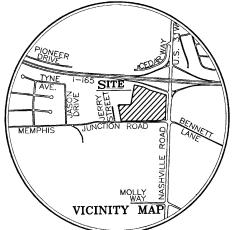


Bruce Burns
 25 APR 15 PM 1:37
 Recorded April 18, 2024



- LEGEND:**
- PROPERTY LINE
 - - - CENTERLINE
 - - - PROPERTY CORNER
 - - - MIN. BLDG. SETBACK LINE (R/L)
 - - - EASEMENT (ESM'T) BOUNDARY

NOTE:

THIS SURVEY IS SUBJECT TO ANY FINDINGS DISCLOSED BY A COMPLETE AND CORRECT TITLE REPORT AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS RECORDED OR UNRECORDED. UTILITIES SHOWN HEREON WERE LOCATED FROM ACTUAL FIELD EVIDENCE, UTILITIES RECORDS, AND OTHER SOURCES. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN. LOCATIONS OF UTILITIES ARE APPROXIMATE AND MAY VARY FROM SHOWN LOCATIONS. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CALL KY UNDERGROUND (811) FOR UTILITY VERIFICATION OF LOCATION AND THE EXISTENCE OF ALL UTILITIES.

ALL CORNERS ARE TO BE 5/8" X 18" IRON PINS WITH PLASTIC CAPS STAMPED "CLAYPOOL L.S. 2314" UNLESS NOTED OTHERWISE. THIS PLAT REPRESENTS AN URBAN CLASS BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150 METHOD OF SURVEY, (P.S. UTILIZING A TOPCON VR, NAD 83 KENTUCKY (1 ZONE) DATUM (EXCESS MINIMUM STANDARDS), PVA PARCEL NO. 0418-43 AND 0418-65-01 ZONED AG AND LU SOURCE OF TITLE: DEED BOOK 1100 PAGE 73 (PARCEL 6) AND DEED BOOK 1001 PAGE 104.

THE PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD PLANE AREA AS PER THE TOWN MAP NUMBER 212270003 E (DATED 5/2/07) SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

TOTAL AREA DEVELOPED: 17.34 ACRES

NO NONCONFORMING STRUCTURE MAY BE ENLARGED, MOVED, OR STRUCTURALLY ALTERED IN A MANNER WHICH INCREASES ITS NONCONFORMITY, BUT ANY STRUCTURE OR PORTION THEREOF MAY BE ALTERED TO DECREASE ITS NONCONFORMITY. VOLUNTARY DEMOLITION OF A NONCONFORMING STRUCTURE NULLIFIES ITS NONCONFORMANCE.

THE MOBILE HOME PARK ADDRESS IS 1588 MEMPHIS JUNCTION ROAD.

1 LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME, OR UNDER MY DIRECTION, BY METHODS THAT MEET OR EXCEED STANDARDS IN 201 KAR 18.150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

B. W. Claypool
 4-29-24

2 CERTIFICATE OF OWNERSHIP, ACCESS, EASEMENT AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF THE SUBDIVISION WITH MY FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE. AS NOTED, THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENTS AND THE RIGHT TO CUT DOWN OR TRIM ANY TREES WITHIN OR WITHOUT THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATION OF THE LINES. THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT OBSTRUCTIONS. ALL DRAINAGE EASEMENTS ARE DEDICATED FOR CITY/COUNTY ACCESS AND STORM WATER MANAGEMENT ARE HEREBY ESTABLISHED BY RECORDED OF THIS PLAT. ALL DRAINAGE 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 (INCLUDING FENCING), EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT, OR BY THE CITY, COUNTY, PLANNING COMMISSION OR APPROPRIATE GOVERNMENTAL AUTHORITY.

3 BOWLING GREEN PUBLIC UTILITIES CERTIFICATION

1017 COLLEGE ST.

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CITY STANDARDS, GRADING, STORM WATER, AND EROSION CONTROL WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT COMPLIES WITH AN APPROVED SITE DEVELOPMENT PLAN AND REGULATIONS OF THE CITY, COUNTY, AND STATE. THE SAME AUTHORITY CERTIFIES THAT THE PROPERTY HAS PUBLIC ACCESS TO A CITY, COUNTY OR STATE ROAD, BUT GRANTS THE RIGHT TO MAKE FINAL ACCESS APPROVAL AT THE TIME OF AN ACCESS PERMIT APPLICATION.

