NO MONUMENT SET
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- B.L. BUILDING SETBACK LINE
- R.W.E. ROADWAY WIDENING EASEMENT
- O.H.E. OVERHEAD ELECTRIC LINE
- C.E. CREEK EASEMENT
- ORIGINAL TRACT

BUILDING SETBACKS

FRONT YARD:..... 60 FEET
 REAR YARD:..... 25 FEET
 SIDE YARD:..... 25 FEET

NON-CONFORMING LOTS NOTE

ANY NON-CONFORMING LOTS SHOWN HEREON HAVE BEEN ALTERED SO THAT THE SQUARE FOOTAGE AND/OR ROAD FRONTAGE REMAINS THE SAME OR IS INCREASED IN A MANNER THAT REDUCES THE NONCONFORMITY.

NOTES:

- THE MEANDERING LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, STREAM, RIVER, DRAIN, ROAD, ETC. IS THE ACTUAL PROPERTY LINE UNLESS OTHERWISE NOTED.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY IN ORDER TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
- IT IS THE PROPERTY OWNERS RESPONSIBILITY TO GAIN ALL NECESSARY PERMITS BEFORE THIS PLAN OF SUBDIVISION OR CONSOLIDATION. (EX: DRIVEWAY PERMITS, BUILDING PERMITS, ETC.) THESE STEPS WILL ENSURE THE PROPERTY OWNER THAT HE OR SHE MAY USE THE PROPERTY AS EXPECTED.
- SEWAGE DISPOSAL SHALL BE HANDLED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS WHICH WILL REQUIRE THE APPROVAL OF THE COUNTY HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION ON A LOT.
- PROPER SIZING, DETERMINED BY THE JESSAMINE COUNTY ROAD DEPARTMENT SUPERVISOR OR AN ENGINEER DESIGNATED BY HIM FOR INSTALLATION OF ANY REQUIRED ENTRANCE PIPING SO AS NOT TO IMPEDE, OR ALTER ANY EXISTING OR GENERATED WATER FLOW SHALL BE REQUIRED BEFORE CONSTRUCTION OF A NEW DRIVEWAY ENTRANCE.
- IN ACCORDANCE WITH KRS 256, ALL OWNERS OF PARCELS ADJOINING AN AGRICULTURAL USE SHALL BE RESPONSIBLE FOR ONE-HALF (1/2) THE COST OF THE CONSTRUCTION AND MAINTENANCE OF A BOUNDARY FENCE.
- THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 21113C0145C DATED JUNE 2, 2011.
- EXISTING HENRY LANE IS THE ONLY ACCESS POINT FOR THE PROPERTY SHOWN HEREON. SOME IF NOT ALL PORTIONS OF HENRY LANE ARE PRIVATE AND NOT PUBLICLY MAINTAINED OR OWNED BY THE COUNTY.

LINE TABLE

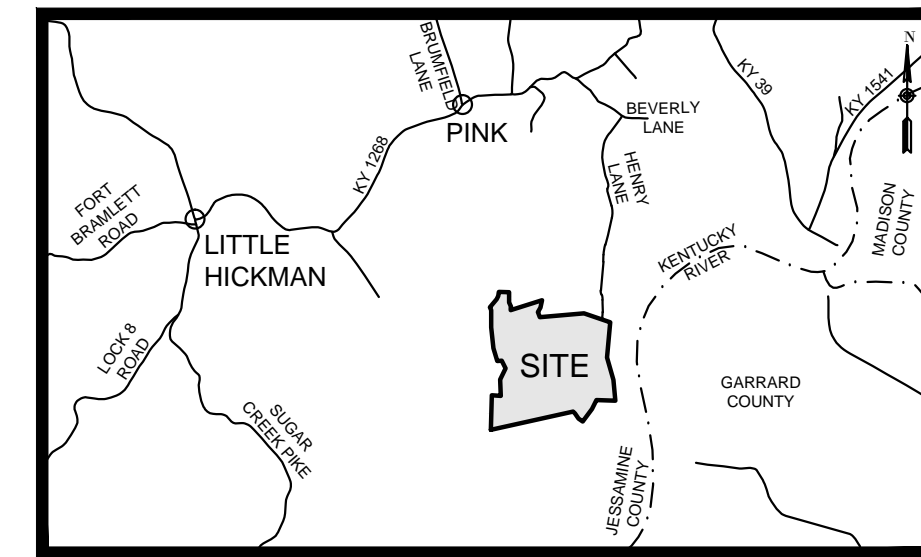
LINE	BEARING	DISTANCE
L1	S 26°21'52" E	90.17'
L2	S 11°34'21" W	38.53'
L3	S 02°28'39" E	37.78'
L4	S 11°04'32" W	155.71'
L5	S 29°38'36" W	104.86'
L6	S 19°15'46" E	111.56'
L7	N 54°13'07" W	103.62'
L8	N 36°03'44" W	126.49'
L9	N 40°39'37" W	55.76'
L10	S 85°42'20" W	90.17'
L11	N 25°11'00" W	71.33'
L12	N 24°30'24" E	69.94'
L13	N 09°04'02" E	89.08'
L14	N 24°55'54" E	25.55'
L15	N 24°15'26" E	92.32'
L16	N 19°45'34" E	94.14'
L17	N 24°06'38" E	84.56'
L18	N 35°32'05" E	17.43'
L19	N 40°58'30" E	21.00'
L20	N 53°18'05" E	69.31'
L21	N 63°34'38" E	142.19'
L22	N 75°20'56" E	145.10'
L24	N 00°20'27" W	141.88'
L25	N 00°29'08" E	85.20'
L26	S 22°19'21" W	135.76'

