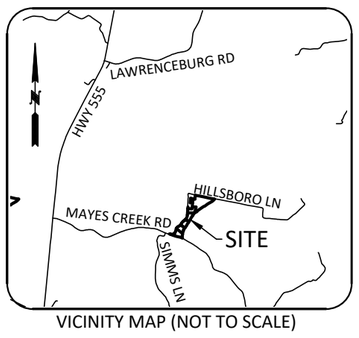


VICINITY MAP (NOT TO SCALE)

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE WASHINGTON COUNTY SUBDIVISION REGULATIONS WITH THE EXCEPTION OF VARIANCES AS SET OUT ON THIS PLAT AND THAT THIS RECORD PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING AND ZONING COMMISSION ON _____, AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY CLERK.

DATE	CHAIRMAN/SECRETARY WASHINGTON COUNTY PLANNING & ZONING COMMISSION	ZONING ADMINISTRATOR WASHINGTON COUNTY PLANNING & ZONING COMMISSION

PURPOSE OF PLAT

TO DIVIDE TRACT NO. 2 AS CONVEYED IN DEED BOOK 97, PAGE 363 AS SHOWN

CONSOLIDATION NOTE

TRACT A AND TRACT B ARE TO BE CONSOLIDATED WITH THE PROPERTY CONVEYED IN DEED BOOK 363, PAGE 717. THEY ARE NOT TO BE SOLD AS STANDALONE TRACTS WITHOUT PERMISSION FROM WASHINGTON COUNTY PLANNING AND ZONING COMMISSION.

BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATES AND DETERMINED BY GPS OBSERVATIONS COMPLETED ON SEPTEMBER 30, 2024

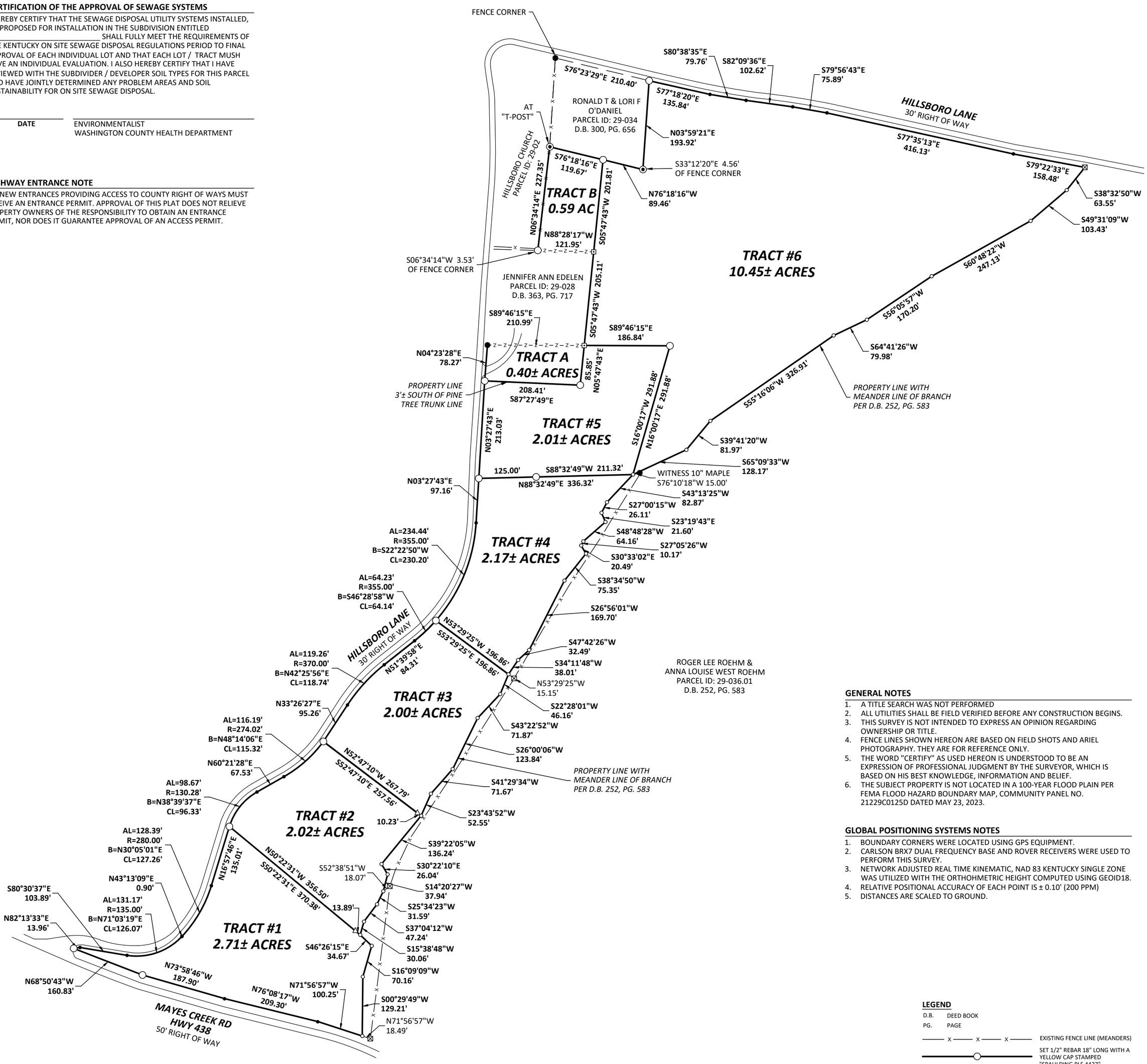
CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION ENTITLED _____ SHALL FULLY MEET THE REQUIREMENTS OF THE KENTUCKY ON SITE SEWAGE DISPOSAL REGULATIONS PERIOD TO FINAL APPROVAL OF EACH INDIVIDUAL LOT AND THAT EACH LOT / TRACT MUSH HAVE AN INDIVIDUAL EVALUATION. I ALSO HEREBY CERTIFY THAT I HAVE REVIEWED WITH THE SUBDIVIDER / DEVELOPER SOIL TYPES FOR THIS PARCEL AND HAVE JOINTLY DETERMINED ANY PROBLEM AREAS AND SOIL SUSTAINABILITY FOR ON SITE SEWAGE DISPOSAL.

