

**GOVERNMENT AND UTILITY ACCESS**

THE OWNERS OF THIS PROPERTY DO HEREBY GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.

Date West Marts, LLC S. Wayne West

**CERTIFICATION OF THE APPROVAL OF WATER AND SEWERAGE SYSTEMS**

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION ENTITLED LAKEVIEW FULLY MEETS THE REQUIREMENTS OF THE KENTUCKY STATE HEALTH DEPARTMENT AND ARE HEREBY APPROVED AS SHOWN

Date CITY OR COUNTY HEALTH OFFICER

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

WE CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION, AND DEDICATE ALL STREET TO PUBLIC USE. MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BOURBON COUNTY COURT CLERK.

Date West Marts, LLC S. Wayne West

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was  $\frac{1}{80,000}$  and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is a Class Urban survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to Plat Cabinet C, Sheet 21

Date May 21, 2018 P.O. Box 175 Cynthiana, Kentucky 41031

**DEVELOPER/OWNER:**

West Marts, LLC  
S. Wayne West  
P.O. Box 145  
Paris, KY 40361

**ZONING:**

Residential (R-4)

**SITE STATISTICS:**

TOTAL AREA = 4.383 Acres  
NUMBER OF LOTS = 10  
MINIMUM LOT SIZE = 0.217 Acre  
MAXIMUM LOT SIZE = 0.586 Acre  
R/W AREA = 0.508 Acre  
Green Leaf Circle = 0.322 Acre  
Golden Leaf Circle = 0.186 Acre  
TRIP GENERATION = 115.2 TRIP ENDS  
LENGTH OF STREET = 204'

**LEGEND:**

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "Darnell 3553"
- Iron Pin Found with I.D. Cap bearing "LS 3649"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553"
- Point @ Right-of-Way
- Point @ Property Line
- Railroad Spike Found
- Mag Nail Found in Tree Stump
- ⊗ Address

**CERTIFICATION OF THE APPROVAL FOR RECORDING**

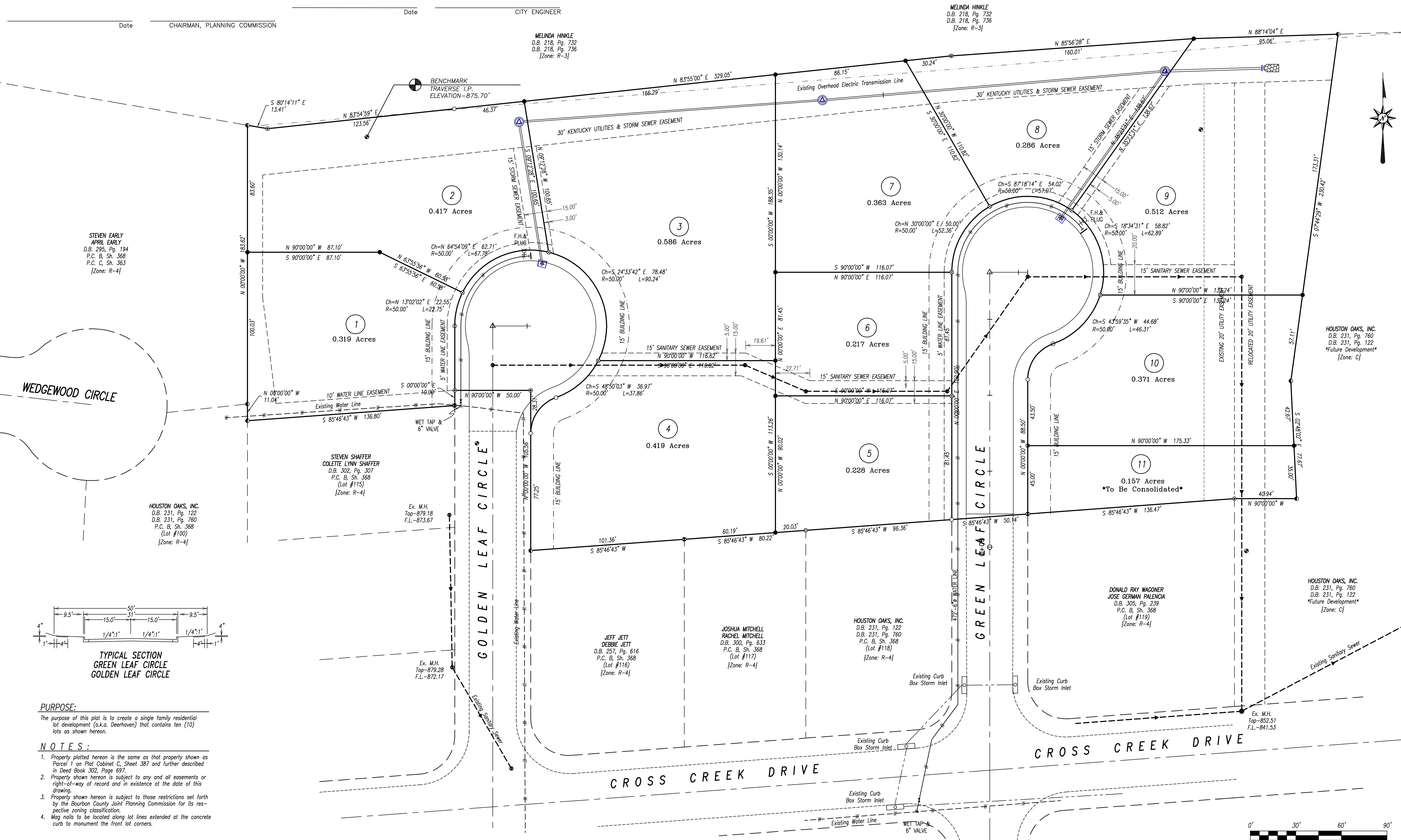
I DO HEREBY CERTIFY THAT THIS PLAT SHOWN AND DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS OF THE PARIS-BOURBON COUNTY JOINT PLANNING COMMISSION WITH EXCEPTION OF SUCH CONDITIONS OR VARIANCES AS MAY BE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BOURBON COUNTY COURT CLERK.

