

**BOUNDARY CURVE TABLE:**

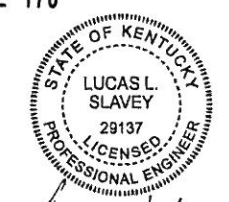
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	75.00'	81.36'	N 74°21'37" W	77.44'	62°10'02"
C2	305.00'	68.33'	S 80°56'26" W	68.18'	12°50'08"
C3	305.00'	116.92'	N 81°19'36" W	116.20'	21°57'48"
C4	305.00'	94.14'	N 61°50'11" W	93.76'	17°41'03"
C5	325.00'	131.18'	N 41°25'51" W	130.39'	23°07'36"
C6	275.00'	111.00'	S 41°25'51" E	110.25'	23°07'16"
C7	255.00'	193.69'	S 74°45'17" E	189.07'	43°31'15"
C8	255.00'	39.89'	N 79°00'14" E	39.85'	8°57'44"
C9	125.00'	65.05'	N 89°25'49" E	64.31'	29°48'53"
C10	125.00'	70.58'	S 59°29'10" E	69.65'	32°21'09"

**BOUNDARY LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 41°18'16" W	96.61'
L2	S 74°31'22" W	57.71'
L3	N 52°59'39" W	50.64'
L4	N 52°59'39" W	50.64'
L5	N 29°52'04" W	9.00'
L6	S 52°59'39" E	49.85'
L7	S 52°59'39" E	44.49'
L8	N 74°31'22" E	57.71'
L9	S 41°18'16" E	96.35'

**SITE CONTROL POINTS/BENCHMARKS:**  
 TBM #1: 5/8-IN IRON PIN CAPPED "KY2508"  
 NORTHING: 1865609.28  
 EASTING: 1465312.36  
 HOR. DATUM: NAD83, KY SOUTH ZONE  
 ELEVATION: 542.95  
 VERT. DATUM: NAVD88  
 TBM #2: 5/8-IN IRON PIN CAPPED "KY2508"  
 NORTHING: 1865870.04  
 EASTING: 1465016.45  
 HOR. DATUM: NAD83, KY SOUTH ZONE  
 ELEVATION: 567.17  
 VERT. DATUM: NAVD88

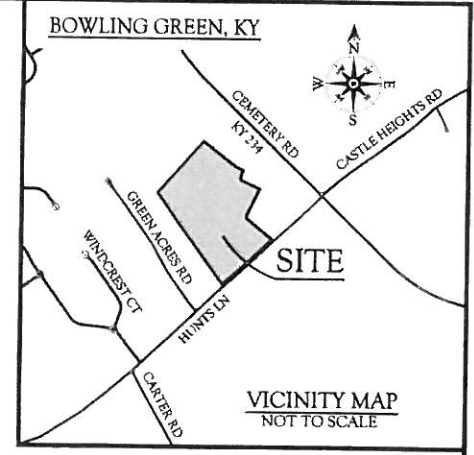
**MAINTENANCE NOTE:**  
 SUBDIVISION REGULATIONS, SECTION 4.8.L  
 NOTIFIES POTENTIAL LOT PURCHASERS OF THEIR RESPONSIBILITIES FOR MAINTAINING DRAINAGE AND OTHER EASEMENT AREAS.  
 1. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR PROPERTY. THIS MAINTENANCE SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS, TO A HEIGHT NO GREATER THAN TEN (10) INCHES, REPAIRING ERODED AREAS AND REMOVING DEBRIS FROM INLET STRUCTURES. THE PROPERTY OWNER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE INFRASTRUCTURE (NOT ACCEPTED BY THE LOCAL GOVERNMENT) CONTAINED WITHIN THIS EASEMENT.  
 2. MAINTENANCE OF "INTERPRETIVE" ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT-OF-WAY, ISLANDS, MEDIANS, ENTRYWAYS, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES AND ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT.



