

LEGEND:

- Iron Pin Found
- Iron Pin Found with I.D. Cap bearing "TEI 2164"
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
- #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
- Mag Nail Set in Road
- Point @ Right-of-Way
- Mag Nail Set in Tree
- Railroad Spike Found
- ⊗ Address

DEVELOPER & OWNERS:

BRW Builders, LLC
 35. Wayne West
 P.O. Box 135
 Paris, Kentucky 40391
 Deed Book 264, Page 1

ZONING:

Residential (R-4)

SITE STATISTICS:

TOTAL AREA = 0.590 Acre
 NUMBER OF LOTS EXISTING = 5
 NUMBER OF LOTS PROPOSED = 2
 MINIMUM LOT SIZE = 0.275 Acre

THE MASTERS OF HOUSTON OAKS
 P.C. C, Sh. 299

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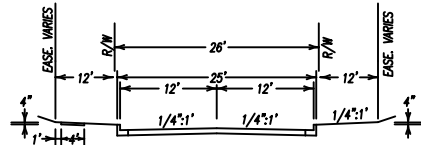
HOUSTON OAKS DRIVE

PEBBLE BEACH COURT

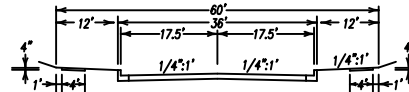
SAINT ANDREWS DRIVE

NOTES:

1. Property platted hereon is the same as Lot 13 through Lot 17 shown Plat Cabinet C, Sheet 299 and a portion of that property or tract of land described in Deed Book 264, Page 1.
2. Property shown hereon is subject to any and all easements or right-of-way of record and in existence at the date of the survey hereon.
3. Contact Kentucky Underground Protection Inc. (KUP) prior to any construction to locate all underground utilities.
4. Also see Plat Cabinet C, Sheet 238 and Plat Cabinet C, Sheet 299 for additional notes and restrictions.
5. The purpose of this plat is to reconfigure the original Lot 13 through Lot 17. Thereby taking five existing lots, and turning them into two contiguous lots of record. Lot 13, Lot 14, and Lot 15A shall be consolidated into one contiguous lot; and Lot 15B, Lot 16, and Lot 17 shall be consolidated into another contiguous lot of record. Lot 15A and Lot 15B must be consolidated with an adjacent legal parcel and cannot be sold separately.
6. Bearings shown along lot lines are in a direction away from the streets shown hereon.
7. Those additional parking spaces shown hereon within the parking easement areas are hereby reserved for the use of the residents within this development. Maintenance of same parking spaces shall be the responsibility of the homeowner's association within same development which requires mandatory participation and an adequate maintenance contributions by all property owners.
8. These private streets shown hereon shall comply with Section 407 of the Bourbon County Subdivision Regulations. Same private streets shall not impede the movement of traffic, shall provide government and utility access, and shall be property and equitably maintained and repaired by the homeowner's association.
9. It shall be the responsibility of the developer to establish a home owner's association for this development that includes all property owners that will provide for an equitable common responsibility for private streets and common area parking maintenance and repair.
10. A hardship waiver to allow common area parking on certain townhouse lots via an access easement was granted by the Planning Commission at its regular meeting on July 16, 2009 pursuant to Section 700 of the Subdivision Regulations and the special circumstances.



TYPICAL SECTION
 AUGUSTA WAY/ST. ANDREWS DRIVE/SAWGRASS LANE



TYPICAL SECTION
 PEBBLE BEACH CT.

CONSOLIDATION ACREAGES:

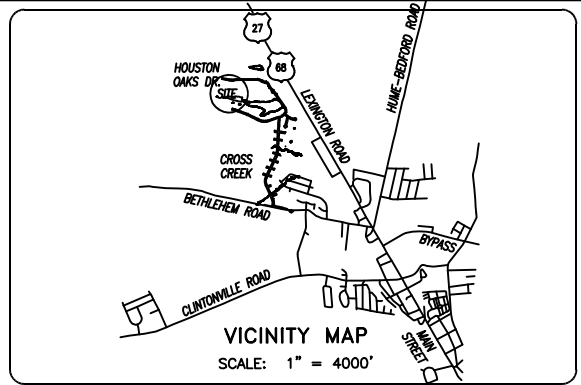
BEFORE CONSOLIDATION:
 Lot #13 = 0.114 Acre (4,970.25 sf)
 Lot #14 = 0.110 Acre (4,798.53 sf)
 Lot #15 = 0.110 Acre (4,778.51 sf)
 Lot #16 = 0.111 Acre (4,827.46 sf)
 Lot #17 = 0.145 Acre (6,329.22 sf)

AFTER CONSOLIDATION:
 Lot #13 + Lot #14 + Lot #15A = 0.315 Acre (13,741.45 sf)
 Lot #15B + Lot #16 + Lot #17 = 0.275 Acre (11,962.54 sf)

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



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 _____ BRW Builders, LLC Ralph Hensley
 BRW Builders, LLC S. Wayne West

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 _____ BRW Builders, LLC Ralph Hensley
 BRW Builders, LLC S. Wayne West

LAND SURVEYOR'S CERTIFICATION

I do hereby certify that this plat depicts a survey made 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 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. This survey and plat meets or exceeds the minimum standards of all governing authorities. The basis of the bearings shown hereon is in relation to Plat Cabinet C, Sheet 21

August 15, 2019 Date _____ P.O. Box 175
 Cynthia, Kentucky 41031



PLOTTED: 08/15/19 @ 5:00 BY APD

AMENDED FINAL SUBDIVISION PLAT
THE MASTERS OF HOUSTON OAKS
 ST. ANDREWS DRIVE & PEBBLE BEACH COURT

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 HOUSTON LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 06/28/05	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957 THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.
	FILE NO. 05-735	FILNAME FINALPLAT6	
	FIELD BOOK 38	JOB FILE HOUSTON	
	DRAWN BY APD	CHECKED BY APD	