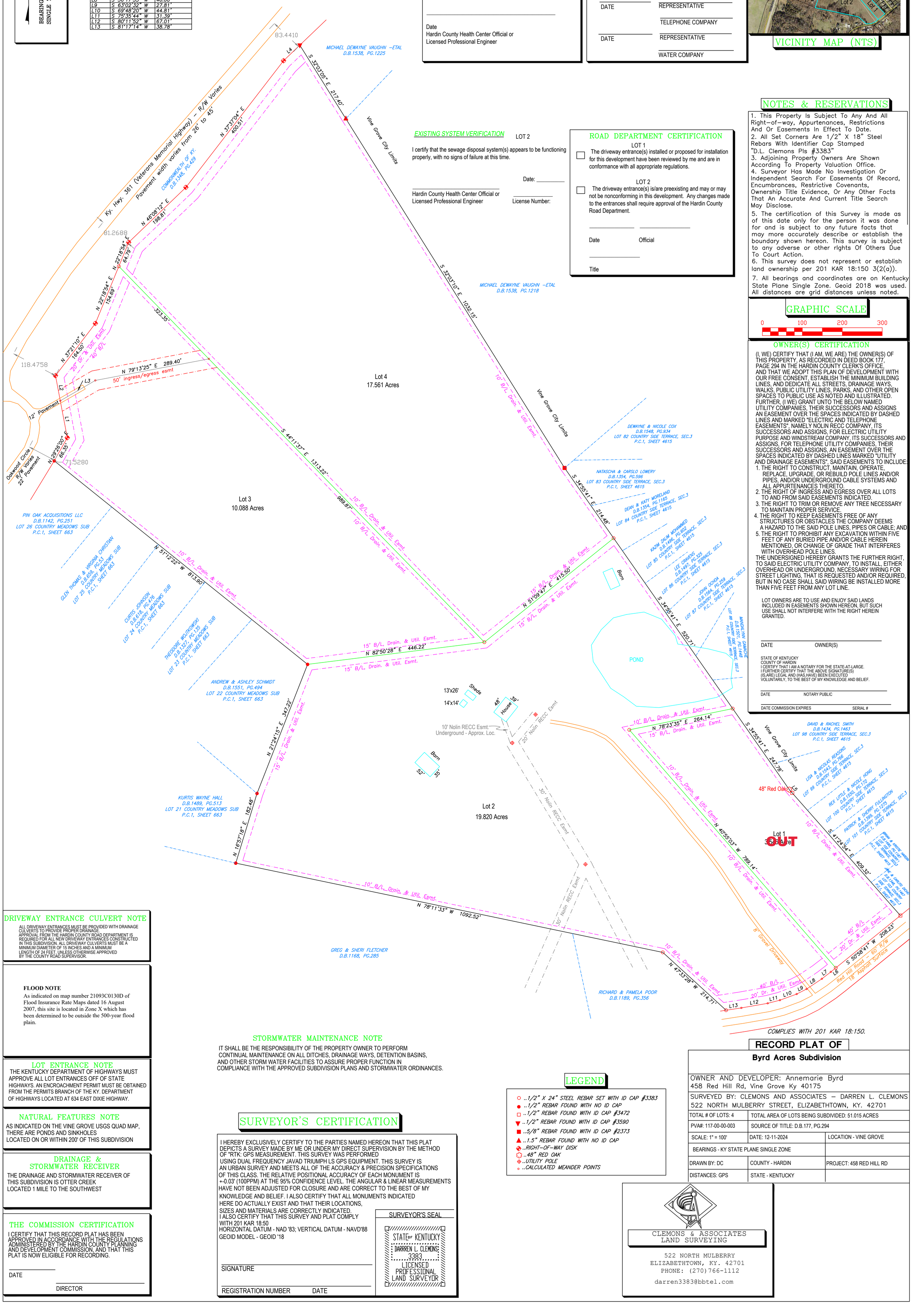
BEARINGS–KY STATE PLANE
SINGLE ZONE (NAD '83)

LINE	BEARING	DISTANCE
L1	N 10°43'24" W	94.12'
L2	N 10°43'24" W	64.24'
L3	N 59°47'57" E	101.46'
L4	N 46°15'38" E	56.37'
L5	S 41°24'58" E	10.99'
L6	S 50°58'41" W	15.98'
L7	S 52°19'33" W	28.34'
L8	S 56°17'33" W	46.00'
L9	S 63°02'32" W	27.81'
L10	S 69°48'20" W	44.81'
L11	S 75°35'44" W	31.39'
L12	S 80°11'52" W	67.01'
L13	S 81°17'14" W	38.78'

