

IMPROVEMENT, STORMWATER & DRAINAGE CERTIFICATION

I CERTIFY THAT THE STORMWATER IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THE STORMWATER IMPROVEMENT SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET THE REQUIREMENTS OF THIS JURISDICTION AND ARE APPROVED.

JURISDICTIONAL OFFICIAL
12/11/19
DATE

IMPROVEMENT, SANITARY SEWER & FIRE PROTECTION CERTIFICATION

I CERTIFY THAT THE STREET IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THE WATER SUPPLY SYSTEM FOR FIRE PROTECTION PURPOSES AND THE SEWAGE DISPOSAL SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION HAVE BEEN REVIEWED AND FULLY MEET THE REQUIREMENTS OF THIS JURISDICTION AND ARE APPROVED.

JURISDICTIONAL OFFICIAL
12-12-19
DATE

COMMISSION CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE ELIZABETHTOWN PLANNING COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF \$111,553.33 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

CHAIRMAN OR AUTHORIZED AGENT
12/12/19
DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE. 100% OF THE BOUNDARY CORNERS ESTABLISHED ON THE SURVEY SHOWN HEREON WERE SET USING TOTAL STATION METHODS. THE ACCURACY OF THIS SURVEY IS CLASSIFIED AS URBAN AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. ± 0.05 FT. \pm (100 PPM). THE DIMENSIONS AND COORDINATES AS SHOWN HEREON ARE GRID DISTANCES AND COORDINATES. THE ANGULAR AND 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 HEREON DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE, AND MATERIAL ARE CORRECTLY INDICATED AND THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Billings
Sept 24, 2019
DATE

Michael P. Billings KY PLS 5772
Sept 24, 2019
DATE

AMENDMENT NOTE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND CONSOLIDATE PROPERTY IN THE BRIARWOOD FOREST SUBDIVISION AND TO RECORD SECTION 4 OF THE BRIARWOOD FOREST SUBDIVISION FROM PREVIOUSLY UNPLATTED/UNSUBDIVIDED PROPERTY. LOT 39B IN SECTION 1 OF THE BRIARWOOD FOREST SUBDIVISION IS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK IN PLAT CABINET 1 SHEET 6399. THE PREVIOUSLY UNPLATTED/UNSUBDIVIDED PROPERTY IS CURRENTLY RECORDED IN DEED BOOK 1447 PAGE 282 IN THE OFFICE OF THE HARDIN COUNTY CLERK.

THE PREVIOUSLY UNPLATTED/UNSUBDIVIDED PROPERTY IS HEREBY SUBDIVIDED INTO PARCEL A AND LOT 39B OF SECTION 1 OF THE BRIARWOOD FOREST SUBDIVISION ARE HEREBY CONSOLIDATED TO FORM NEW LOT 39C.

THE REMAINDER OF THE PREVIOUSLY UNPLATTED/UNSUBDIVIDED PROPERTY IS HEREBY PLATTED TO FORM NEW LOTS 81-115 OF SECTION 4 OF THE BRIARWOOD FOREST SUBDIVISION. THIS PLAT RELEASES THE PREVIOUS EASEMENTS THAT WERE DEDICATED ALONG THE PREVIOUS COMMON LOT LINES AND DEDICATES MULTIPURPOSE UTILITY EASEMENTS AND DRAINAGE EASEMENTS FOR THE PROPER PROVISION OF UTILITY SERVICES AND THE PROPER HANDLING OF STORMWATER FOR THESE LOTS.

FUTURE CONVEYANCES SHALL BE BY BRIARWOOD FOREST, SECTION 1, LOT 39C AND BRIARWOOD FOREST SUBDIVISION, SECTION 4, LOTS 81-115 AND NOT BY THE PREVIOUS DEED DESCRIPTIONS.

