

VICINITY MAP
(NOT TO SCALE)

OWNER'S CERTIFICATION:

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING THE SAME PROPERTY CONVEYED TO ME (US) BY M. ALEX ROWADY, MASTER COMMISSIONER, CLARK CIRCUIT COURT, BY DEED DATED OCTOBER 3, 2019, AND OF RECORD IN DEED BOOK 541, PAGE 167 IN THE CLARK COUNTY CLERK'S OFFICE; AND DO HEREBY ADOPT THIS AS OUR FINAL RECORD PLAT FOR THIS PROPERTY.

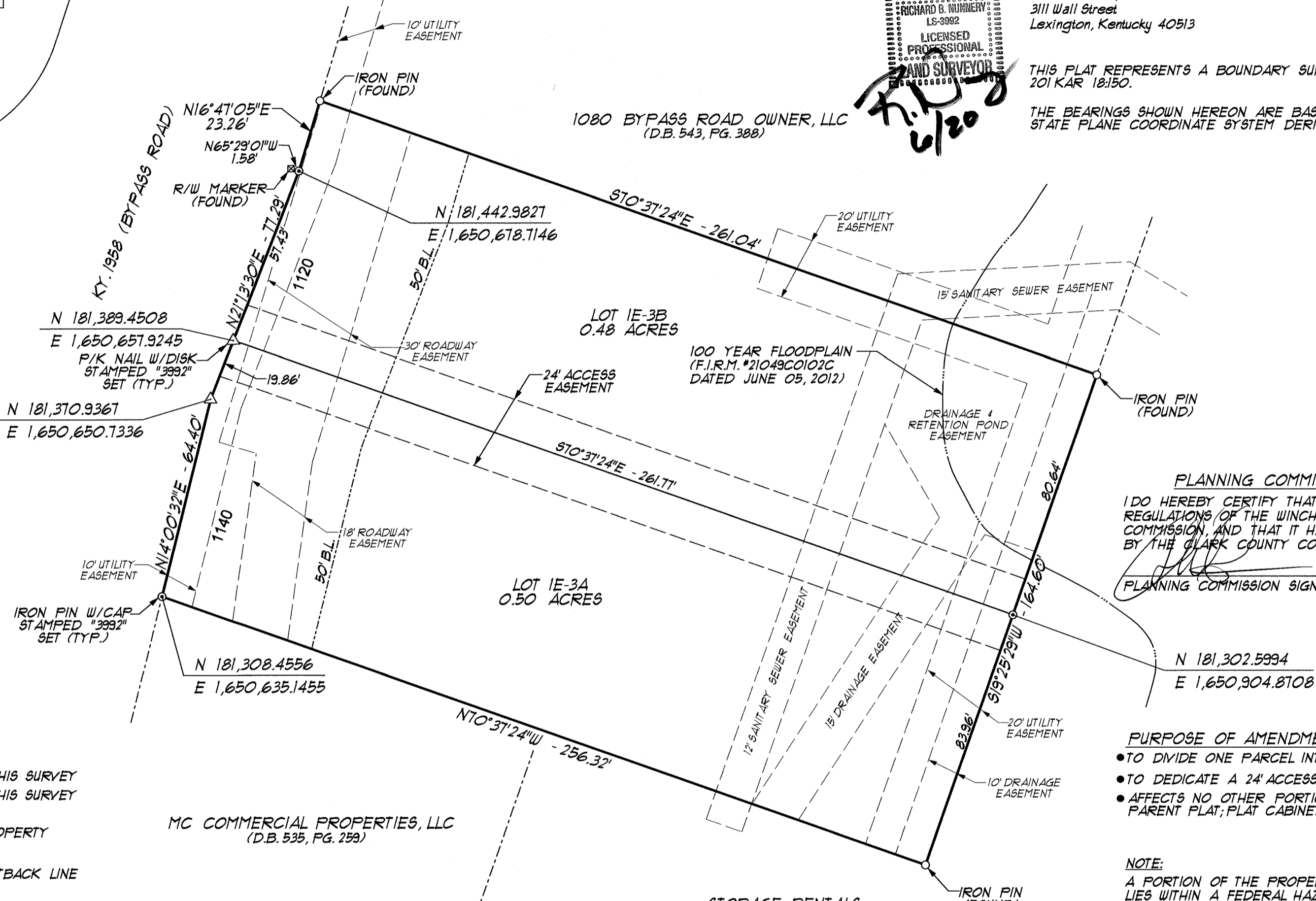
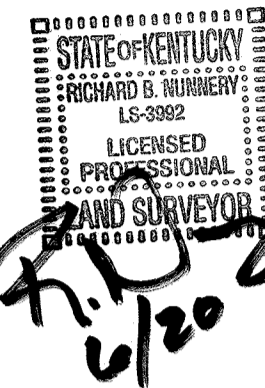
Paul Buttr
INDEPENDENCE BANK OF KENTUCKY 2425 FEDERICA STREET DATE 6/23/20
OWENSBORO, KY. 42302
R. Nunnery 3111 WALL ST. 40513 DATE 6/23/20
WITNESS ADDRESS DATE

