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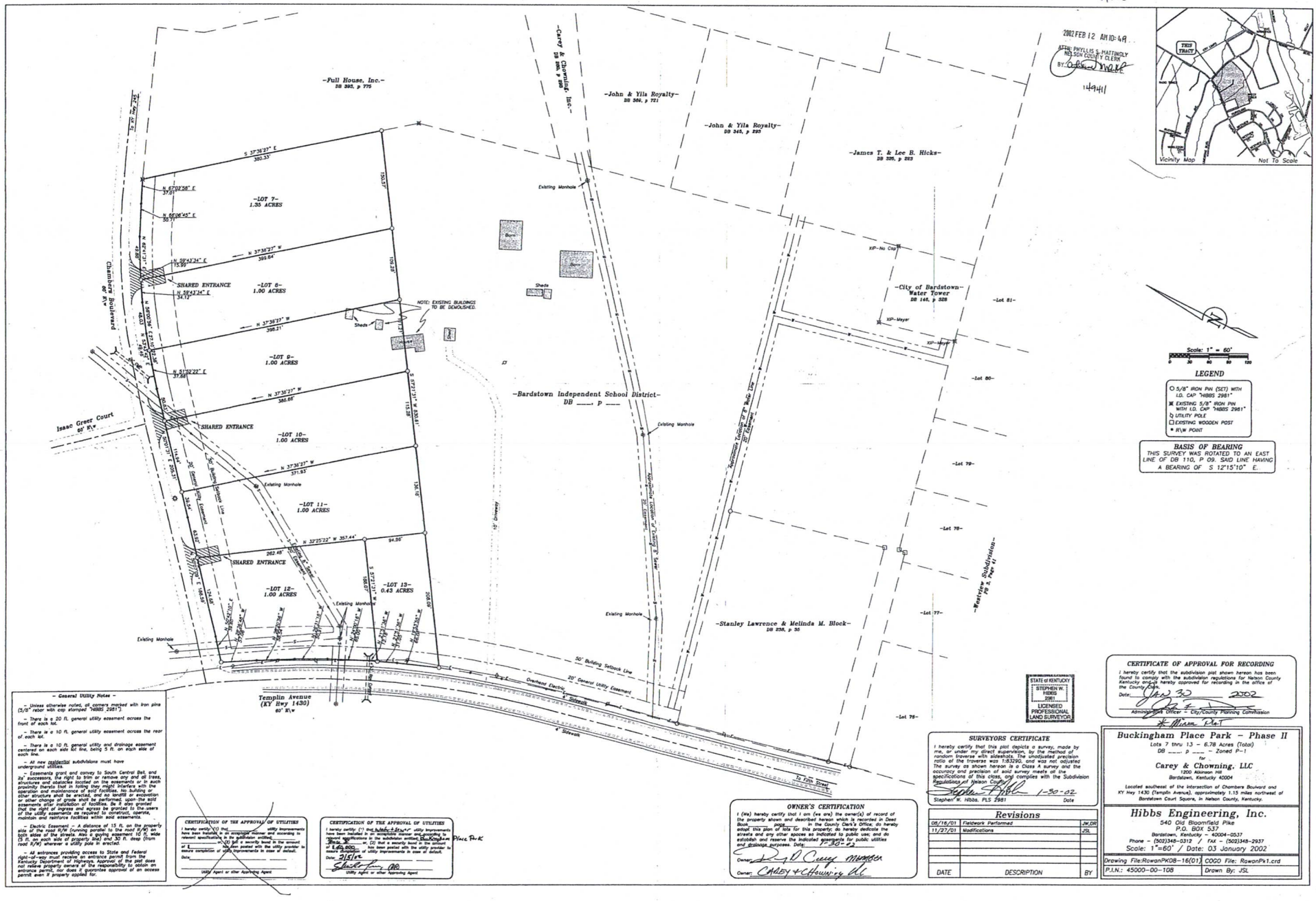
BEN. PHYLLIS S. MATTINGLY
NELSON COUNTY CLERK
BY: [illegible]
14941



– General Utility Notes –

– Unless otherwise noted, all corners marked with iron pins (5/8" rebar with cap stamped "HIBBS 2981").