TYPICAL R2 LOT LAYOUT

15' MULTIPURPOSE ESMT
25' BUILDING LINE
0.712 SF MIN
30' BUILDING LINE
100' MIN FRONTAGE @ CORNER
10' MULTIPURPOSE ESMT
10' MULTIPURPOSE ESMT & B/L

LEGEND

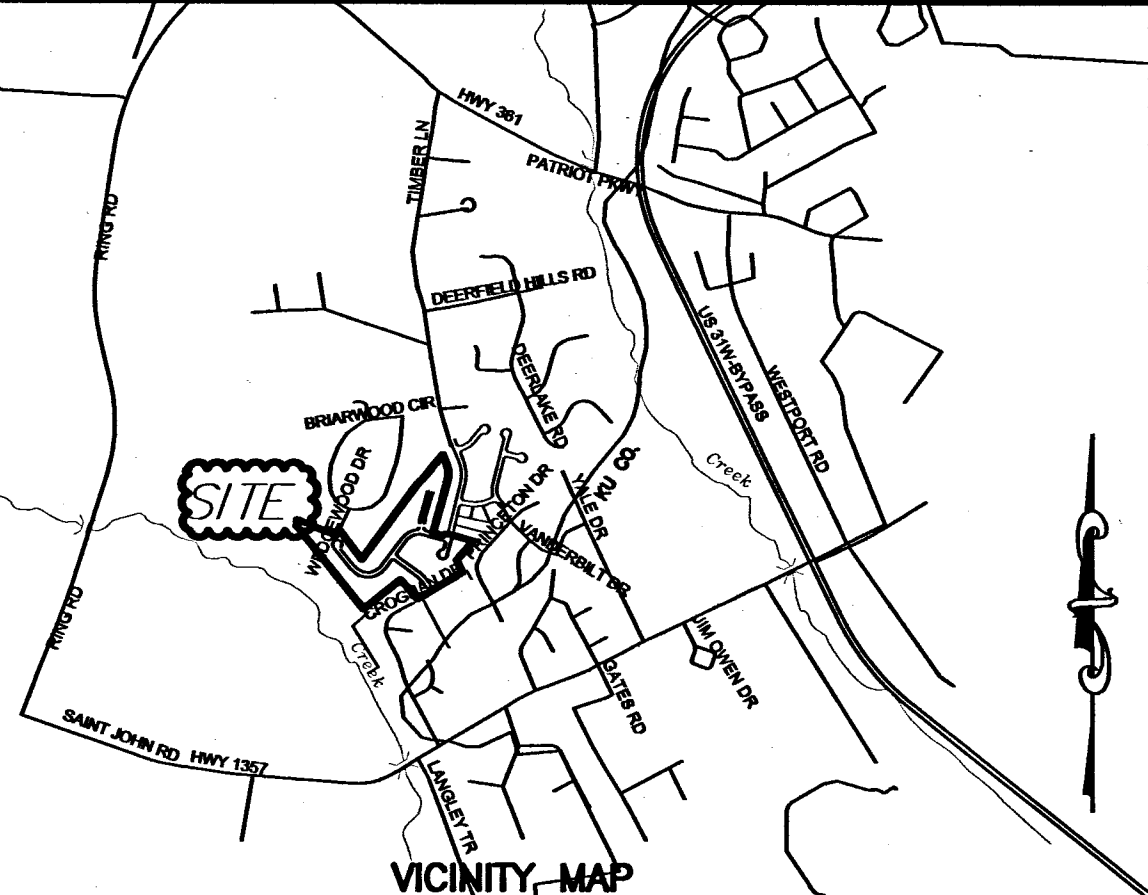
- SET 1/2" DIA X 18" LONG IRON PIN WITH YELLOW SURVEYOR CAP STAMPED "BILLINGS LS 3724"
- FOUND 1/2" DIA IRON PIN WITH YELLOW CAP STAMPED "BILLINGS LS 3724"
- FOUND 1/2" DIA IRON PIN WITHOUT CAP
- FOUND IRON PIPE
- FOUND 1/2" DIA PIN STAMPED "PENCE 2032"
- 16" WALNUT TREE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- UTILITY POLE
- ELECTRIC METER
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- APPROXIMATE LOCATION UNDERGROUND ELECTRIC CONFORM LOCATION BY CALLING 811
- WATER METER
- MULTIPURPOSE EASEMENT (ESMT)
- ORIGINAL LOT LINE
- BUILDING LINE SETBACK (B/L)
- ADDRESS
- APPROXIMATE LOCATION OF CITY OF ELIZABETHTOWN GEODETIC CONTROL MONUMENT. CONTACT CITY OF ELIZABETHTOWN ENGINEERING DEPARTMENT FOR ACTUAL COORDINATES OF MONUMENT

FLOOD HAZARD AREA NOTE

AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), EFFECTIVE AUGUST 16, 2007, SPECIFICALLY MAP NUMBER 21093002840, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT (PORTION OF LOT 39C) IS SHOWN TO BE WITHIN SHADDED ZONE X WHICH HAS BEEN DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 500 YEAR FLOOD. THE MAJORITY OF THE PROPERTY AS SHOWN HEREON IS ILLUSTRATED TO BE WITHIN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% (500 YEAR), FLOODPLAIN. FLOOD HAZARD AREA DETERMINATION IS RESTRICTED TO A REVIEW OF THE FIRM AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL OR HAZARDS.

