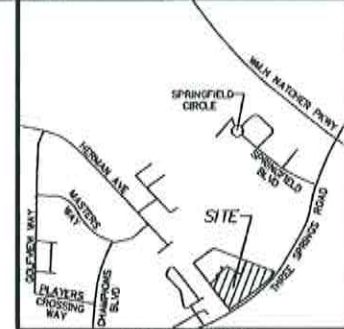


**MINIMUM FINISHED FLOOR ELEVATION**  
 LOTS 47-54 F.F.E. 559.5  
 LOTS 55-58 F.F.E. 559.5  
 LOTS 83-88 F.F.E. 563.0

**LEGEND**

- ⊙ 5/8" REBAR SET W/CAP, P.L.S. NO. 1948
- 5/8" REBAR FOUND W/CAP, P.L.S. NO. 1948
- ⊕ FIRE HYDRANT
- ⊗ SANITARY SEWER MANHOLE
- W-WATERLINE
- S-SANITARY SEWER
- Ⓟ LOT NUMBER

TYPICAL WATERLINE EASEMENT  
 TYPICAL SAN. SEWER EASEMENT  
 PROPOSED 4' SIDEWALK  
 BUILDING SETBACK LINE  
 PUBLIC UTILITY EASEMENT  
 DRAINAGE EASEMENT



**VICINITY MAP**  
 NOT TO SCALE

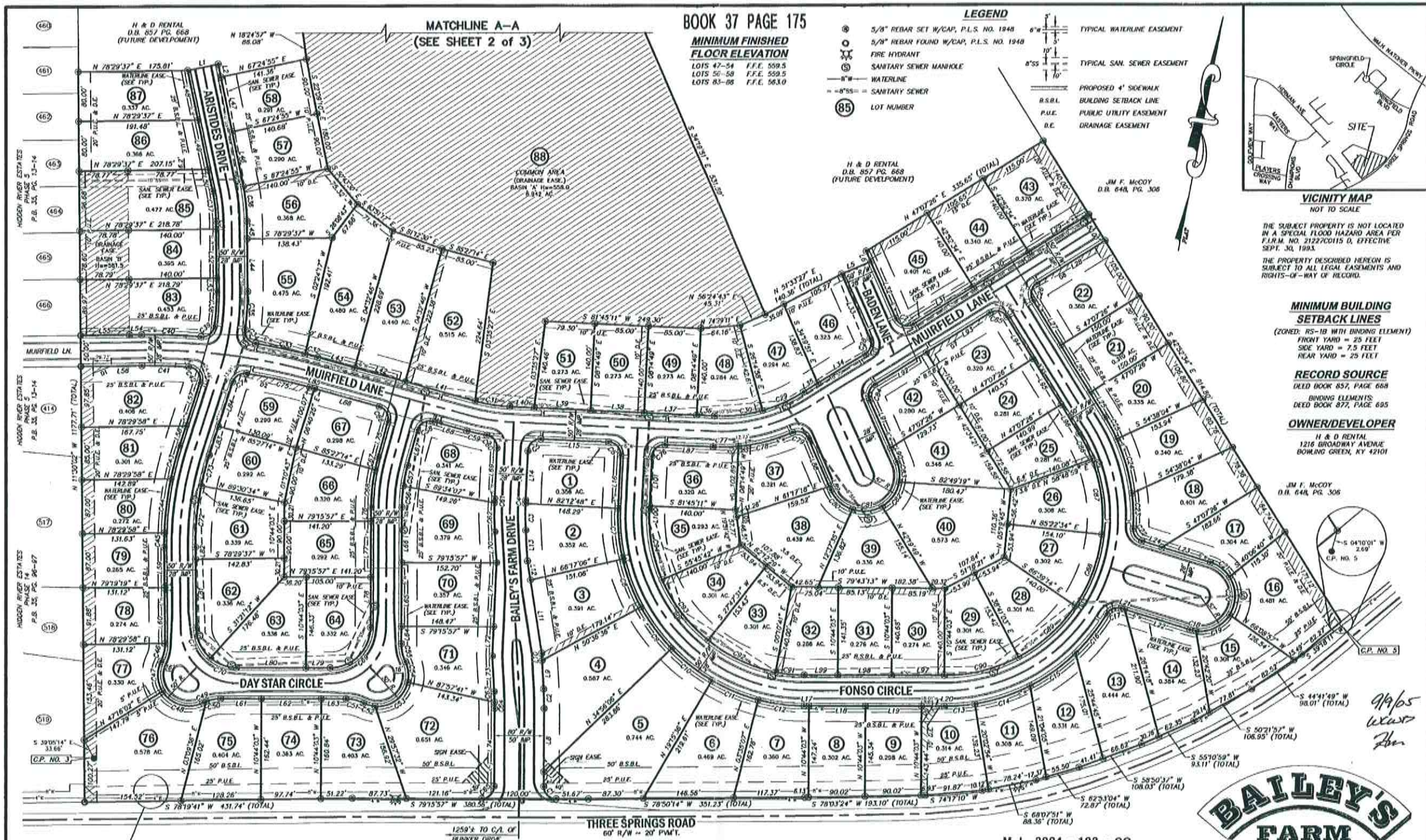
THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 21227C0115 D, EFFECTIVE SEPT. 30, 1993.

