

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 40362
 Deed Book 264, Page 1

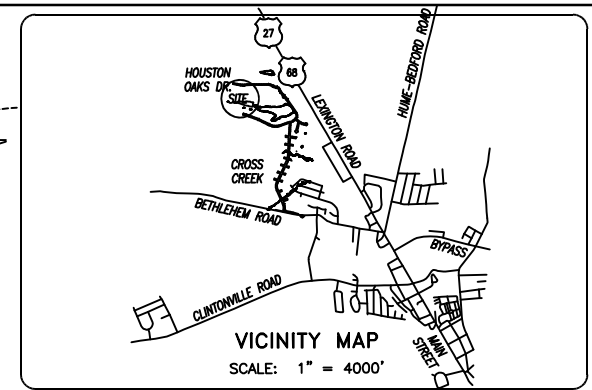
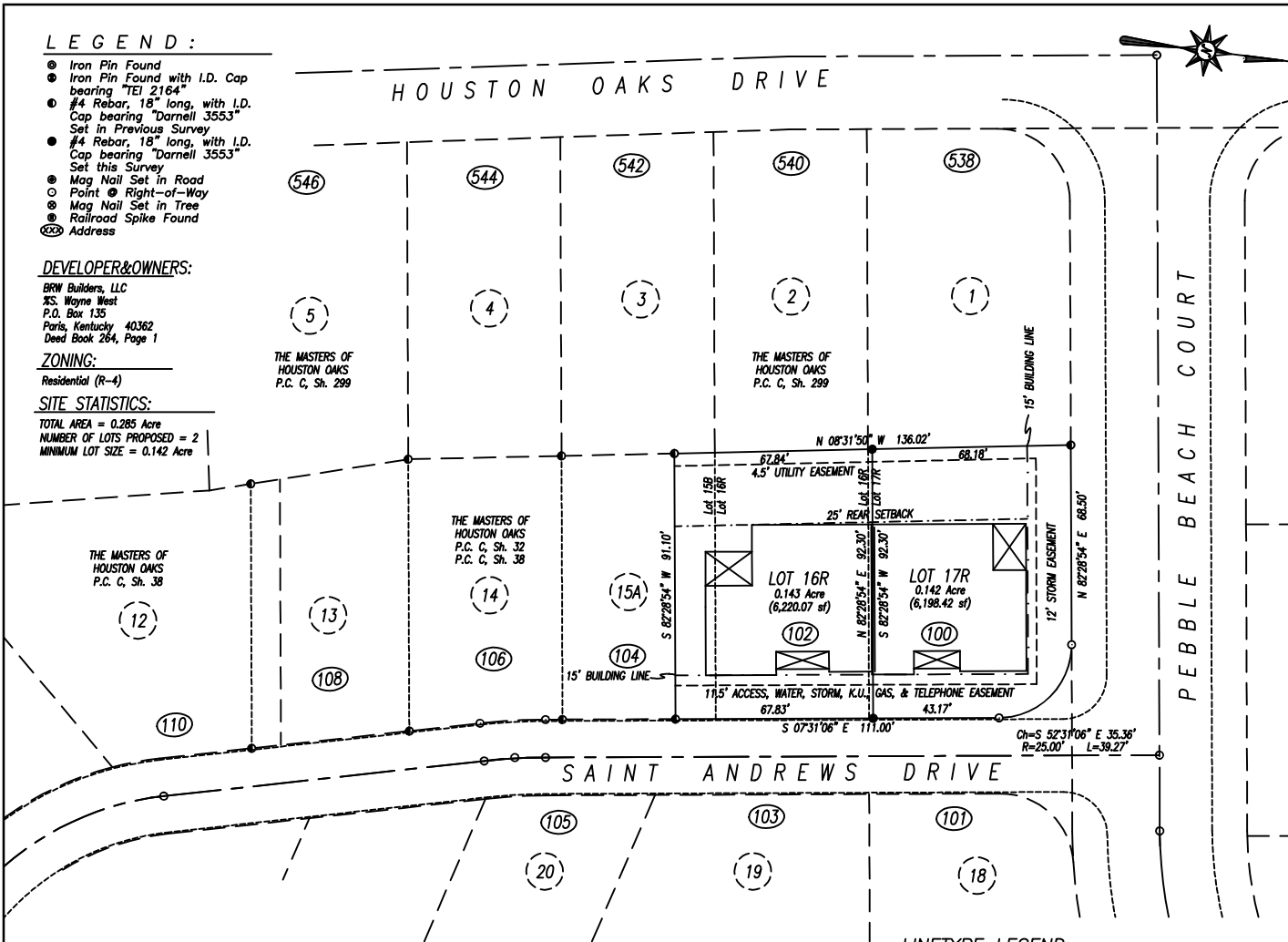
ZONING:

Residential (R-4)

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

SITE STATISTICS:

TOTAL AREA = 0.285 Acre
 NUMBER OF LOTS PROPOSED = 2
 MINIMUM LOT SIZE = 0.142 Acre



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 $\frac{1}{180,000+}$ 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

April 11, 2020

Date P.O. Box 175
 Cynthia, Kentucky 41031



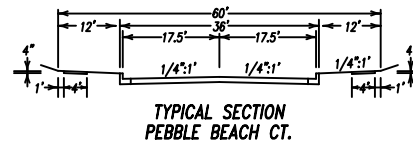
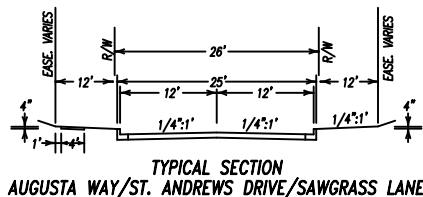
PLOTTED: 04/11/20 @ 5:00 BY APD

NOTES:

1. Property platted hereon is the same as that consolidated Lot 15B, Lot 16, and Lot 17 shown on Plat Cabinet D, Sheet 32 and a portion of property 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. (BUD @ B11) 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 divide or separate a consolidated duplex lot into two separate and legal tracts or parcels of land shown hereon as Lot 16R and Lot 17R. Same being a revised configuration of the original Lot 15B, Lot 16, and Lot 17.
6. 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.
7. Those 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 properly and equitably maintained and repaired by the homeowner's association.
8. 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.
9. 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.

LINETYPE LEGEND:

- Survey Boundary
- Road Centerline
- Building Line
- Adjacent Property Line
- Entrance Driveway Centerline
- Easement Line



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 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

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

STATE OF KENTUCKY ALLEN PATRICK DARNELL 3553 LICENSED PROFESSIONAL LAND SURVEYOR	SCALE 1" = 30'	DATE 06/28/05	DARNELL ENGINEERING, INC. P.O. Box 175 Cynthiana, Kentucky 41031 (859) 234-8957
	FILE NO. 20-4378	FINAL PLAT#	
	FIELD BOOK 38	JOB FILE HOUSTON	
	DRAWN BY APD	CHECKED BY APD	

*THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150.