MAINTENANCE NOTE

ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS ON THEIR LOT, INCLUDING EASEMENT SURFACE MATERIALS SUCH AS PAVEMENT AND GRASSES. UTILITY EASEMENTS ARE DEDICATED TO PROVIDE UTILITY COMPANIES THE RIGHT TO BUILD, OPERATE, MAINTAIN AND EXPAND THEIR RESPECTIVE PUBLIC UTILITY. EASEMENTS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE LOT OWNER AND PRESERVED IN THEIR APPROVED CONDITION INCLUDING ANY AND ALL DRAINAGE FEATURES, SUCH AS SWALES, DITCHES, PIPES, INLET/JUNCTION BOXES, BASINS, AND OUTLET STRUCTURES AND NO ENCROACHMENT THEREIN AND NO CHANGE IN THE GRADE OR ELEVATION SHALL BE MADE BY ANY PERSON OR LOT OWNER WITHOUT THE CONSENT AND APPROVAL OF THE CITY OF ELIZABETHTOWN AND THE APPROPRIATE UTILITY COMPANY.



OWNER'S CERTIFICATION

I/WE CERTIFY THAT I AM/ WE ARE THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN THE HARDIN COUNTY CLERK'S OFFICE (SEE DEED SOURCE BELOW), 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 UNDER THE APPLICABLE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, AN EXCLUSIVE EASEMENT MARKED AND INTENDED FOR USE BY ONE OR MORE SPECIFIC UTILITY PROVIDER(S) OR MULTIPURPOSE EASEMENT. UTILITY COMPANIES THAT MAY UTILIZE A MULTIPURPOSE EASEMENT ESTABLISHED BY THIS PLAT INCLUDE, BUT ARE NOT LIMITED TO: KENTUCKY UTILITY (KU) AND NOLAN REC, FOR ELECTRIC POWER DISTRIBUTION; WINDSTREAM COMMUNICATIONS AND BRANDENBURG TELECOM FOR TELECOMMUNICATIONS SERVICES; HARDIN COUNTY WATER DISTRICT NO 2 FOR POTABLE WATER DISTRIBUTION; AND THE CITY OF ELIZABETHTOWN FOR SANITARY SEWER COLLECTION, DRAINAGE AND NATURAL GAS DISTRIBUTION. SAID EASEMENTS INCLUDE:

- THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND OR PIPES, AND / OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THEREON;
- THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED;
- THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE;
- THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLES;
- 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 GRANTS THE FURTHER RIGHT, TO THE APPLICABLE ELECTRIC UTILITY COMPANY TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTING, AS REQUESTED AND / OR REQUIRED, BUT IN NO CASE SHALL WIRING BE INSTALLED MORE THAN FIVE FEET FROM ANY LOT LINE. LOT OWNERS ARE TOP USE AND ENJOY SAID LANDS INCLUDED IN EASEMENT SHOWN HEREIN, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

10-4-19
DATE
WILL HARRIS MEMBER
MEMBER WILL HARRIS HOMES LLC

10-4-2019
DATE
BRUCE WOLF MEMBER
MEMBER WOLF INVESTMENT LLC

10/4/19
DATE
JOAN WOLF MEMBER
MEMBER WOLF INVESTMENT LLC

CERTIFICATE OF ACKNOWLEDGMENT (WOLF)

STATE OF KENTUCKY COUNTY OF HARDIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
(DATE) 10-4-19 BY BRUCE WOLF & JOAN WOLF AS MEMBERS OF
WOLF INVESTMENT, LLC ON BEHALF OF THE COMPANY.

Michael P. Billings
SIGNATURE OF NOTARY
Sept 17, 2020
DATE COMMISSION EXPIRES

CERTIFICATE OF ACKNOWLEDGMENT (WHH)

STATE OF KENTUCKY COUNTY OF HARDIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
(DATE) 10-4-19 BY WILLIAM HARRIS MEMBER OF WILL HARRIS HOMES LLC ON BEHALF OF THE COMPANY.

