

- GENERAL NOTES**
- THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS AND/OR ENCUMBRANCES 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.
 - THIS IS A CLASS 1 SURVEY.
 - DATE OF FIELD SURVEY: FEBRUARY 2008
 - METHOD OF SURVEY: RANDOM TRVERSE WITH SIDESHOTS.
 - THE UNADJUSTED PRECISION RATIO OF THE TRVERSE EXCEEDS THE MINIMUM STANDARDS FOR A CLASS 1 SURVEY.
 - THIS SURVEY DOES NOT GUARANTEE ACCESS RIGHTS TO ANY LAND SHOWN HEREON FROM ANY STATE, COUNTY OR OTHER JURISDICTION OF ANY KIND.
 - THE BEARING BASIS FOR THIS SURVEY WAS BASED UPON THE CITY OF ELIZABETHTOWN GEODETIC CONTROL SYSTEM.

CLEAR AREA ZONE

A CLEAR AREA ZONE IS HEREBY CREATED AT THE INTERSECTIONS OF TIMBER LANE AND WINDWOOD DRIVE, & WINDWOOD DRIVE AND WANDERBILT DRIVE IN THIS SUBDIVISION. IN THE CLEAR AREA, NO PLANT MATERIALS MAY BE INSTALLED OR MAINTAINED WHICH MAY BE CONSTRUCTED WHICH OBSTRUCT VISIBILITY FROM 30 INCHES HIGH UPWARDS TO THE SKY.

MAINTENANCE NOTE

ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF EASEMENTS ON THEIR LOT, INCLUDING EASEMENT SURFACE MATERIALS SUCH AS PAVEMENT AND GRASSES, UNLESS THE CITY OF ELIZABETHTOWN HAS ACCEPTED THE MAINTENANCE RESPONSIBILITY BY OFFICIAL ACTION OF THE ELIZABETHTOWN CITY COUNCIL. 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 SIMILES, DITCHES, PIPES, INLET/OUTLET BOXES, SIGNS, AND OUTLET STRUCTURES AND NO ENCROACHMENT THEREON 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.

FLOOD PLAIN NOTE

AS INDICATED ON MAP NUMBER 210830200AD OF FLOOD INSURANCE RATE MAPS DATED 8/16/2007, THIS SITE APPEARS TO BE LOCATED IN ZONE X. SAID ZONE X IS DEFINED ON SAID MAP AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM) (LATEST REVISION) AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00	242.96	239.24	S 63°05'51" W	34°00'31"
C3	225.00	81.89	80.80	S 41°45'47" W	19°33'23"
C4	425.00	70.84	70.78	S 71°22'27" W	08°33'01"
C5	475.00	128.28	127.80	S 84°47'47" W	17°17'39"
C6	425.00	39.02	38.97	N 82°34'42" W	07°57'23"
C7	425.00	34.51	34.50	N 78°18'28" W	04°39'10"
C4B	375.00	184.47	183.18	N 78°08'50" E	28°07'47"
C51	375.00	63.30	63.27	N 83°28'06" W	08°40'16"

LEGEND

- SET IRON PIN, 18-INCH LONG, HALF-INCH DIAMETER WITH YELLOW SURVEYORS IDENTIFICATION CAP STAMPED "BILLINGS L.S. 3472"
- ⊕ UTILITY POLE
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - DRAINAGE & UTILITY EASEMENT LINE
- - - BUILDING SETBACK LINE (B/A)
- - - EXISTING WATER MAIN
- - - EXISTING SANITARY SEWER MAIN
- - - EXISTING OVERHEAD UTILITY LINE
- 730 PROPOSED LOT NUMBER
- 730 STREET ADDRESS

IMPROVEMENT, STORMWATER AND DRAINAGE CERTIFICATION

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

[Signature] 12/14/08
JURISDICTION OFFICIAL DATE

IMPROVEMENT, WATER AND SEWER CERTIFICATION

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

[Signature] 12/09/08
JURISDICTION OFFICIAL DATE

COMMISSION'S CERTIFICATION

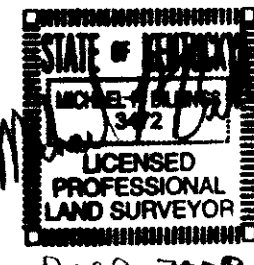
I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE ELIZABETHTOWN PLANNING COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDATION. FURTHER, THAT THE FINANCIAL STATEMENT IN THIS AMOUNT OF \$ 33,791.45 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

[Signature] 12/9/2008
CHAIRMAN OR AUTHORIZED AGENT DATE

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE AND MATERIAL ARE CORRECTLY INDICATED; THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

