

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

Amendment Note:
The purpose of this Amended Record Plat of Maggie's
Subdivision, Lot 11 and the Amended Boundary Survey of Tract A of
the Thomas Farm as recorded in the office of the Hardin County
Clerk in Plat Cabinet 1, Sheet 6501 is to further subdivide the lot as
shown hereon into a new subdivision with streets named Still
Meadow Estates.

United States Postal Service (USPS) Delivery Note
The USPS will provide mail delivery for this development to a cluster
box unit (CBU). Individual outside mailboxes will not be used. The
USPS will provide all CBU compartment keys at the time of move-in.
Each homeowner should receive a copy of the mode of delivery
agreement at the time of move-in. Please contact the United States
Postal Service in Elizabethtown for additional information.

DRIVEWAY ENTRANCE 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 MINIMUM LENGTH OF 24 FEET, UNLESS OTHERWISE APPROVED BY THE
COUNTY ROAD SUPERVISOR. C/P OR C/P CULVERTS MUST HAVE CONCRETE
HEADWALLS AT BOTH INLET & OUTLET. MAXIMUM DRAINAGE AREA TO 15 INCH
CULVERT IS 1.5 ACRES.

FLOOD NOTE
As indicated on map number 21093C0294D 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.

NATURAL FEATURES NOTE
AS INDICATED ON THE GEOLOGICAL QUAD MAP,
THERE ARE PONDS AND A BLUE LINE STREAM
LOCATED ON THIS SUBDIVISION

DRAINAGE &
STORMWATER RECEIVER
THE DRAINAGE AND STORMWATER RECEIVER OF
THIS SUBDIVISION IS THE BLUE LINE STREAM
LOCATED ON SUBJECT PROPERTY.

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 5/17/2021
DIRECTOR

OWNER(S) CERTIFICATION
(I, WE) CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF
THIS PROPERTY, AS RECORDED IN DEED BOOK 1482,
PAGE 1474 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 TO 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 PURPOSES, 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 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 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 OR
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 5/17/2021
OWNER
Linda Phillips
DATE 5/17/2021
OWNER
William E. Harris
STATE OF KENTUCKY
COUNTY OF HARDIN
I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE
(FURTHER CERTIFY THAT THE ABOVE SIGNATURES)
(SIGNED LEGAL AND HAS HAD BEEN EXERCISED
VOLUNTARILY TO THE BEST OF MY KNOWLEDGE AND BELIEF
DATE 5/17/2021
NOTARY PUBLIC
0635979
DATE COMMISSION EXPIRES
SERIAL #

STATE OF KENTUCKY
COUNTY OF HARDIN
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Access Restriction Note:
Lots 1 and 17 of Still Meadow Estates as shown hereon are restricted
to access from the subdivision street, Still Meadow Court. No
driveway access shall be permitted from West Rhudes Creek Road.
Subdivisions with Streets
The preliminary plat, street design plan and drainage plan for this subdivision are
maintained by the Planning Commission and are available for public view.

STREAM BUFFER ZONE NOTE
Per KPDES Permit KYR10, a 25 foot buffer zone is required between
the stream bank and any land disturbance as means of providing
adequate protection to receiving waters. Any disturbance in this area
will require approval from the County Engineer and Kentucky Division
of Water.

Hardin County Water District #2 Certification
I certify that the water supply system installed or proposed for installation
fully meet the requirements for Hardin County Water District No. 2 and are approved.
DATE 5/17/2021
District Official

SUBDIVISION RESTRICTION NOTE
The subdivision restrictions for this development are recorded in Deed Book _____ Page _____
1511 1314

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.
I ALSO RELEASE ANY EASEMENT GRANTED PREVIOUSLY.
DATE 2-22-21
REPRESENTATIVE
NOLIN RECC
ELECTRIC COMPANY
DATE 2-22-21
REPRESENTATIVE
Windstream
TELEPHONE COMPANY
DATE 2/22/21
REPRESENTATIVE
HARDIN
WATER COMPANY

VICINITY MAP (NTS)
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(c)).

Certification of Approval of Onsite Sewerage Disposal System
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
sewerage 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 2-22-21
Hardin County Health Center Official or
Licensed Professional Engineer

ROAD DEPARTMENT CERTIFICATION
The improvement plans for this subdivision have been reviewed
by me and are in conformance with all appropriate regulations.
A financial surety in the amount of \$ 195,445.15 has been
posted to assure completion of all required improvements in
case of default.
DATE 5/17/2021
Official
Superior

GRAPHIC SCALE
0 100 200 300
LEGEND
O 1/2" X 24" STEEL REBAR SET WITH ID CAP #3383
• 1/2" REBAR FOUND WITH ID CAP #2153
...CALCULATED MEANDER POINTS

SIGHT TRIANGLE NOTE
THERE SHALL BE A SIGHT TRIANGLE ESTABLISHED AT ALL STREET INTERSECTIONS
OF THIS SUBDIVISION. THE DIMENSIONS OF THE EASEMENT FOR EACH SIGHT
TRIANGLE ARE ILLUSTRATED HEREON. IN THIS EASEMENT, TREES OR OTHER PLANTINGS
OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY INCHES IN HEIGHT THAT
WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENT SHALL
BE PROHIBITED. A PUBLIC RIGHT-OF-ENTRY SHALL BE RESERVED FOR THE PURPOSE OF
REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS CLEAR SIGHT.

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.