Michael P. Billings
SIGNATURE OF NOTARY
Sept 17, 2020
DATE COMMISSION EXPIRES

UTILITY/EASEMENT 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. I ALSO RELEASE ANY EASEMENTS THAT HAVE BEEN PREVIOUSLY APPROVED.

9-24-19
DATE
9-20-19
DATE
9-24-19
DATE
9-24-19
DATE
12-7-2019
DATE

NOLAN R.C.C. REPRESENTATIVE
WINDSTREAM REPRESENTATIVE
BRANDENBURG TELECOM REPRESENTATIVE
HARDIN COUNTY REPRESENTATIVE
CITY REPRESENTATIVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	17.45'	16.90'	S 08°56'42" E	49°59'41"
C2	50.00'	86.19'	75.91'	N 15°26'29" E	98°46'03"
C3	50.00'	48.25'	46.40'	S 87°31'57" E	55°17'06"
C4	50.00'	65.72'	61.09'	S 22°14'09" E	75°18'29"
C5	50.00'	44.18'	42.76'	N 40°43'58" E	50°37'44"
C6	20.00'	17.45'	16.90'	N 41°02'59" E	49°59'41"
C7	225.00'	4.76'	4.76'	N 15°26'46" E	1°12'45"
C8	225.00'	36.65'	36.61'	N 10°10'23" E	9°20'02"
C9	175.00'	32.21'	32.17'	N 10°46'45" E	10°32'47"
C10	23.00'	31.89'	29.40'	N 34°13'15" W	79°27'13"
C11	23.00'	31.65'	29.21'	S 44°55'34" W	78°50'24"
C12	225.00'	91.61'	90.98'	S 69°43'56" W	66°28'55"
C13	175.00'	203.06'	191.86'	S 75°29'13" E	3°04'46"
C14	175.00'	9.41'	9.40'	N 61°03'09" E	0°58'58"
C15	1649.10'	28.28'	28.28'	N 28°56'51" W	90°00'00"
C16	1649.10'	28.28'	28.28'	N 50°35'24" E	69°04'31"
C17	23.00'	13.92'	13.87'	S 77°09'10" W	15°56'59"
C18	20.00'	113.94'	90.84'	N 03°53'42" E	130°33'58"
C19	50.00'	57.10'	54.05'	N 85°53'42" E	65°26'00"
C20	50.00'	54.95'	52.53'	N 21°41'40" E	62°58'04"
C21	23.00'	36.13'	32.53'	S 08°30'51" E	90°00'00"
C22	23.00'	36.13'	32.53'	N 81°29'29" E	90°00'00"
C23	23.00'	36.13'	32.53'	S 50°26'56" E	2°47'50"
C24	23.00'	36.13'	32.53'	S 46°32'03" E	8°21'15"
C25	23.00'	36.13'	32.53'	N 38°10'49" W	82°11'18"
C26	23.00'	36.13'	32.53'	S 51°54'07" W	3°12'48"
C27	23.00'	36.13'	32.53'	N 03°20'58" W	93°55'15"
C28	23.00'	36.13'	32.53'	S 86°17'18" W	99°35'39"
C29	23.00'	36.13'	32.53'	S 43°25'00" E	5°49'20"
C30	23.00'	36.13'	32.53'	S 59°34'36" E	26°29'52"
C31	23.00'	36.13'	32.53'	N 85°16'52" W	24°54'40"
C32	23.00'	36.13'	32.53'	N 69°48'28" E	24°54'40"
C33	23.00'	36.13'	32.53'	N 65°59'55" E	59°00'53"
C34	23.00'	36.13'	32.53'	S 79°13'15" E	10°32'47"
C35	23.00'	36.13'	32.53'	N 88°47'05" E	104°35'13"
C36	23.00'	36.13'	32.53'	S 57°43'24" E	8°24'44"
C37	23.00'	36.13'	32.53'	S 57°43'24" E	8°24'44"
C38	23.00'	36.13'	32.53'	S 43°48'21" E	19°24'19"
C39	23.00'	36.13'	32.53'	N 48°45'15" W	24°31'31"
C40	23.00'	36.13'	32.53'	S 10°46'45" W	10°32'47"