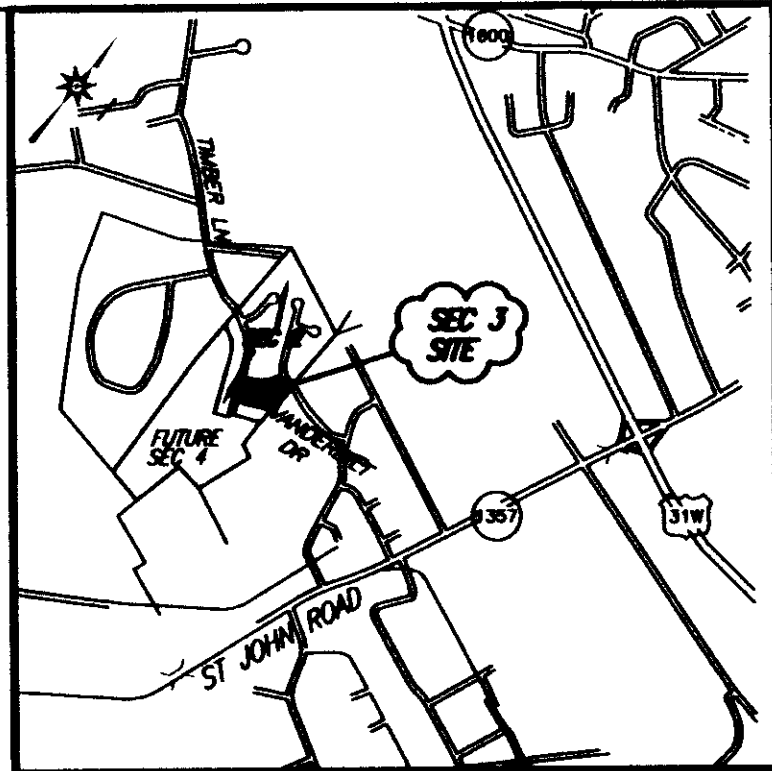
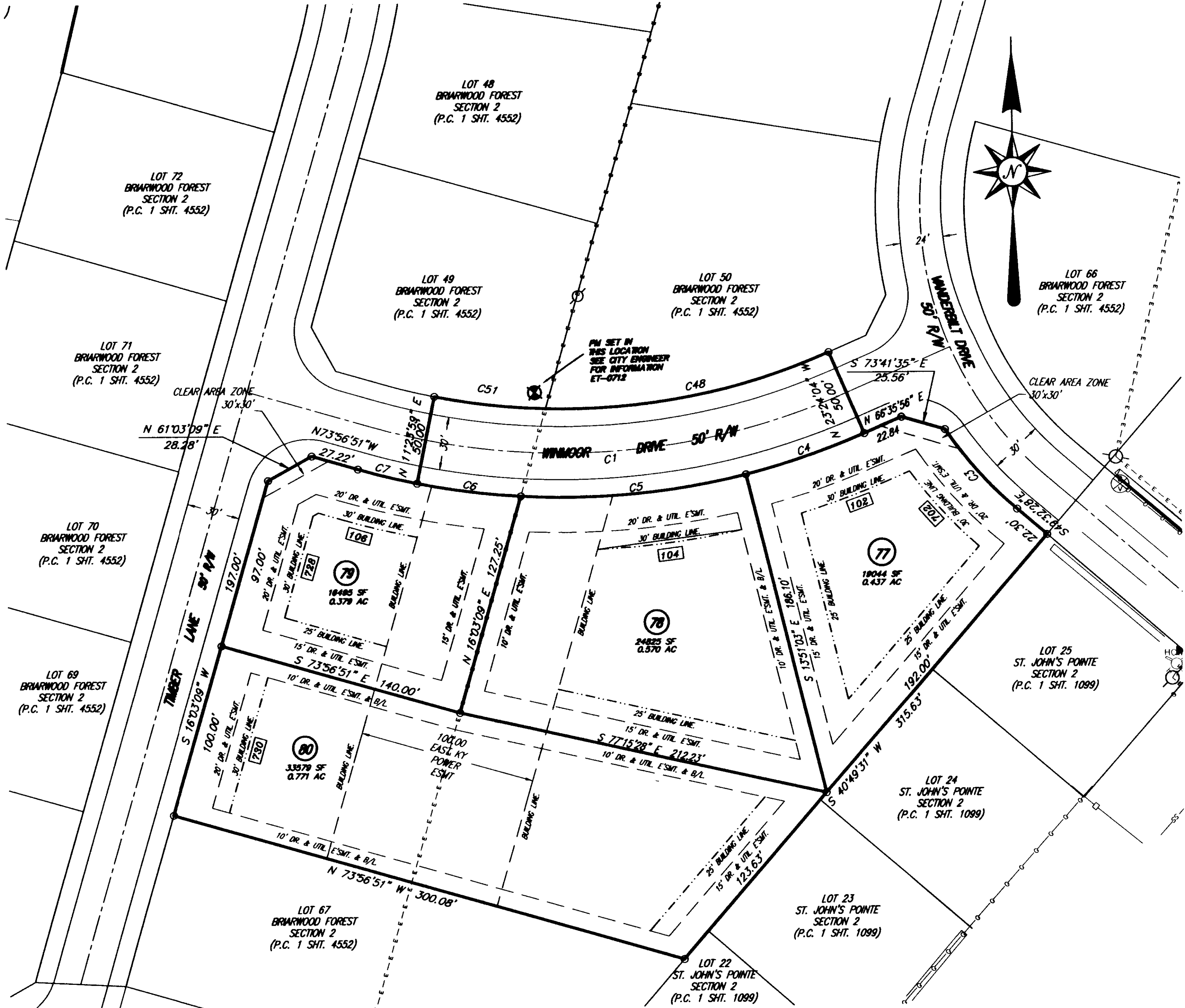
[Signature] Dec 9, 2008
MICHAEL P. BILLINGS, PLS #472 DATE



