

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 4/10/25 AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY CLERK.

DATE: 4/10/25
 CHAIRMAN/SECRETARY: [Signature]
 ZONING ADMINISTRATOR: [Signature]
 WASHINGTON COUNTY PLANNING & ZONING COMMISSION

LINE	BEARING	DISTANCE
L1	S33°18'50"E	258.93'
L2	S35°43'48"E	8.24'
L3	S35°43'48"E	250.09'
L4	S35°43'48"E	219.12'
L5	S37°37'42"E	112.12'
L6	S37°37'42"E	264.17'
L7	S37°29'29"E	79.72'
L8	S37°29'29"E	188.65'
L8A	S38°37'44"E	0.29'
L9	N36°29'12"W	63.44'
L10	N38°37'44"W	424.61'
L11	N37°29'29"W	189.75'
L12	N37°29'29"W	78.89'
L13	N37°37'42"W	265.00'
L14	N37°37'42"W	111.76'
L15	N35°43'48"W	219.01'
L16	N35°43'48"W	251.31'
L17	N35°43'48"W	6.95'
L18	N33°19'37"W	260.88'
L19	N33°35'32"W	95.20'

TRACT #1 AND #1-A ARE TO BE CONVEYED TOGETHER
 TRACT #2 AND #2-A ARE TO BE CONVEYED TOGETHER
 TRACT #3 AND #3-A ARE TO BE CONVEYED TOGETHER
 TRACT #4 AND #4-A ARE TO BE CONVEYED TOGETHER
 TRACT #5 AND #5-A ARE TO BE CONVEYED TOGETHER

NOTE: TRACTS 1-A, 2-A, 3-A, 4-A AND 5-A ARE ALMOST ENTIRELY INSIDE OF FLOOD ZONE A, PER COMMUNITY PANEL NO. 21229C01000 DATED MAY 23, 2023

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 [Name], 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 MUST 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: [Blank] ENVIRONMENTALIST WASHINGTON CO. HEALTH DEPARTMENT

PURPOSE OF PLAT
 CREATE 5 NEW TRACTS FROM A PORTION OF THE PROPERTY CONVEYED IN DEED BOOK 213, PAGE 292

- GENERAL NOTES**
- A TITLE SEARCH WAS NOT PERFORMED
 - ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS
 - THIS SURVEY IS NOT INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE
 - 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
 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN, PER FEMA FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 21229C01000 DATED MAY 23, 2023. EDGE OF FLOOD PLAIN SHOWN HEREON IS PER A FEMA SHAPEFILE IN KY SINGLE ZONE AND HAS NOT BEEN FIELD VERIFIED.