*Lucas Slavey*  
7-10-2019



*Lucas Slavey*  
7-10-2019



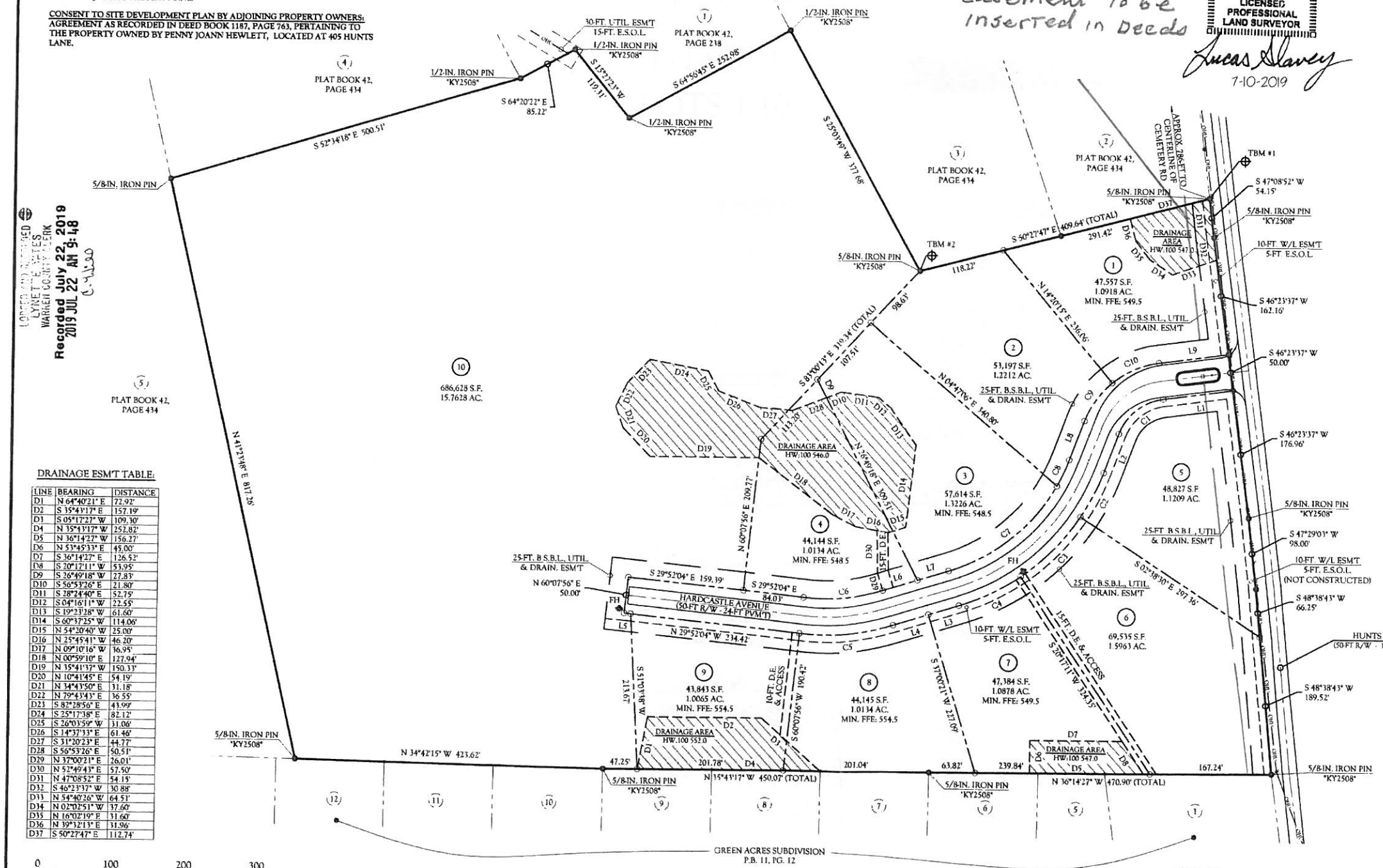
**CONSENT TO SITE DEVELOPMENT PLAN BY ADJOINING PROPERTY OWNERS:**  
 AS RECORDED IN DEED BOOK 1181, PAGE 428, CONTAINS THE FOLLOWING COVENANT RESTRICTIONS PERTAINING TO THE PROPERTY OWNED BY STEVEN E. & JULIE ANNE COLLINS AND LOCATED AT 162 GREEN ACRES ROAD.

- ADJOINING PROPERTY OWNERS' CONSENT TO THE DEVELOPMENT OF HARDCASTLE FARMS IN THE MANOR DEPICTED ON THE SITE DEVELOPMENT PLAN PROVIDED:
- DEVELOPERS SHALL NOT CUT LIVING TREES WITH TRUNKS WIDER THAN EIGHT (8) INCHES WITHIN 50-FEET OF THE ADJOINING PROPERTY LINE.
- DEVELOPERS WILL NOT PLACE SIGNIFICANT FILL DIRT WITHIN 50-FEET OF THE ADJOINING PROPERTY LINE.

**CONSENT TO SITE DEVELOPMENT PLAN BY ADJOINING PROPERTY OWNERS:**  
 AGREEMENT AS RECORDED IN DEED BOOK 1187, PAGE 763, PERTAINING TO THE PROPERTY OWNED BY PENNY JOANN HEWLETT, LOCATED AT 405 HUNTS LANE.

- GENERAL LEGEND:**
- MONUMENT FOUND (AS DESCRIBED)
  - IRON PIN SET (IPS)
  - EXISTING POWER POLE
  - ◇ EXISTING/PROP. FIRE HYDRANT (F.H.)
  - EXISTING WATERLINE
  - 10-FT. EASEMENT - 5-FT. E.S.O.L.
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING OVERHEAD UTILITIES

*35' Landscape Easement to be inserted in deeds*



LOANED AND RECORDED  
 LYNETTE WATKINS  
 WARREN COUNTY CLERK  
 Recorded July 22, 2019  
 2019 JUL 22 AM 9:48  
 C-11330

