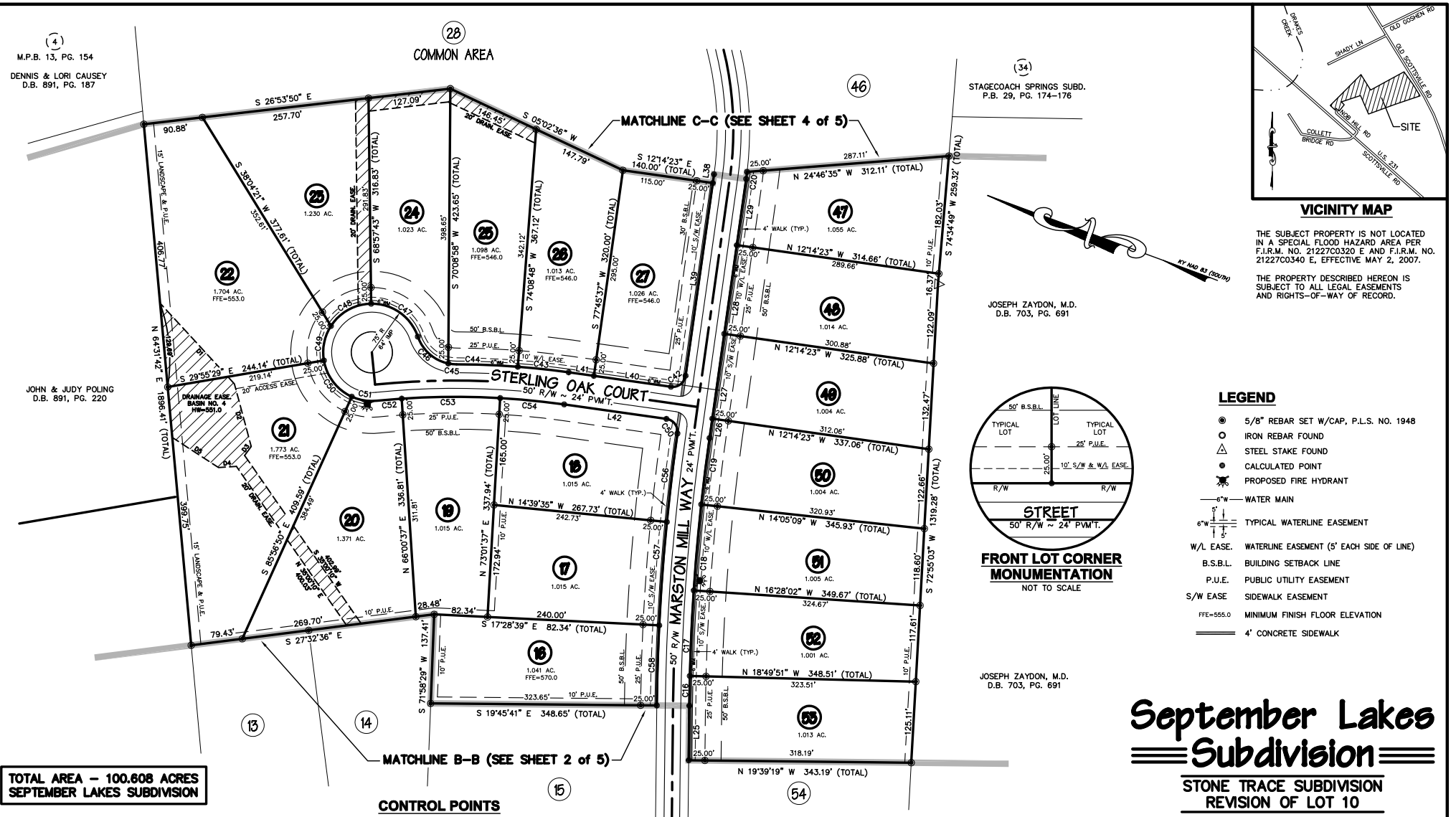

VICINITY MAP

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 21227C0320 E AND F.I.R.M. NO. 21227C0340 E, EFFECTIVE MAY 2, 2007.

