LAND SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, BY METHOD OF RANDOM TRAVERSE. THE BEARINGS AND DISTANCES SHOWN HEREIN HAVE BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL GOVERNING AUTHORITIES.

LAND SURVEYORS SIGNATURE, 2/27/2020
ABBIE JONES CONSULTING 1022 FONTAINE ROAD, LEXINGTON KY, 40502

OWNER CERTIFICATION:

(I OR WE) DO HEREBY CERTIFY THAT (I AM OR WE ARE) THE (OWNER(S)) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND ADOPT THIS PLAT.

OWNER'S SIGNATURE AND DATE

EASEMENTS

1. UNDERGROUND UTILITY SIZES ARE UNKNOWN UNLESS SPECIFIED HEREON. SURVEY SHOWS UNDERGROUND UTILITIES ONLY TO THE EXTENT MARKED IN THE FIELD BY 811/UTILITY COMPANIES AND UNDERGROUND DETECTIVE (PRIVATE COMPANY), AND OR OWNERS REPRESENTATIVE LOCATIONS.
2. 12' WIDE SANITARY SEWER EASEMENT SHOWN (DEED BOOK 185 PAGE 189).
3. TELEPHONE AND TELEGRAPH EASEMENT (DEED BOOK 112 PAGE 18).
4. OTHER EASEMENTS MAY EXIST FOR THIS PROPERTY.

COMMISSIONERS CERTIFICATION:

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION, AND IS NOW APPROVED UPON RECORDING.

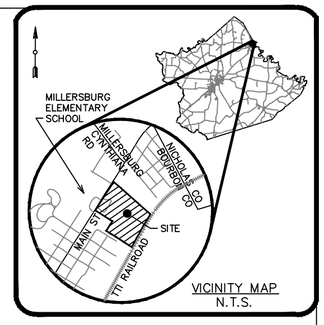
DATE:

PLANNING COMMISSION CHAIRMAN

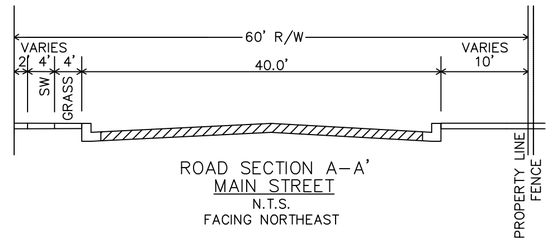
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	57.47'	46.91'	45.62'	S 75°56'27" E	46°45'43"
C2	143.24'	48.26'	48.03'	S 88°50'17" E	19°18'09"
C3	149.26'	47.06'	46.86'	S 59°19'09" E	18°03'53"
C4	27.72'	21.54'	21.00'	S 68°13'41" E	44°31'18"
C5	112.08'	59.69'	58.99'	N 47°28'54" W	30°30'52"
C6	96.06'	36.93'	36.70'	S 86°54'32" W	22°01'33"
C7	77.20'	41.47'	40.98'	N 84°49'14" W	30°46'40"
C8	34.03'	7.71'	7.69'	N 74°27'25" W	12°58'37"

LINE	BEARING	DISTANCE
L1	N 32°59'14" E	27.89'
L2	S 32°43'23" E	18.71'
L3	N 82°54'29" E	23.42'
L4	S 74°39'16" E	39.08'
L5	S 68°21'06" E	38.30'
L6	S 45°58'02" E	18.98'
L7	N 78°05'19" E	22.28'
L8	S 57°27'34" E	23.99'
L9	S 03°17'41" E	14.43'
L10	N 83°12'54" W	4.05'
L11	S 85°52'33" W	53.49'
L12	N 15°38'28" W	13.76'
L13	N 67°51'10" W	51.70'
L14	N 74°54'28" W	54.25'
L15	S 78°59'29" W	17.05'
L16	N 67°58'06" W	25.87'