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

**MINIMUM BUILDING SETBACK LINES**  
 (ZONED: RS-1B WITH BINDING ELEMENT)  
 FRONT YARD = 25 FEET  
 SIDE YARD = 7.5 FEET  
 REAR YARD = 25 FEET

**RECORD SOURCE**  
 DEED BOOK 857, PAGE 668  
 BINDING ELEMENTS:  
 DEED BOOK 877, PAGE 695

**OWNER/DEVELOPER**  
 H & D RENTAL  
 1216 BROADWAY AVENUE  
 BOWLING GREEN, KY 42301



**TOTAL AREA - PHASE 1 = 45.956 ACRES**

**1. LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAN DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAN MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES. THE SURVEY SHOWN HEREON IS CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCORDING TO THE INFORMATION AVAILABLE TO ME.

*Donald R. Bryant*  
 DONALD R. BRYANT  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 1948  
 9/9/05

**CONTROL POINTS:**

POINT NUMBER	STATE PLANE COORDINATES		PROJECT COORDINATES		ELEV.
	NORTHING	EASTING	NORTHING	EASTING	
3	184906.6500	1435544.68	8.3056104	14057.0424	573.22
5	1849995.29	1437482.37	6898.5972	15993.4268	575.22

CONC. MONUMENT W/ ALUM. DISC, STAMPED BRYANT ENGINEERING, OWENSBORO, KY  
 KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE, NAD 83

**2. CERTIFICATE OF OWNERSHIP & DEDICATION**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF 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.

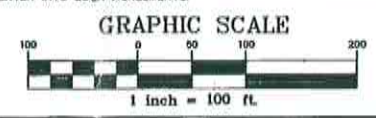
DATE 9-14-05  
 OWNER H&D Rentals  
 OWNER Conrad C

**NOTE:**  
 COMMON AREA (LOT 88) ARE NON-BUILDING LOT OF RECORD, COMMON AREA TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LOTS 83, 84 & 85, DETENTION BASIN & DRAINAGE EASEMENT SHALL BE MAINTAINED BY RESPECTIVE LOT OWNERS.

**MAINTENANCE NOTE:**  
 MAINTENANCE OF DRAINAGE STRUCTURES SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS PERIODICALLY CUT TO A HEIGHT OF 5 INCHES, REPAIRING ERODED AREAS, AND REMOVING DEBRIS FROM INLET STRUCTURES.

MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY, ISLANDS, MEDIANS, ENTRYWAY, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT. A FERRIL MAINTENANCE AGREEMENT MUST BE MADE WITH A HOMEOWNERS ASSOCIATION, ADJACENT LANDOWNERS, OR OTHER PARTIES. LOCAL GOVERNMENT HAS THE OPTION TO ENTER INTO SUCH AGREEMENTS.



M.J. 2004 - 103 - CO.  
 Sheet 1 of 3

RECORDED AND RETURNED  
 SEP 21 10 42 AM '05  
 605 COUNTY CLERK'S OFFICE

**BAILEY'S FARM**

**PHASE 1 - FINAL PLAT**  
 LOCATED ON THREE SPRINGS ROAD  
 AND MUIRFIELD LANE  
 SOUTHWEST OF BOWLING GREEN  
 WARREN COUNTY, KENTUCKY

08-15-2005

**BEI BRYANT ENGINEERING INC.**

Civil Engineering • Land Surveying

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 P.O. Box 2022  
 Owensboro, Kentucky 42302  
 270-685-2811