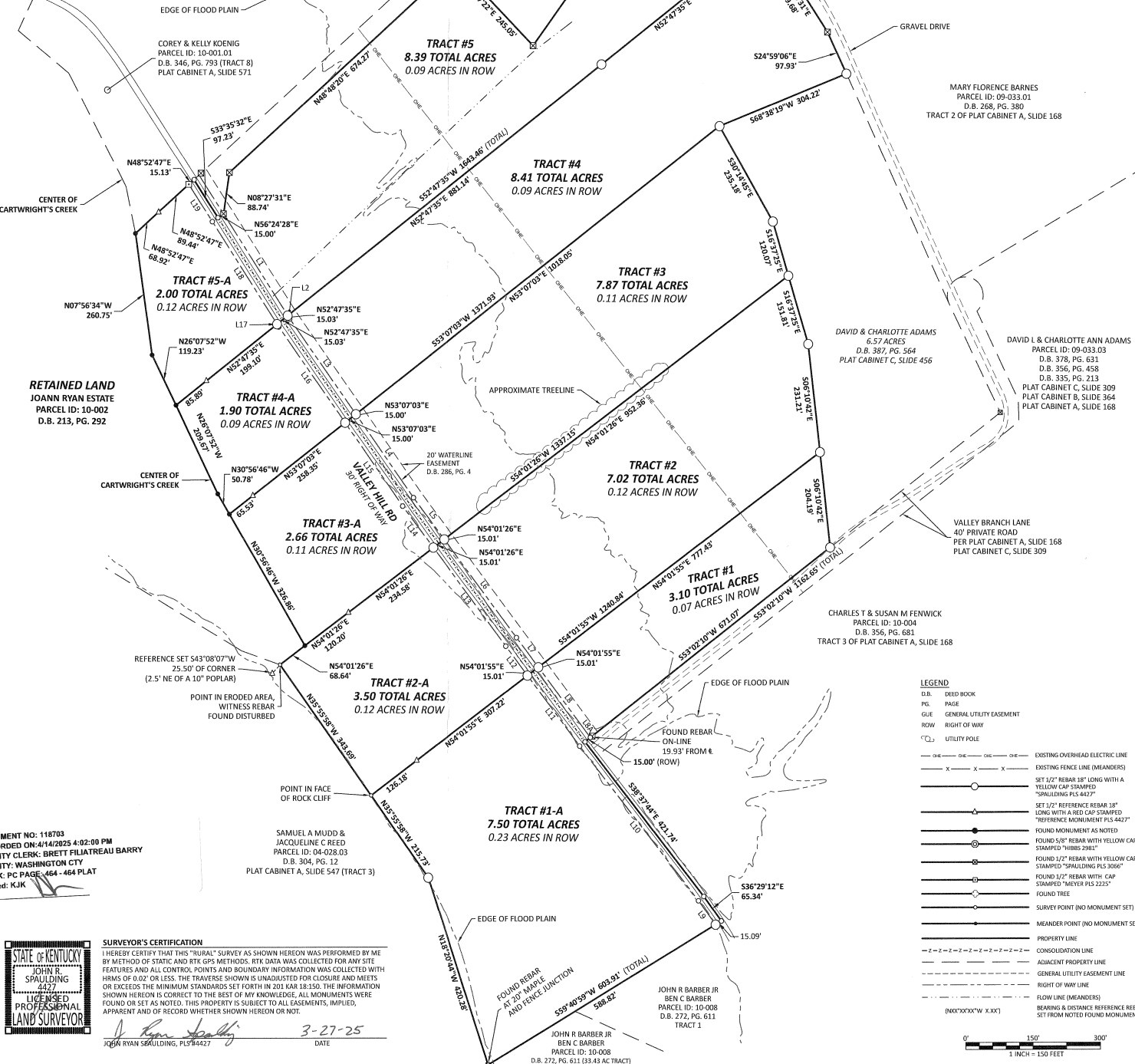
GLOBAL POSITIONING SYSTEMS NOTES

- A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT.
- CARLSON 800X DUAL FREQUENCY BASE AND ROVER RECEIVERS WERE USED TO PERFORM THIS SURVEY.
- NETWORK ADJUSTED REAL TIME KINEMATIC, NAD 83 KENTUCKY SINGLE ZONE WAS UTILIZED WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID13.
- RELATIVE POSITIONAL ACCURACY OF EACH POINT IS ± 0.10" (200 PPM)
- DISTANCES ARE SCALED TO GROUND.

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: [Signature] DATE: 4/11/25
 OWNER: [Blank] DATE: [Blank]



DOCUMENT NO: 118703
 RECORDED ON: 4/14/2025 4:02:00 PM
 COUNTY CLERK: BRETT FILIATREAU BARRY
 COUNTY: WASHINGTON CTY
 BOOK: PC PAGE 464-464 PLAT
 Signed: KJK

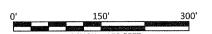


SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS "RURAL" SURVEY AS SHOWN HEREON WAS PERFORMED BY ME BY METHOD OF STATIC AND RTK GPS METHODS. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED WITH HRMS OF 0.02" OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18.350. 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 R. BARBER, JR.
 BEN C. BARBER
 PARCEL ID: 10-008
 D.B. 272, PG. 611 (33.43 AC TRACT)

LEGEND

- D.B. DEED BOOK
- P.L. PAGE
- G.U.E. GENERAL UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- U.P. UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING FENCE LINE (MEANDERS)
- SET 1/2" REBAR 18" LONG WITH A YELLOW CAP STAMPED "SPALLINGING PLS 4427"
- SET 1/2" REFERENCE REBAR 18" LONG WITH A RED CAP STAMPED "REFERENCE MONUMENT PLS 4427"
- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "SPALLINGING PLS 3066"
- FOUND 1/2" REBAR WITH CAP STAMPED "REBAR PLS 2232"
- FOUND TREE
- SURVEY POINT (NO MONUMENT SET)
- MEANDER POINT (NO MONUMENT SET)
- PROPERTY LINE
- CONSOLIDATION LINE
- ADJACENT PROPERTY EASEMENT
- GENERAL UTILITY EASEMENT LINE
- RIGHT OF WAY LINE
- FLOOD LINE (MEANDERS)
- BEARING & DISTANCE REFERENCE REBAR SET FROM NOTED FOUND MONUMENT



PREPARED BY: SPAULDING SURVEYING, LLC
 895 SPAULDING LN
 SPRINGFIELD, KY 40069
 JOHN RYAN BARBER, PLS
 JOHN RYAN BARBER, PLS
 859-481-5241
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SITE INFORMATION:
 TAX PARCEL ID: 10-002
 RECORD SOURCE: DEED BOOK 213, PAGE 292

PROPERTY ADDRESS:
 VALLEY HILL RD
 SPRINGFIELD, KY 40069
 WASHINGTON COUNTY

CURRENT TITLE HOLDER:
 JOANN RYAN EST
 4251 BLOOMFIELD RD
 SPRINGFIELD, KY 40069

REVISIONS	DATE	DESCRIPTION
1	3.12.25	ZONING REVIEW
2	3.26.25	FINAL

PROJECT DATA:
 JOB NO: 24-027
 BEGIN SURVEY DATE: 12-27-24
 END SURVEY DATE: 4/11/25
 PLAT DATE: 4/11/25

SHEET TITLE:
 JOANN RYAN ESTATE TRACTS 1-5
 VALLEY HILL DIVISION PLAT
 PLAT REPRESENTS A BOUNDARY SURVEY
 AND COMPLIES WITH 201 KAR 18.150

SHEET NUMBER:
 1 OF 1