**DRAINAGE ESMT TABLE:**

LINE	BEARING	DISTANCE
D1	N 64°40'21" E	72.92'
D2	S 35°41'17" E	157.19'
D3	S 05°17'27" W	109.30'
D4	N 35°41'17" W	252.82'
D5	N 36°14'23" W	156.27'
D6	N 53°45'33" E	45.00'
D7	S 36°14'27" E	126.52'
D8	S 20°17'11" W	53.95'
D9	S 26°49'18" W	27.87'
D10	S 56°53'26" E	21.80'
D11	S 28°24'40" E	52.75'
D12	S 04°16'11" W	22.55'
D13	S 19°23'38" W	61.60'
D14	S 60°37'25" W	114.06'
D15	N 54°20'40" W	25.00'
D16	N 25°45'41" W	46.20'
D17	N 09°10'16" W	36.95'
D18	N 00°59'10" E	127.94'
D19	N 35°41'37" W	150.33'
D20	N 10°41'45" E	54.19'
D21	N 34°41'50" E	31.18'
D22	N 79°43'43" E	36.55'
D23	S 82°28'56" E	43.99'
D24	S 25°17'38" E	82.12'
D25	S 26°03'59" W	31.06'
D26	S 14°37'33" E	61.46'
D27	S 31°00'23" E	44.77'
D28	S 56°53'26" E	50.51'
D29	N 37°00'21" E	26.01'
D30	N 52°49'43" E	57.50'
D31	N 47°08'52" E	54.15'
D32	S 46°23'37" W	30.88'
D33	N 54°40'26" W	64.57'
D34	N 02°02'51" W	37.67'
D35	N 16°02'19" E	31.60'
D36	N 39°32'13" E	31.96'
D37	S 50°27'47" E	112.74'



- GENERAL NOTES:**
- SOURCE OF TITLE: DEED BOOK 1166, PAGE 208.
  - TOTAL AREA OF THIS SURVEY: 27.3594 ACRES.
  - THIS SURVEY IS SUBJECT TO ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  - DATE OF FIELD SURVEY: JULY 10, 2019.
  - SOURCE OF BEARING: NAD83, KY SOUTH ZONE.
  - THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
  - THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.
  - THE BEARINGS AND DISTANCES AS SHOWN HEREON ARE BASED ON AN UNADJUSTED RANDOM TRAVERSE.
  - UNADJUSTED CLOSURE 1.98785.
  - ALL SET IRON PINS SHOWN ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "L SLAVEY KY 3922".
  - ALL SET WITNESS MONUMENTS SHOWN ARE 5/8-INCH DIAMETER BY 18-INCHES LONG REBAR WITH PURPLE PLASTIC CAPS STAMPED "WITNESS MON KY 3922".
  - CURRENTLY ZONED: R-E WITH DEVELOPMENT PLAN CONDITIONS.
  - DEVELOPMENT PLAN CONDITIONS RECORDED IN CLU BOOK 9, PAGE 285.
  - PREVIOUSLY RECORDED IN PLAT BOOK 42, PAGE 414.
  - DECLARATION OF RESTRICTIVE COVENANTS ARE RECORDED IN DEED BOOK 1188, PAGE 915.

**UTILITY NOTE:**  
 UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE AND OTHER AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT MAY NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF THE UTILITIES.

**FLOOD NOTE:**  
 I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP #21222C0330E, DATED MAY 2, 2007.

- PLAT RESTRICTIONS:**
- EACH RESIDENCE WITHIN THE DEVELOPMENT WILL HAVE A MINIMUM OF 2,100 SQUARE FEET OF HEATED LIVING SPACE, EXCLUSIVE OF PORCHES OR GARAGES.
  - EACH RESIDENCE WILL HAVE A MINIMUM OF A TWO-CAR ATTACHED GARAGE.
  - ALL DRIVEWAYS WILL BE CONSTRUCTED OF CONCRETE OR BITUMINOUS SURFACE.
  - NO BUILDING WILL EXCEED TWO (2) STORIES IN HEIGHT.
  - EXTERIORS OF ALL STRUCTURES WILL CONSIST OF 70 PERCENT BRICK, STONE, DRYVIT, CEMENT-BASED SIDING, MAN-MADE STONE OR OTHER MODERN MASONRY MATERIALS. ALL ACCESSORY OR DETACHED STRUCTURES WILL BE OF THE SAME OR COMPLEMENTARY MATERIAL AS THE PRIMARY STRUCTURE. PLAIN-FACED BLOCK WILL BE PROHIBITED AS AN EXTERNAL FACADE.

**OWNER:**  
 H&A DEVELOPMENT, LLC  
 1685 PLEASANT HILL ROAD  
 BOWLING GREEN, KY 42103

**SUBDIVISION PLAT FOR:**

**HARDCASTLE FARMS  
 SUBDIVISION - PHASE 1  
 AND JACK CRABTREE ESTATE SUBDIVISION  
 A REVISION OF LOT 6  
 HUNTS LANE  
 WARREN COUNTY, KY**

**VAN METER & SLAVEY, I.L.C.**  
 PROFESSIONAL ENGINEERING - LAND SURVEYING

1015 Slive Lane - Bowling Green, KY 42103  
 P: 270.799.1001 F: 270.721.0011 E: lslavey@atl.net

DRAWN BY: RHM V&S JOB #: 18250 SURVEY DATE: 7-10-2019  
 CHECKED BY: LLS  
 APPROVED BY: LLS

PLAT DATE: 7-10-2019