– There is a 20 ft. general utility easement across the front of each lot.

– There is a 10 ft. general utility easement across the rear of each lot.

– There is a 10 ft. general utility and drainage easement centered on each side lot line, being 5 ft. on each side of each line.

– All new residential subdivisions must have underground utilities.

– Easements grant and convey to South Central Bell, and its' successors, the right to trim or remove any and all trees, structures and shrubbery located on the easements or in such proximity thereto that in falling they might interfere with the proper operation and maintenance of said facilities. No building or other structure 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 easements as required to construct, operate, maintain and reinforce facilities within said easements.

– Electric Easement – A distance of 15 ft. on the property side of the right-of-way line (Hwy 1430) providing a clear 10 ft. wide (5 ft. on each side of property line) and 30 ft. deep (from road R/W) wherever a utility pole is erected.

– All entrances providing access to State and Federal right-of-way must receive an entrance permit from the Kentucky Department of Highways. Approval of the plat does not relieve property owners of the responsibility to obtain an entrance permit, nor does it guarantee approval of an access permit even if properly applied for.

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify: (1) that _____ utility improvements have been installed in an acceptable manner and according to relevant specifications in the subdivision entitled, _____; (2) that a security bond in the amount of $_____ has been posted with the utility provider to ensure completion of utility improvements in case of default.

Date: _____

_____
Utility Agent or other Approving Agent

CERTIFICATION OF THE APPROVAL OF UTILITIES

I hereby certify: (1) that Buckingham Place Park utility improvements have been installed in an acceptable manner and according to relevant specifications in the subdivision entitled, Buckingham Place Park; (2) that a security bond in the amount of $ 1,000 has been posted with the utility provider to ensure completion of utility improvements in case of default.

Date: 2/15/02

Shelly Long
Utility Agent or other Approving Agent

OWNER'S CERTIFICATION

I (We) hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in Deed Book _____, page _____ in the County Clerk's Office; do hereby adopt this plan of lots for this property; do hereby dedicate the streets and any other spaces as indicated to public use; and do establish and reserve the indicated easements for public utilities and drainage purposes. Date: 1-30-02

Owner: [illegible] Manager

Owner: CAREY + CHOWNING LLC

SURVEYORS CERTIFICATE

I hereby certify that this plat depicts a survey, made by me, or under my direct supervision, by the method of random traverse with sideshots. The unadjusted precision ratio of the traverse was 1:8329G, and was not adjusted. The survey as shown hereon is a Class A survey and the accuracy and precision of said survey meets all the specifications of this class, and complies with the Subdivision Regulations of Nelson County.

Stephen W. Hibbs
Stephen W. Hibbs, PLS 2981 — Date 1-30-02

Revisions

DATE	DESCRIPTION	BY
08/16/01	Fieldwork Performed	JW,DR
11/27/01	Modifications	JSL

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Nelson County Kentucky and is hereby approved for recording in the office of the County Clerk.

Date: JAN 30 2002

Administrative Officer – City/County Planning Commission

Buckingham Place Park – Phase II

Lots 7 thru 13 – 6.78 Acres (Total)
DB ____, P ____ – Zoned P-1
for
Carey & Chowning, LLC
1200 Atkinson Hill
Bardstown, Kentucky 40004

Located southeast of the intersection of Chambers Boulvard and KY Hwy 1430 (Templin Avenue), approximately 1.15 miles northeast of Bardstown Court Square, in Nelson County, Kentucky.

Hibbs Engineering, Inc.
540 Old Bloomfield Pike
P.O. BOX 537
Bardstown, Kentucky – 40004-0537
Phone – (502)348-0312 / FAX – (502)348-2937
Scale: 1"=60' / Date: 03 January 2002

Drawing File:RowanPK08-16(01)	COGO File: RowanPk1.crd
P.I.N.: 45000-00-108	Drawn By: JSL