PVA# 205-00-00-009.12
DAVID & LORRAE BUTLER
DB 1482 PG 1056
MAGGIE'S ACRES SUB'D
PC 1 SHIT 6501
LOT 12A

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PC 1 SHIT 6501
LOT 12A

FINISHED STRUCTURAL OPENING
ELEVATION NOTE
THE FOLLOWING CHART SHALL BE USED TO ESTABLISH THE
MINIMUM STRUCTURAL OPENING ELEVATION FOR ANY
STRUCTURE WITHIN THIS DEVELOPMENT. FOR THE PURPOSES
OF THIS NOTE MINIMUM STRUCTURAL OPENING SHALL BE
DEFINED AS LOWEST POINT ON THE STRUCTURE WHERE
OUTSIDE STORM WATER MAY ENTER THE STRUCTURE, (I.E.
WINDOW OR DOOR OPENING, ETC.). MINIMUM STRUCTURAL
OPENING ELEVATION RESTRICTION SHALL BE LIMITED TO ONLY
THE LOTS NOTED IN THE BELOW CHART.

LOT	MIN FINISHED STRUCTURAL OPENING ELEVATION
1	699.00
2	699.00
3	699.00
4	699.00
5	699.00
6	699.00
7	699.00
8	699.00
9	699.00
10	699.00
11	699.00
12	699.00
13	699.00
14	699.00
15	699.00
16	699.00
17	699.00

LINE	BEARING	DISTANCE
L1	N 87°15'47" W	49.93
L2	N 88°29'47" W	105.64
L3	N 88°29'47" W	50.00
L4	N 88°29'47" W	50.00
L5	N 88°29'47" W	50.00
L6	N 88°29'47" W	50.00
L7	N 88°29'47" W	50.00
L8	N 88°29'47" W	50.00
L9	N 88°29'47" W	50.00
L10	N 88°29'47" W	50.00
L11	N 88°29'47" W	50.00
L12	N 88°29'47" W	50.00

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	167.34	225.00	42°36'43"	N 19°48'08" W	163.51
C2	263.69	375.00	42°36'43"	N 19°48'08" W	276.98
C3	90.70	175.00	29°41'44"	N 17°05'06" E	89.69
C4	161.84	175.00	52°31'13"	N 58°25'54" E	156.13
C5	17.45	20.00	49°58'41"	S 70°04'50" E	16.90
C6	102.68	50.00	117°39'27"	N 76°05'08" E	85.55
C7	65.00	50.00	74°29'04"	N 19°59'08" W	60.52
C8	76.66	50.00	87°50'51"	N 76°05'08" E	69.37
C9	17.45	20.00	49°58'41"	S 70°04'50" E	16.90
C10	87.31	225.00	22°13'59"	S 73°48'11" W	86.76
C11	27.72	20.00	79°24'58"	N 77°36'19" W	25.56
C12	272.06	475.00	32°48'00"	N 21°29'20" W	268.36
C13	300.70	525.00	32°48'00"	N 21°29'20" W	296.61
C14	27.72	20.00	79°24'58"	S 01°48'40" W	25.56
C15	37.65	225.00	9°35'11"	S 36°43'33" W	37.60
C16	116.61	225.00	29°41'44"	S 17°05'06" W	115.31
C17	21.52	425.00	25°45'05"	S 07°47'11" W	21.52
C18	150.00	425.00	20°13'19"	S 10°46'31" E	149.22
C19	150.00	425.00	20°13'19"	S 30°59'50" E	149.22
C20	130.15	175.00	42°36'43"	S 19°48'08" E	127.17

COMPLIES WITH 201 KAR 18:150.

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 OR BY RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED
USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT AND WHERE NECESSARY,
THE REMAINDER USING A TOPCON GTS SERIES TOTAL STATION. THIS SURVEY IS
AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS
OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS
+0.05" (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 - NAVD83
GEOID MODEL - GEOID '12B
SIGNATURE
REGISTRATION NUMBER
DATE

SURVEYOR'S SEAL
STATE OF KENTUCKY
DARREN L. CLEMONS
3383
LICENSED
PROFESSIONAL
LAND SURVEYOR

Amended Record Plat of Maggie's Acres Subdivision,
Lot 11 and Amended Boundary Survey of Tract A of Thomas Farm and
Record Plat of Still Meadows Estates
OWNER AND DEVELOPER: Will Harris Homes, LLC
and Larry and Linda Phillips
229 N Miles Street, Elizabethtown, Ky. 42701
SURVEYED BY: CLEMONS AND ASSOCIATES - DARREN L. CLEMONS
522 NORTH MULBERRY STREET, ELIZABETHTOWN, KY. 42701
TOTAL # OF LOTS: 17
TOTAL AREA OF LOTS BEING SUBDIVIDED: 49.764 ACRES
TOTAL AREA OF RIGHT OF WAY: 2.952 ACRES
TOTAL AREA: 52.716 ACRES
SCALE: 1" = 100'
DATE: 01/26/2021
LOCATION - WEST RHODES CREEK
BEARINGS - KY STATE PLANE SINGLE ZONE
SOURCE OF TITLE: DB 1482, PG 1474
DRAWN BY: DC
COUNTY - HARDIN
PROJECT: STILL MEADOWS RECORD
DISTANCES: GPS
STATE - KENTUCKY
DRAWING NO.
CLEMONS & ASSOCIATES
LAND SURVEYING
522 NORTH MULBERRY
ELIZABETHTOWN, KY. 42701
PHONE: (270) 766-1112
darren3383@bbtel.com
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