Melissa Casler, PE 3/25/2024
 CITY AUTHORIZED SIGNATURE DATE

4 STATE OF KENTUCKY DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS

900 MORGANTOWN RD.

ACCESS TO HIGHWAY _____ WILL REQUIRE A PERMIT FROM THE DEPARTMENT OF HIGHWAYS. LOTS SHOWN ON THIS PLAT THAT ABUT HIGHWAY _____ MAY BE GRANTED ACCESS TO HIGHWAY _____ WITHIN THE PERMITTED ACCESS ENVELOPES, PROVIDED ALL CONDITIONS AND REQUIREMENTS OF THE DEPARTMENT PERMITS POLICY MANUAL, IN ADDITION TO THE CITY-COUNTY PLANNING COMMISSION REQUIREMENTS ARE MET. OWNERS SHALL CONTACT THE PERMITS ENGINEER WITH THE DEPARTMENT OF HIGHWAYS, AT THE DISTRICT #3 OFFICE IN BOWLING GREEN AT 270 746-7808.

Sarah Payton 3/26/2024
 *No access to US 31W or I-65

5 AT&T

1001 LONESOME LN.
 BOWLING GREEN, KY 42303

Travis Parsley 3/21/2024
 DATE

6 WARREN COUNTY WATER DISTRICT

523 U.S. HWY. 31W BYPASS

THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAT AND, REGARDING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT, ACCEPTABLE EVIDENCES HAVE BEEN PROVIDED FOR THE CONSTRUCTION AND MAINTENANCE OF EXISTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAT.

NO EXAMINATION OR REPRESENTATION IS MADE BY THE WATER DISTRICT AS TO FIRE FLOW, AVAILABILITY OF WATER OR SEWER SERVICES TO THE PROPERTY, THAT EITHER WATER OR SEWER SERVICES CAN BE EXTENDED, OR THAT SERVICES PROVIDED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED.

Digitally signed by
 Mario Castro 3/27/2024
 Authorized Signature Date

7 BOWLING GREEN MUNICIPAL UTILITIES

901 CENTER STREET

UTILITY EASEMENTS AS SHOWN REVIEWED AND APPROVED

DATE: 4/1/2024

BY: *[Signature]*
 ELECTRIC DIVISION

8 ATMOS ENERGY

2850 RUSSELLVILLE RD.
 BOWLING GREEN, KY (270) 843-3393

NATURAL GAS SERVICE
 IS
 IS NOT

AVAILABLE IN THIS AREA. HOWEVER, THE ABILITY TO SERVE FACILITIES IS ULTIMATELY DETERMINED BY INDIVIDUAL LOAD AND PRESSURE REQUIREMENTS.

Ronnie Breece 4-9-24
 Authorized Signature Date

9 BOWLING GREEN FIRE DEPARTMENT

825 E. 8TH AVE.

I HEREBY CERTIFY THE BOWLING GREEN FIRE DEPARTMENT HAS REVIEWED AND APPROVED THIS PLAT BASED ON THE REQUIREMENTS OF THE BOWLING GREEN-FIRE PREVENTION ORDINANCE (SECTION 12) FOR WATER LINES(S), FIRE MAINS, FIRE HYDRANT(S) AND EMERGENCY ACCESS FOR FIRE APPARATUS.

Steve Coleman 3/22/2024
 THE OFFICIAL SIGNATURE DATE

10 SPECTRUM

2668 SCOTTSVILLE ROAD
 BOWLING GREEN, KY 42401

ENGINEERING DIVISION
 UTILITY EASEMENTS AS SHOWN REVIEWED AND APPROVED

Robbie Hughes 3/21/2024
 SPECTRUM

11 BARREN RIVER DISTRICT HEALTH DEPARTMENT

1109 STATE STREET

ON-SITE SEWAGE DISPOSAL SYSTEM TO ANY PROPOSED RESIDENCE OR OTHER BUILDING SHALL BE INSTALLED PURSUANT TO THE KENTUCKY ON-SITE SEWAGE DISPOSAL SYSTEM REGULATIONS, 902 KAR 10:081 AND 902 KAR 10:085, AND EACH INDIVIDUAL LOT SHALL STAND ON ITS OWN MERIT AS TO APPROVAL OR DISAPPROVAL. SANITARY SEWER AVAILABILITY MAY REQUIRE CONNECTION PER THE LOCAL AGENCIES AND ZONING ORDINANCE.