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FRONT LOT CORNER MONUMENTATION
NOT TO SCALE

LEGEND

- 5/8" REBAR SET W/CAP, P.L.S. NO. 1948
- IRON REBAR FOUND
- STEEL STAKE FOUND
- CALCULATED POINT
- PROPOSED FIRE HYDRANT
- 6"W — WATER MAIN
- 6"W — TYPICAL WATERLINE EASEMENT
- W/L EASE. — WATERLINE EASEMENT (5' EACH SIDE OF LINE)
- B.S.B.L. — BUILDING SETBACK LINE
- P.U.E. — PUBLIC UTILITY EASEMENT
- S/W EASE — SIDEWALK EASEMENT
- FFE=555.0 — MINIMUM FINISH FLOOR ELEVATION
- 4' CONCRETE SIDEWALK

TOTAL AREA - 100.608 ACRES
SEPTEMBER LAKES SUBDIVISION

1. LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES. THE SURVEY SHOWN HEREON IS CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS. THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCORDING TO THE INFORMATION AVAILABLE TO ME.

LICENSED PROFESSIONAL LAND SURVEYOR

PLS# DATE

2. CERTIFICATE OF OWNERSHIP & DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES,, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ 20 _____

OWNER _____

CONTROL POINTS

KY STATE PLANE COORDINATES, SOUTH ZONE, NAD 83			
POINT NUMBER	STATE PLANE COORDINATES NORTHING	EASTING	ELEV.
7	1846319.97	1461012.25	564.57
9	1846291.55	1458905.09	566.56
CONC. MONUMENT W/ ALUM. DISK, STAMPED BRYANT ENGINEERING, OWENSBORO, KY			

MINIMUM BUILDING SETBACK LINES

(ZONED: RE)
FRONT YARD = 50 FEET (UNLESS OTHERWISE NOTED)
SIDE YARD = 10 FEET
REAR YARD = 25 FEET

NOTE:

ALL COMMON AREAS (LOTS 28, 32 & 40) ARE NON-BUILDING LOTS OF RECORD, COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LOTS 4 AND 5 SHALL HAVE NO DIRECT ACCESS TO STONE TRACE DRIVE. ACCESS TO LOTS 4 AND 5 SHALL BE LIMITED TO SEPTEMBER LAKES STREET.

THE FRONT LOT CORNERS ARE MONUMENTED WITH A 25 FEET REFERENCE POINT AS SHOWN HEREON. THE ACTUAL FRONT LOT CORNERS ARE NOTED AS CALCULATED POINT.

OWNER/DEVELOPER

SEPTEMBER LAKES, LLC
c/o MATTHEW COOK
P.O. BOX 50905
BOWLING GREEN, KY 42102

LOT 10-STONE TRACE SUBDIVISION
JACK, TRACY C. & JOE DOWNING
4863A SCOTTSVILLE ROAD
BOWLING GREEN, KY 42104
D.B. 882, PG. 396
P.B. 38, PG. 14-15

RECORD SOURCE

DEED BOOK 939, PAGE 124
DEED BOOK 946, PAGE 944
DEED BOOK 946, PAGE 949

BINDING ELEMENTS:
DEED BOOK 945, PAGE 641

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:
DEED BOOK , PAGE

MAINTENANCE NOTE:

MAINTENANCE OF DRAINAGE STRUCTURES SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS PERIODICALLY CUT TO A HEIGHT OF 5 INCHES, REPAIRING ERODED AREAS, AND REMOVING DEBRIS FROM INLET STRUCTURES.

MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY, ISLANDS, MEDIANS, ENTRYWAY, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT. A PERPETUAL MAINTENANCE AGREEMENT MUST BE MADE WITH A HOMEOWNERS ASSOCIATION, ADJACENT LANDOWNERS, OR OTHER PARTIES. LOCAL GOVERNMENT HAS THE OPTION TO ENTER INTO SUCH AGREEMENTS.

W.C.W.D. NOTE:

ON ALL LOTS, WARREN COUNTY WATER DISTRICT (W.C.W.D.) SHALL REVIEW AND APPROVE ALL SIDEWALK PLANS PRIOR TO SIDEWALK CONSTRUCTION.

September Lakes Subdivision

STONE TRACE SUBDIVISION REVISION OF LOT 10

FINAL PLAT

LOCATED ON U.S. 231 (SCOTTSVILLE ROAD) AND OLD SCOTTSVILLE ROAD SOUTHEAST OF BOWLING GREEN WARREN COUNTY, KENTUCKY

02-15-2008 **SHEET 3 of 5**

FOR COUNTY CLERK'S USE ONLY

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.
F:\06-3880\PLAT.dwg

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Civil Engineering · Land Surveying
4215 Bentree Drive
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Owensboro, Kentucky 42304
270-685-2811