DATE	ENVIRONMENTALIST WASHINGTON COUNTY HEALTH DEPARTMENT

HIGHWAY ENTRANCE NOTE

ALL NEW ENTRANCES PROVIDING ACCESS TO COUNTY RIGHT OF WAYS MUST RECEIVE AN ENTRANCE PERMIT. APPROVAL OF THIS PLAT DOES NOT RELIEVE PROPERTY OWNERS OF THE RESPONSIBILITY TO OBTAIN AN ENTRANCE PERMIT, NOR DOES IT GUARANTEE APPROVAL OF AN ACCESS PERMIT.



ROGER LEE ROEHM &
ANNA LOUISE WEST ROEHM
PARCEL ID: 29-036.01
D.B. 252, PG. 583

GENERAL NOTES

1. A TITLE SEARCH WAS NOT PERFORMED
2. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS.
3. THIS SURVEY IS NOT INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. FENCE LINES SHOWN HEREON ARE BASED ON FIELD SHOTS AND ARIEL PHOTOGRAPHY. THEY ARE FOR REFERENCE ONLY.
5. THE WORD "CERTIFY" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FEMA FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 21229C0125D DATED MAY 23, 2023.

GLOBAL POSITIONING SYSTEMS NOTES

1. BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT.
2. CARLSON BRX7 DUAL FREQUENCY BASE AND ROVER RECEIVERS WERE USED TO PERFORM THIS SURVEY.
3. NETWORK ADJUSTED REAL TIME KINEMATIC, NAD 83 KENTUCKY SINGLE ZONE WAS UTILIZED WITH THE ORTHOHMETRIC HEIGHT COMPUTED USING GEOID18.
4. RELATIVE POSITIONAL ACCURACY OF EACH POINT IS ± 0.10' (200 PPM)
5. DISTANCES ARE SCALED TO GROUND.

LEGEND

D.B.	DEED BOOK
PG.	PAGE
x x x	EXISTING FENCE LINE (MEANDERS)
	SET 1/2" REBAR 18" LONG WITH A YELLOW CAP STAMPED "SPAULDING PLS 4427"
	SET 1/2" REFERENCE REBAR 18" LONG WITH A RED CAP STAMPED "REFERENCE MONUMENT PLS 4427"
	FOUND 1/2" REBAR WITH NO CAP UNLESS OTHERWISE NOTED
	FOUND 1/2" REBAR WITH YELLOW CAP STAMPED "SPAULDING PLS 3066"
	FOUND 1/2" REBAR WITH CAP (MC YOUNG 1162)
	FOUND 1/2" REBAR WITH CAP (DPS 3432)
	SURVEY POINT (NO MONUMENT SET)
	MEANDER POINT (NO MONUMENT SET)
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	FLOW LINE (MEANDERS)
	CONSOLIDATION LINE

0' 150' 300'
1 INCH = 150 FEET

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "RURAL" SURVEY AS SHOWN HEREON WAS PERFORMED BY ME BY METHOD OF STATIC AND RTK GPS METHODS OR CONVENTIONAL METHODS THROUGH GPS CONTROL POINTS WITH A CARLSON CR+ ROBOTIC TOTAL STATION. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH HRMS OF 0.02' OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, ALL MONUMENTS WERE FOUND OR SET AS NOTED. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, IMPLIED, APPARENT AND OF RECORD WHETHER SHOWN HEREON OR NOT.

JOHN RYAN SPAULDING, PLS #4427 DATE

STATE OF KENTUCKY
JOHN R. SPAULDING
4427
LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I / WE CERTIFY THAT I / WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAYS TO THE PUBLIC OR PRIVATE USES AS NOTED

OWNER DATE

OWNER DATE

SHEET NUMBER:	SHEET TITLE:	PROJECT DATA:	REVISIONS	CURRENT TITLE HOLDER: / PREPARED FOR:	PROPERTY ADDRESS:	SITE INFORMATION:	PREPARED BY:
1 OF 1	**KENNETH YATES ESTATE DIVISION SOUTH SIDE OF HILLSBORO LN** PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150	TOTAL ACREAGE: 22.35 AC SURVEY DATES: 9.30.24 OCT 2024 PLAT DATE: 10.27.24 JOB #: 24-092	DATE: 10.27.24 — DESCRIPTION: ISSUED AS FINAL	KENNETH YATES ESTATE 800 HILLSBORO LANE SPRINGFIELD, KY 40069	KENNETH YATES ESTATE 800 HILLSBORO LANE SPRINGFIELD, KY 40069	TAX PARCEL ID: 29-025 RECORD SOURCE: DEED BOOK 97, PAGE 363	SPAULDING SURVEYING SPAULDING SURVEYING, LLC 895 SPAULDING LN SPRINGFIELD, KY 40069 JOHN RYAN SPAULDING, PLS, EIT 859-481-5241 Ryan@spauldingsurveying.com