HARDIN COUNTY HEALTH CENTER - EXCEPTION

Lots 3 & 4, shown on this subdivision plat, being five acres or greater, and not containing a dwelling on site has not been evaluated for an on-site sewage disposal system as permitted by the Hardin County Subdivision Regulations [3-4(C)(5)(C)]



Certification of Approval of Onsite Sewerage Disposal System
LOT 1

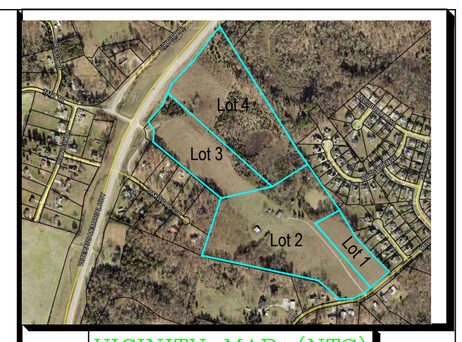
I hereby certify that the onsite sewerage disposal system to any proposed residence or other structure or any existing structure within this subdivision shall be installed pursuant to the Kentucky onsite sewage disposal system regulation (902 KAR 10:081 and 902 KAR 10:085). Each individual lot shall have a site evaluation and shall stand on its own merit as to approval or disapproval.

Date
Hardin County Health Center Official or
Licensed Professional Engineer

UTILITY CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY.

DATE _____ REPRESENTATIVE _____
ELECTRIC COMPANY
DATE _____ REPRESENTATIVE _____
TELEPHONE COMPANY
DATE _____ REPRESENTATIVE _____
WATER COMPANY



VICINITY MAP (NTS)

EXISTING SYSTEM VERIFICATION LOT 2

I certify that the sewage disposal system(s) appears to be functioning properly, with no signs of failure at this time.

Date: _____

Hardin County Health Center Official or
Licensed Professional Engineer

License Number: _____

ROAD DEPARTMENT CERTIFICATION

LOT 1
☐ The driveway entrance(s) installed or proposed for installation for this development have been reviewed by me and are in conformance with all appropriate regulations.

LOT 2
☐ The driveway entrance(s) is/are preexisting and may or may not be nonconforming in this development. Any changes made to the entrances shall require approval of the Hardin County Road Department.

Date _____ Official _____

Title _____

NOTES & RESERVATIONS

1. This Property Is Subject To Any And All Right–of–way, Appurtenances, Restrictions And Or Easements In Effect To Date.
2. All Set Corners Are 1/2" X 18" Steel Rebars With Identifier Cap Stamped "D.L. Clemons Pls #3383"
3. Adjoining Property Owners Are Shown According To Property Valuation Office.
4. Surveyor Has Made No Investigation Or Independent Search For Easements Of Record, Encumbrances, Restrictive Covenants, Ownership Title Evidence, Or Any Other Facts That An Accurate And Current Title Search May Disclose.
5. The certification of this Survey is made as of this date only for the person it was done for and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any adverse or other rights Of Others Due To Court Action.
6. This survey does not represent or establish land ownership per 201 KAR 18:150 3(2(a)).
7. All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2018 was used. All distances are grid distances unless noted.

GRAPHIC SCALE
0 100 200 300

OWNER(S) CERTIFICATION

(I, WE) CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 177, PAGE 294 IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT WE ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGE WAYS, WALKS, PUBLIC UTILITY LINES, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, (I WE) GRANT UNTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "ELECTRIC AND TELEPHONE EASEMENTS", NAMELY NOLIN RECC COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY PURPOSE AND WINDSTREAM COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE:

1. THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERETO.
2. THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
3. THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE.
4. THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLE; AND
5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED, OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTING, THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE FEET FROM ANY LOT LINE.

LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

DATE _____ OWNER(S) _____

STATE OF KENTUCKY
COUNTY OF HARDIN
I CERTIFY THAT I AM A NOTARY FOR THE STATE-AT-LARGE.
I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S)
(IS,ARE) LEGAL AND (HAS,HAVE) BEEN EXECUTED
VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE _____ NOTARY PUBLIC _____

DATE COMMISSION EXPIRES _____ SERIAL # _____

DRIVEWAY ENTRANCE CULVERT NOTE

ALL DRIVEWAY ENTRANCES MUST BE PROVIDED WITH DRAINAGE CULVERTS TO PROVIDE PROPER DRAINAGE. APPROVAL FROM THE HARDIN COUNTY ROAD DEPARTMENT IS REQUIRED FOR ALL NEW DRIVEWAY ENTRANCES CONSTRUCTED IN THIS SUBDIVISION. ALL DRIVEWAY CULVERTS MUST BE A MINIMUM DIAMETER OF 15 INCHES AND A MINIMUM LENGTH OF 24 FEET, UNLESS OTHERWISE APPROVED BY THE COUNTY ROAD SUPERVISOR.

FLOOD NOTE

As indicated on map number 21093C0130D of Flood Insurance Rate Maps dated 16 August 2007, this site is located in Zone X which has been determined to be outside the 500-year flood plain.

LOT ENTRANCE NOTE

THE KENTUCKY DEPARTMENT OF HIGHWAYS MUST APPROVE ALL LOT ENTRANCES OFF OF STATE HIGHWAYS. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PERMITS BRANCH OF THE KY. DEPARTMENT OF HIGHWAYS LOCATED AT 634 EAST DIXIE HIGHWAY.

NATURAL FEATURES NOTE

AS INDICATED ON THE VINE GROVE USGS QUAD MAP, THERE ARE PONDS AND SINKHOLES LOCATED ON OR WITHIN 200' OF THIS SUBDIVISION

DRAINAGE & STORMWATER RECEIVER

THE DRAINAGE AND STORMWATER RECEIVER OF THIS SUBDIVISION IS OTTER CREEK LOCATED 1 MILE TO THE SOUTHWEST

THE COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING.

DATE _____

DIRECTOR _____

STORMWATER MAINTENANCE NOTE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL DITCHES, DRAINAGE WAYS, DETENTION BASINS, AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLANS AND STORMWATER ORDINANCES.

SURVEYOR'S CERTIFICATION

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK: GPS MEASUREMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS +-0.03' (100PPM) AT THE 95% CONFIDENCE LEVEL. THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLY WITH 201 KAR 18:50
HORIZONTAL DATUM - NAD '83; VERTICAL DATUM - NAVD'88
GEOID MODEL - GEOID '18

SIGNATURE _____

REGISTRATION NUMBER _____ DATE _____

SURVEYOR'S SEAL

STATE OF KENTUCKY
DARRREN L. CLEMONS
3383
LICENSED PROFESSIONAL LAND SURVEYOR

LEGEND

- ○ ..1/2" X 24" STEEL REBAR SET WITH ID CAP #3383
- ● ..1/2" REBAR FOUND WITH NO ID CAP
- □ ..1/2" REBAR FOUND WITH ID CAP #3472
- ▼ ..1/2" REBAR FOUND WITH ID CAP #3590
- ■ ..5/8" REBAR FOUND WITH ID CAP #2373
- ▲ ..1.5" REBAR FOUND WITH NO ID CAP
- ⊕ ..RIGHT–OF–WAY DISK
- ◌ ..48" RED OAK
- ⊕ ..UTILITY POLE
- ∘ ..CALCULATED MEANDER POINTS

COMPLIES WITH 201 KAR 18:150.

RECORD PLAT OF

Byrd Acres Subdivision

OWNER AND DEVELOPER: Annemarie Byrd
458 Red Hill Rd, Vine Grove Ky 40175

SURVEYED BY: CLEMONS AND ASSOCIATES – DARREN L. CLEMONS
522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY. 42701

TOTAL # OF LOTS: 4	TOTAL AREA OF LOTS BEING SUBDIVIDED: 51.015 ACRES	
PVA#: 117-00-00-003	SOURCE OF TITLE: D.B.177, PG.294	
SCALE: 1" = 100'	DATE: 12-11-2024	LOCATION - VINE GROVE
BEARINGS - KY STATE PLANE SINGLE ZONE		
DRAWN BY: DC	COUNTY - HARDIN	PROJECT: 458 RED HILL RD
DISTANCES: GPS	STATE - KENTUCKY	

CLEMONS & ASSOCIATES
LAND SURVEYING

522 NORTH MULBERRY
ELIZABETHTOWN, KY. 42701
PHONE: (270)766-1112

darren3383@bbtel.com