Date CHAIRMAN, PLANNING COMMISSION

**CERTIFICATION OF THE APPROVAL OF UTILITIES**

WE HEREBY CERTIFY (1) THAT UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATION IN THE SUBDIVISION ENTITLED LAKEVIEW, AND (2) THAT A SECURITY BOND IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN POSTED WITH THE CITY LEGISLATIVE BODY TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Date CITY ENGINEER



STEVEN EARLY  
APRIL EARLY  
D.B. 295, Pg. 194  
P.C. B, Sh. 368  
P.C. C, Sh. 363  
[Zone: R-4]

STEVEN SHAFFER  
COLETTE LYNN SHAFFER  
D.B. 302, Pg. 307  
P.C. B, Sh. 368  
(Lot #115)  
[Zone: R-4]

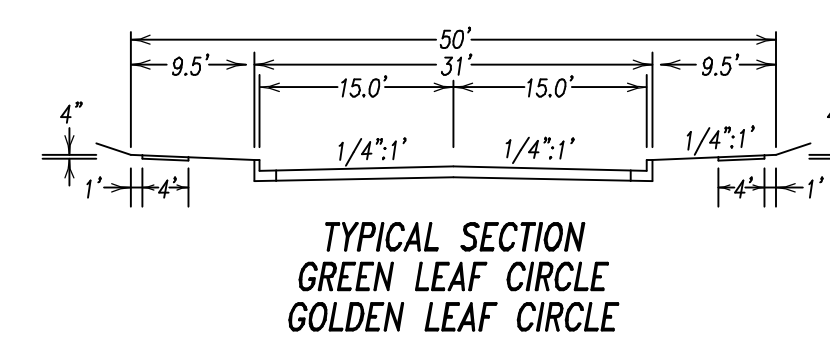
JEFF JETT  
RACHEL MITCHELL  
D.B. 257, Pg. 616  
P.C. B, Sh. 368  
(Lot #116)  
[Zone: R-4]

JOSHUA MITCHELL  
RACHEL MITCHELL  
D.B. 300, Pg. 633  
P.C. B, Sh. 368  
(Lot #117)  
[Zone: R-4]

HOUSTON OAKS, INC.  
D.B. 231, Pg. 122  
P.C. B, Sh. 368  
(Lot #118)  
[Zone: R-4]

DONALD RAY WAGONER  
JOSE GERMAN PALENCIA  
D.B. 305, Pg. 239  
P.C. B, Sh. 368  
(Lot #119)  
[Zone: R-4]

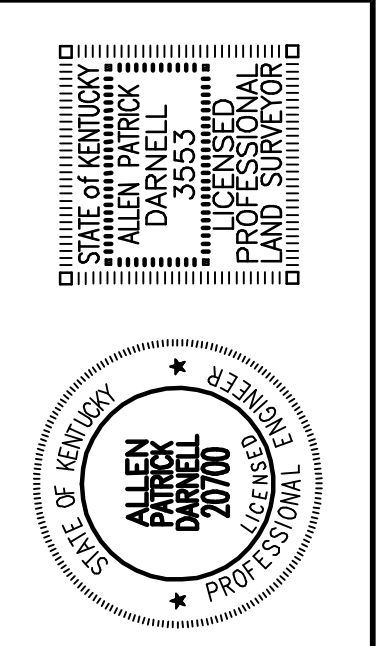
HOUSTON OAKS, INC.  
D.B. 231, Pg. 760  
D.B. 231, Pg. 122  
Future Development\*  
[Zone: C]



**PURPOSE:**  
The purpose of this plat is to create a single family residential lot development (a.k.a. Deerhaven) that contains ten (10) lots as shown hereon.

- NOTES:**
1. Properly platted hereon is the same as that properly shown as Parcel 1 on Plat Cabinet C, Sheet 387 and further described in Deed Book 302, Page 697.
  2. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of this drawing.
  3. Property shown hereon is subject to those restrictions set forth by the Bourbon County Joint Planning Commission for its respective zoning classification.
  4. Mag nails to be located along lot lines extended at the concrete curb to monument the front lot corners.

**DARNELL ENGINEERING, INC.**  
P.O. Box 175  
Cynthiana, KY 41031  
(609) 234-8957



**FINAL SUBDIVISION PLAT**  
**DEERHAVEN @ HOUSTON OAKS**

PLOTTED	05/21/18 @ 8:00 BY APD
SCALE	1" = 30'
DATE	12/19/16
FILE NO.	16-3431
FILENAME	PLAN
FIELD BOOK	230 FILE
141-54	GOLDEN
DRAWN BY	APD
CHECKED BY	APD

SHEET  
1 OF 1