GENERAL NOTES

- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTS AND/OR EASEMENTS IN EFFECT TO DATE.
- 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.
- ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE HARDIN COUNTY PROPERTY VALUATION OFFICE.
- THE FIELD SURVEY FOR THIS PROPERTY WAS PERFORMED: FEBRUARY 2019.
- THIS PROPERTY IS LOCATED ALONG TIMBER LANE, IN THE CITY OF ELIZABETHTOWN IN HARDIN COUNTY, KY.
- THIS SURVEY IS REFERENCED TO GRID NORTH KY STATE PLANE COORDINATE SYSTEM KY SOUTH ZONE NAD AS BASED UPON THE CITY OF ELIZABETHTOWN GEODETIC CONTROL NETWORK.
- PRIOR TO ANY NEW CONSTRUCTION ON THIS PROPERTY THE CURRENT OWNER SHALL CONTACT THE APPLICABLE UTILITY COMPANIES TO VERIFY THE UTILITY EASEMENT LOCATIONS AND WIDTHS TO ENSURE AS NOT TO ENCROACH UPON ANY EXISTING EASEMENTS.
- THIS SURVEY CONFORMS WITH 201 KAR 18.150.
- METHOD OF SURVEY: RANDOM TRAVERSE WITH SIDESHOTS.
- THIS SURVEY DOES NOT GUARANTEE ACCESS RIGHTS TO ANY LAND SHOWN HEREON FROM ANY STATE, COUNTY OR OTHER ROADWAY OF ANY KIND.
- THE RECORD SOURCE OF RIGHT OF WAY OF TIMBER LANE IS RECORD PLAT BRIARWOOD FOREST SECTION 2 IN PLAT CABINET 1 SHEET 4552 IN THE OFFICE OF THE HARDIN COUNTY CLERK.

IMPROVEMENT, WATER CERTIFICATION (HCWD#2)

I CERTIFY THAT THE WATER SUPPLY SYSTEM INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THIS JURISDICTION AND ARE APPROVED.

JURISDICTIONAL OFFICIAL
9/24/19
DATE

SITE STATISTICS			
TOTAL NUMBER OF LOTS = 36 (SEC 1: 1, SEC 4: 35)			
LINEAL FEET OF STREET = 2655 LF			
AREA IN STREET R/W = 155675 SF = 3.574 AC			
TOTAL AREA: 23.789 AC (SEC 1: 3.941 AC, SEC 4: 19.848 AC)			
ZONING: R2			
PVA #	DEED SOURCE	OWNER	DB PG
185-00-00-036	WILL HARRIS HOMES LLC	1447	282
185-00-02-039	WOLF INVESTMENTS, LLC	1453	1064 & 1471 1331

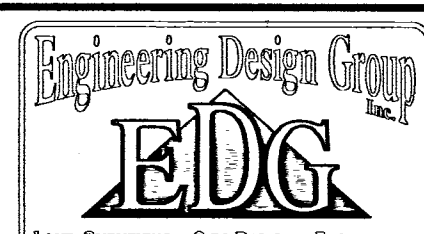
OWNERS/DEVELOPERS:

WILL HARRIS HOMES LLC
PO BOX 1480
ELIZABETHTOWN KY 42702

WOLF INVESTMENTS, LLC
710 LANSDOWN CT
ELIZABETHTOWN KY 42701

ENGINEER/SURVEYOR:

ENGINEERING DESIGN GROUP, INC
315 SOUTH MULBERRY ST
P.O. BOX 2484
ELIZABETHTOWN, KY 42702-2484
(270) 769-1436 (270)765-9908 FAX
MBILLINGS@EDGGRP.COM



DATE: SEPTEMBER 23, 2019

SCALE 1" = 80'

NON-BUILDABLE NOT 110 NOTE

LOT 110 IS A NONBUILDABLE LOT. THIS LOT IS PLATTED TO ALLOW FOR TRANSFER TO THE CITY OF ELIZABETHTOWN AND IS TO BE USED AS AN AREA FOR STORMWATER DETENTION/DRAINAGE AND THE PROVISION OF PUBLIC UTILITY SERVICES & PERMANENT OPEN SPACE.

AMENDED RECORD PLAT

OF
BRIARWOOD FOREST
SECTION 1 LOT 39B
&
RECORD PLAT
OF
BRIARWOOD FOREST SECTION 4
TIMBER LANE & WEDGEWOOD DRIVE ELIZABETHTOWN, KENTUCKY

Doc ID: 011107070001 Type: PLA
Kind: PLAT AMEND
Recorded: 12/12/2019 at 11:09:37 AM
Receipt#: 2019-0001613
Fees: \$20.00
Hardin County Clerk
Debbie Donnelly Clerk
File#6521

I, Debbie Donnelly, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.

By: STACEY REED, dc