SITE STATISTICS

TOTAL NUMBER OF LOTS = 4
LINEAL FEET OF STREET = 243 LF
AREA IN STREET R/W = 12,147.768 SF = 0.279 AC
TOTAL AREA = 106,090.698 SF = 2.436 AC
AVERAGE LOT SIZE = 0.539 AC
ZONING = R-2

\\MS-C-SUB\PHILLIPS\KNIGHTPROPERTY\BRIARWOOD\BRIARWOOD3-4LUTRP.DWG



OWNER'S CERTIFICATION

WE CERTIFY THAT WE ARE THE OWNER'S OF THIS PROPERTY, AS RECORDED IN DEED BOOK 1183 PAGE 270 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 WE HEREBY GRANT UNTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASH LINES MARKED "ELECTRIC AND TELEPHONE EASEMENTS"; NAMELY NOLAN R.E.C.C., ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY PURPOSES AND WINDSTREAM & BRANDENBURG TELECOM, ITS SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY PURPOSES & FURTHER GRANT UNTO THE APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY THE DASH LINES MARKED "DRAINAGE AND UTILITY 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 THEREON;
(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 SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLES;
(5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) 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 (5) 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 HEREBY GRANTED.

12-9-08 *[Signature]*
DATE OWNER (TITLE)
12-9-08 *[Signature]*
DATE OWNER (TITLE)

CERTIFICATE OF ACKNOWLEDGMENT

I CERTIFY THAT I AM A NOTARY FOR THE STATE-AT-LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURES ARE LEGAL AND HAVE BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Dec 9, 2008 *[Signature]*
DATE NOTARY PUBLIC
Sept 17, 2012
DATE COMMISSION EXPIRES

UTILITY/EASEMENT CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, HAVE ADDED THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY.
12-1-08 *[Signature]*
DATE NOLAN R.E.C.C. REPRESENTATIVE
12-5-08 *[Signature]*
DATE WINDSTREAM REPRESENTATIVE
12-5-08 *[Signature]*
DATE BRANDENBURG TELECOM REPRESENTATIVE
12-5-08 *[Signature]*
DATE NOLAN R.E.C.C. REPRESENTATIVE
12/9/08 *[Signature]*
DATE CITY REPRESENTATIVE

OWNERS:
LARRY & LINDA PHILLIPS
120 INSANTY LANE
VINE GROVE, KY. 40175
(270) 877-6363

SOURCE OF TITLE
PORTION OF PIA MAP # 185-00-00-036
OWNER: LARRY & LINDA PHILLIPS
DEED BOOK 1183 PAGE 270 PARCEL 2

ENGINEER:
ENGINEERING DESIGN GROUP, INC.
315 SOUTH MULBERRY STREET
P.O. BOX 2484
ELIZABETHTOWN, KY. 42702-2484
(270) 769-1436

[Signature]
DATE: NOVEMBER 14, 2008

RECORD PLAT
OF
BRIARWOOD FOREST
SECTION 3
ELIZABETHTOWN, KENTUCKY
TIMBER LANE & VANDERBILT DRIVE

Image# 007461540001 Type: PLAT
Recorded: 12/12/2008 at 03:06:05 PM
Page: 1
Fees: \$20.00
Hardin County Clerk
Kenneth L. Tabb County Clerk
File# 4725

Kenneth L. Tabb, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.
By: DIANE NALL, dc