RECORD SOURCE OF PROPERTY

SOURCE OF DEEDS: DEED BOOK 675; PAGE 16 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE.

PLAT CAB SLIDE

AREA/ROAD FRONTAGE TABLE		
DEEDED TRACT	DEEDED ACREAGE	ROAD FRONTAGE
TRACT 1-A	30 ACRES (MORE OR LESS)	N/A
TRACT 1-B	17.1 ACRES	N/A
TRACT 2	1 ACRE (MORE OR LESS)	N/A
TRACT 3	13 ACRES, 28 POLES	N/A
TRACT 4-A	55 ACRES (MORE OR LESS)	N/A
TRACT 4-B	4 ACRES (MORE OR LESS)	N/A
TOTALS	120.1 ACRES, 28 POLES (MORE OR LESS)	N/A



METHOD OF SURVEY

THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN AUGUST, 2014 & JUNE, 2016. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. TRIMBLE R8-3 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A RURAL SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN ±0.10"+200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID09.

THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH ZONE STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY. THE DIRECTIONS AND DISTANCES SHOWN ON THE PLAT ARE NOT BASED ON AN ADJUSTED SURVEY.

ALL PROPERTY CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN (1/8" LENGTH, 5/8" DIAMETER) AND CAP STAMPED #3848 UNLESS OTHERWISE NOTED HEREON.

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 THE SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, AND WALKS TO PUBLIC USE AND TO DEDICATE ALL PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS.

OWNER: OWNER'S NAME _____ DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

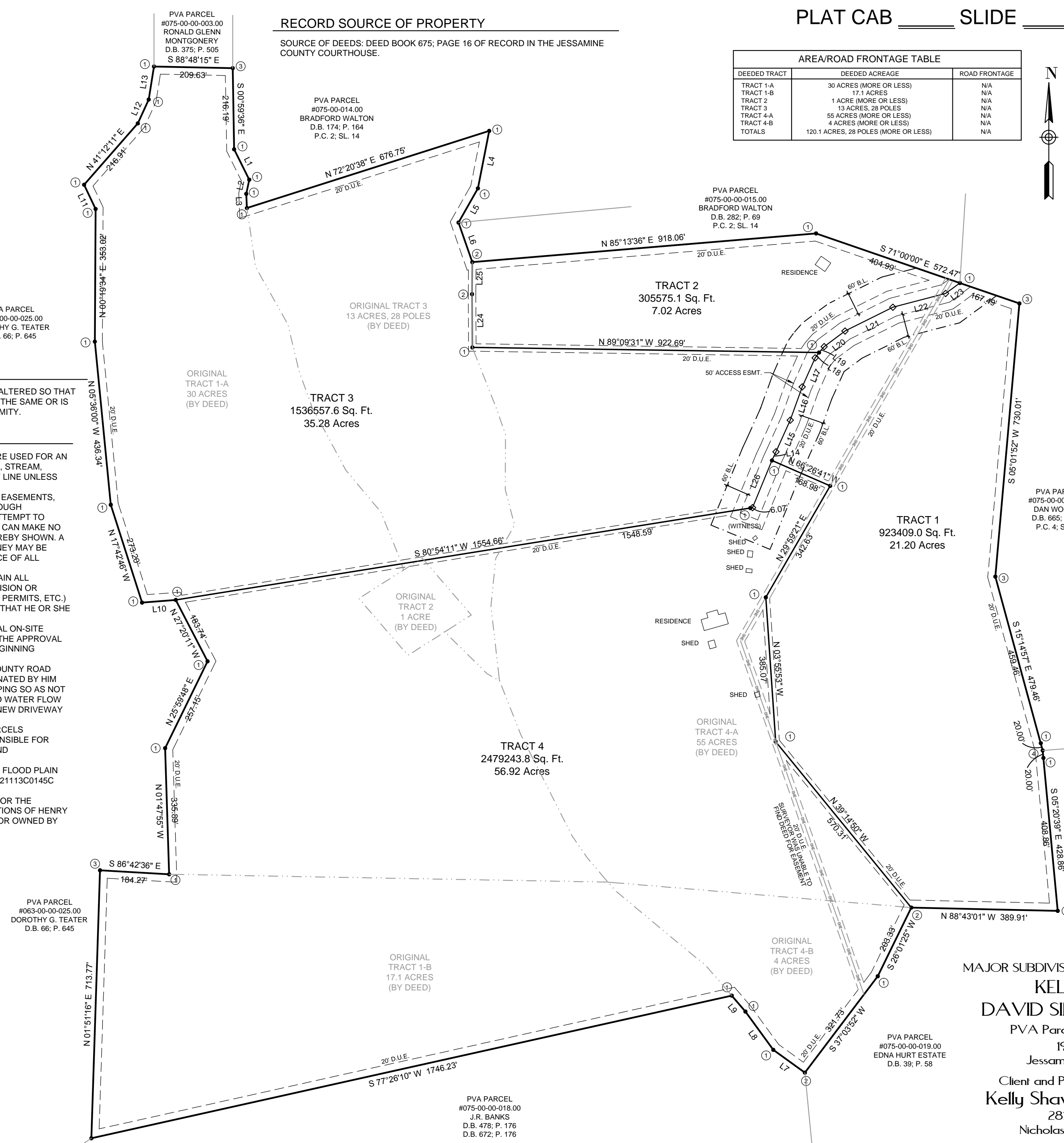
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE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