LAND SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME, OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE AND ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR SIZE, LOCATION, AND MATERIAL ARE CORRECTLY SHOWN. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE RATIO OF THE RANDOM TRAVERSE WAS 1:36,520 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE ACCURACY AND PRECISION STANDARDS OF AN URBAN SURVEY. (201 KAR 18:150)

R. Nunnery 6/23/20
Date
Richard B. Nunnery
Registered Land Surveyor
Registration No. 3992
E. A Partners, PLC
3111 Wall Street
Lexington, Kentucky 40513

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
THE BEARINGS SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.



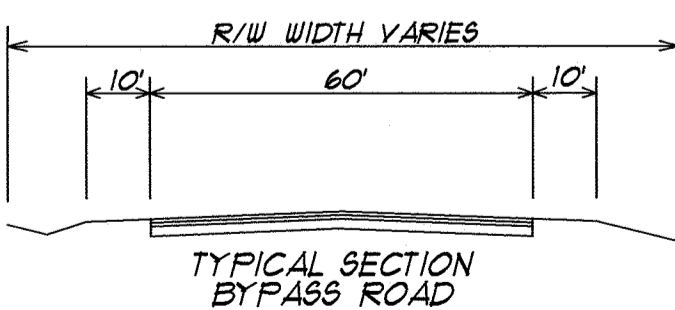
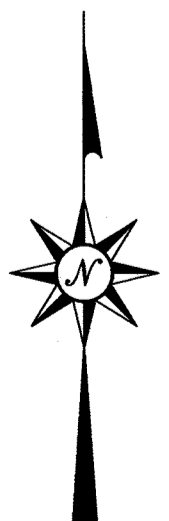
PLANNING COMMISSION'S CERTIFICATION:
I DO HEREBY CERTIFY THAT THIS RECORD PLAT CONFORMS TO REGULATIONS OF THE WINCHESTER/CLARK COUNTY PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED TO BE RECORDED BY THE CLARK COUNTY COURT CLERK.
[Signature]
PLANNING COMMISSION SIGNATURE
6/23/2020
DATE

PURPOSE OF AMENDMENT:
• TO DIVIDE ONE PARCEL INTO 2 LOTS.
• TO DEDICATE A 24' ACCESS EASEMENT.
• AFFECTS NO OTHER PORTION OF THE PARENT PLAT; PLAT CABINET 1, SLIDE 118B.

NOTE:
A PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A FEDERAL HAZARD AREA, AS DESCRIBED ON FLOOD INSURANCE RATE MAP 21049C0102C, DATED JUNE 5, 2012 AS PREPARED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT - FEDERAL INSURANCE ADMINISTRATION.

- LEGEND**
- IRON PIN FOUND
 - IRON PIN W/CAP STAMPED 3992, SET THIS SURVEY
 - △ P/K NAIL W/DISK STAMPED 3992, SET THIS SURVEY
 - ADJOINER
 - SUBJECT PROPERTY
 - EASEMENTS
 - BUILDING SETBACK LINE

SITE STATISTICS:
ZONE - B-3
NO. OF LOTS - 2
TOTAL AREA 0.98 ACRES
MINIMUM FRONT YARD - 50 FEET
MINIMUM REAR YARD - NONE
MINIMUM SIDE YARD - NONE
MINIMUM LOT WIDTH - 50 FEET
MINIMUM LOT COVERAGE - 40%
MAXIMUM HEIGHT - 35 FEET



**AMENDED FINAL RECORD PLAT
HUNTER and GOBLE
PARCEL 1E-3
1140 BYPASS ROAD (KY. 1958)
WINCHESTER, CLARK COUNTY, KENTUCKY
JUNE, 2020**

COUNTY CLERK

RECORD NO: 251452
RECORDED: June 24, 2020 09:44:00 AM
TOTAL FEES: \$50.00
CLERK: NICHOLE S. TRONER
DEPUTY CLERK: CHRIS BRAZIER
COUNTY: CLARK COUNTY
BOOK: PLAT PAGES: 2745 - 2745

E.A. Partners, PLC
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