Cameron Cause 3/28/2024
 HEALTH DEPARTMENT ENGINEER/PLANNING SIGNATURE DATE

12 CITY-COUNTY PLANNING COMMISSION

922 STATE STREET

CERTIFICATE OF APPROVAL OF RECORDING

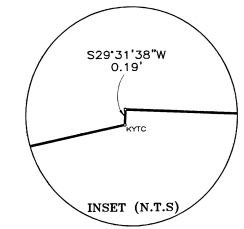
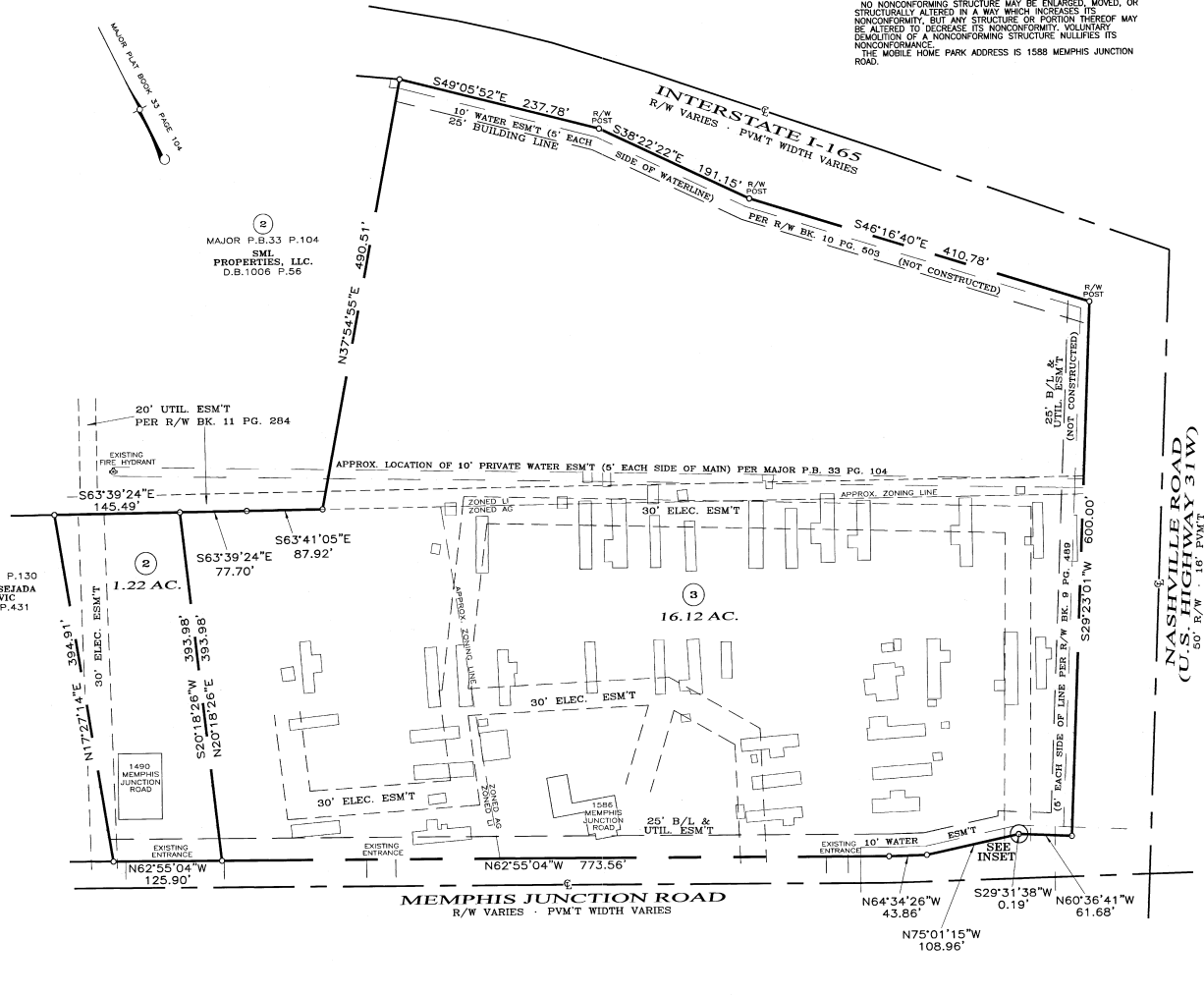
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWING HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

4/18/24
 DATE

[Signature]
 COUNTY CLERK
 CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY

[Signature]
 EXECUTIVE DIRECTOR

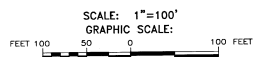
Digital Signatures Verified By Staff



OWNER & DEVELOPER:
Mary Cooke Burns Estate c/o Betsy Kruger, Executor
 531 BELMONT AVENUE - BOWLING GREEN, KY. 42101
 PH (615) 587-2039

M.J. 2024 - 62 - BG

DATE: FEBRUARY 2024
 JOB NO.: 2734



PREPARED BY:
BARRY CLAYPOOL & ASSOCIATES, INC.
 LAND SURVEYING

TURNER BURNS SUBDIVISION

STATE OF KENTUCKY
BARRY W. CLAYPOOL
 2314
 LICENSED PROFESSIONAL LAND SURVEYOR