CHAIRMAN OR SECRETARY, PLANNING COMMISSION _____ DATE: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN KENTUCKY AND THE JESSAMINE COUNTY-CITY OF WILMORE JOINT PLANNING COMMISSION, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN TO THE SPECIFICATIONS OF THE SURVEY AND THE JESSAMINE COUNTY-CITY OF WILMORE SUBDIVISION REGULATIONS. I FURTHER CERTIFY AS TO THE ACCURACY AND EXISTENCE OF ALL PHYSICAL FEATURES REFLECTED ON SAID PLAT.

JASON D. BANKS L.S. #3848 _____ DATE: _____



PVA PARCEL #075-00-00-016.01 DAN WOOLEY D.B. 665; P. 429 P.C. 4; SL. 43

PVA PARCEL #075-00-00-018.00 J.R. BANKS D.B. 478; P. 176 D.B. 672; P. 176

PVA PARCEL #075-00-00-019.00 EDNA HURT ESTATE D.B. 39; P. 58

PVA PARCEL #063-00-00-025.00 DOROTHY G. TEATER D.B. 66; P. 645

PVA PARCEL #075-00-014.00 BRADFORD WALTON D.B. 174; P. 164 P.C. 2; SL. 14

PVA PARCEL #075-00-00-015.00 BRADFORD WALTON D.B. 282; P. 69 P.C. 2; SL. 14

PVA PARCEL #063-00-00-025.00 DOROTHY G. TEATER D.B. 66; P. 645

MAJOR SUBDIVISION & CONSOLIDATION PLAT

KELLY SHAW & DAVID SIMPSON PROPERTY
 PVA Parcel #075-00-00-017.00

1999 Henry Lane
 Jessamine County, Kentucky
 Client and Property Owner of Record:
Kelly Shaw & David Simpson
 281 Sycamore Lane
 Nicholasville, Kentucky, 40356

BANKS Engineering, Inc.
 Jason D. Banks, PLS
 1211 Jessamine Station
 Nicholasville, Kentucky 40356
 (859) 881-0020

Plat of survey represents a boundary survey and complies with 201 KAR 18:50

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEPICT A RETRACEMENT SURVEY OF THE KELLY SHAW AND DAVID SIMPSON PROPERTY AS PER DEED OF RECORD LODGED IN DEED BOOK 675; PAGE 16 IN THE JESSAMINE COUNTY CLERK'S OFFICE AND TO RE-CONFIGURE DEEDED TRACTS INTO TRACTS 1 THOUGH 4 AS SHOWN HEREON. FURTHER, IT IS THE INTENT OF THIS SURVEY TO ESTABLISH THE 50' ACCESS EASEMENT (SEE ACCESS EASEMENT NOTE) AND DRAINAGE AND UTILITY (D.U.E.) EASEMENTS AS SHOWN.

GRAPHIC SCALE



ACCESS EASEMENT NOTE

THE ACCESS EASEMENT SHOWN HEREON IS NOT A PUBLIC ROAD NOR IS IT TO BE PUBLICLY MAINTAINED. HOWEVER, IT IS AVAILABLE FOR AS A RIGHT-OF-WAY EASEMENT FOR THE BENEFIT OF THE COUNTY FOR POTENTIAL FUTURE EXTENSION OF HENRY LANE. MAINTENANCE OF THE EASEMENT SHALL BE BY AGREEMENT BETWEEN EFFECTED PROPERTY OWNERS AND/OR OTHER PRIVATE PARTIES.