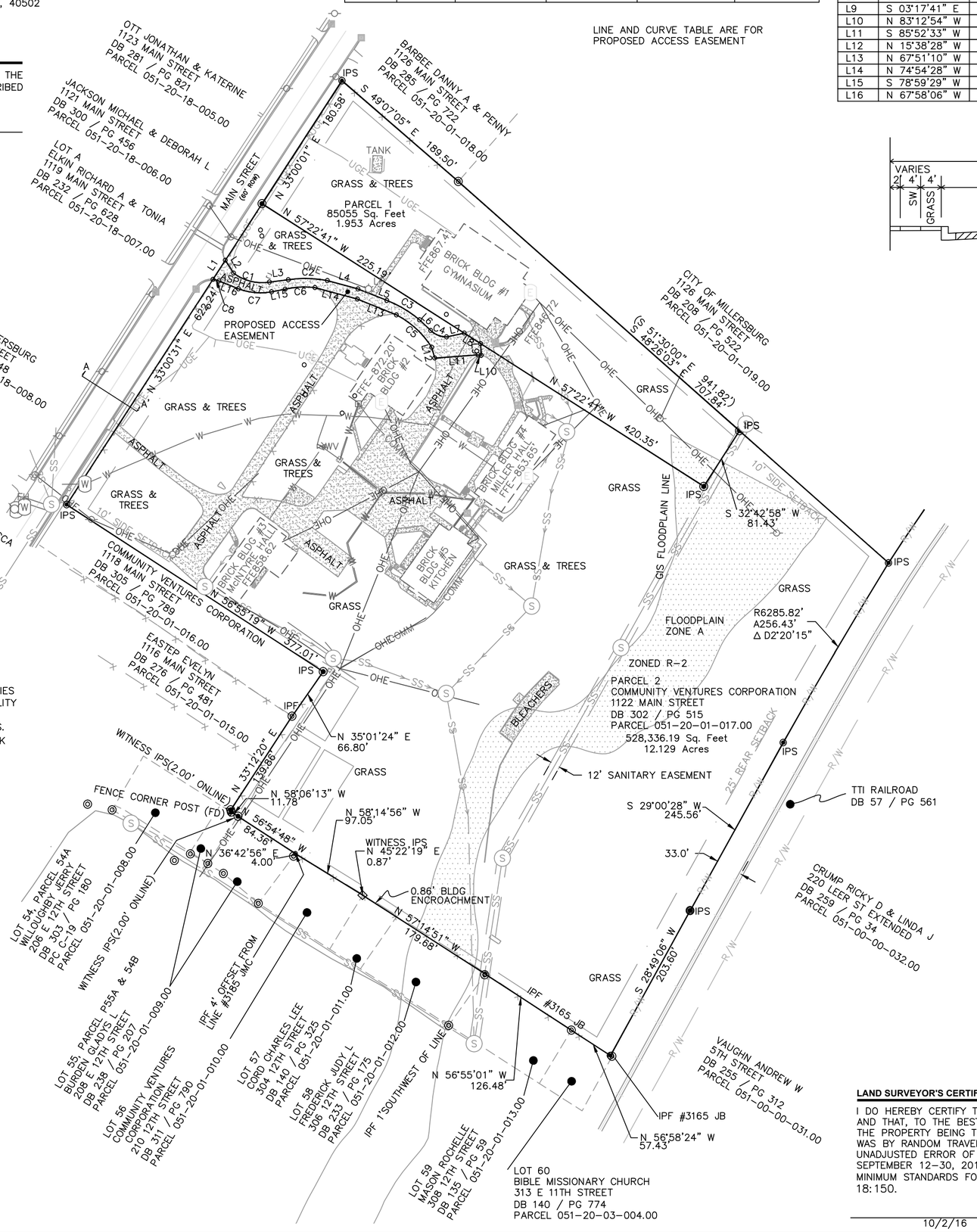
LINE AND CURVE TABLE ARE FOR PROPOSED ACCESS EASEMENT



VICINITY MAP
N.T.S.

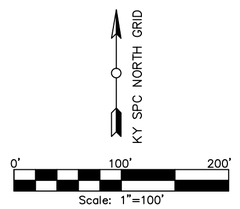


ROAD SECTION A–A'
MAIN STREET
N.T.S.
FACING NORTHEAST



SURVEY NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 1 OUT OF THE LARGER PARENT PARCEL AND PROVIDE AN ACCESS EASEMENT ACROSS OR THROUGH COMMUNITY VENTURES CORPORATION (DB 302 PG 515). A SEPARATE TOPOGRAPHIC MAP WAS ALSO MADE AT THE SAME TIME.
2. FIELD WORK WAS COMPLETED BY CREW IN SEPTEMBER 2016 USING A TRIMBLE R8–2 (KYCORS) AND A LEICATS2 TOTAL STATION.
3. THIS PLAT MEETS 201 KAR18:150.
4. THIS SURVEY IS IN ACCORDANCE WITH SECTION 12 OF 201 KAR 18:150.
5. THE BASIS FOR BEARINGS AND REFERENCED MERIDIAN IS FROM THE KYCORS SPC KY SOUTH DATUM. RECORD PLAT VALUES ARE SHOWN IN PARENTHESES.
6. ALL IPS ARE 5/8" IRON REBARS 18" LONG WITH PINK PLASTIC CAP STAMPED T. WOODCOCK PLS 3124.
7. ALL NWS ARE MAG NAIL WITH WASHER STAMPED T. WOODCOCK PLS 3124.
8. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA, ZONE A ON FEMA FLOOD PANEL 211810100C, EFFECTIVE DATE AUG. 05, 2010.
9. OTHER UNRECORDED EASEMENTS MAY EXIST THAT AFFECT THE PROPERTY.
10. THERE IS ONE VISIBLE ENCROACHMENT FROM OR ONTO THE SURVEYED PROPERTY.
11. SUCH PARCELS ARE ZONED R–2 WITH THE FOLLOWING RESTRICTIONS/SETBACKS:
    - REAR: 25'
    - SIDE: 10'
    - FRONT: 25'
    - MAX HEIGHT: 45'
12. REQUIRED LOT AREA AND LOT WIDTH (A) LOTS SERVED BY PUBLIC SEWER EVERY SINGLE–FAMILY DWELLING SHALL BE LOCATED ON A SINGLE LOT OF NOT LESS THAN SEVEN THOUSAND TWO HUNDRED (7,200) SQUARE FEET. EVERY MULTI–FAMILY AND TWO FAMILY DWELLINGS SHALL BE LOCATED ON A SINGLE LOT OF NOT LESS THAN SIX THOUSAND (6,000) SQUARE FEET FOR THE FIRST DWELLING UNIT PLUS ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET FOR EACH ADDITIONAL UNIT UP TO FOUR (4). FOR EACH ADDITIONAL UNIT BEYOND THE 4TH UNIT, AN ADDITIONAL ONE THOUSAND (1,000) SQUARE FEET SHALL BE REQUIRED. THE MINIMUM REQUIRED LOT WIDTH AT THE BUILDING SETBACK LINE FOR SINGLE–FAMILY DWELLINGS SHALL BE EIGHTY (80) FEET; FOR TWO FAMILY DWELLINGS AND MULTI–FAMILY DWELLINGS THE MINIMUM WIDTH SHALL BE ONE HUNDRED (100) FEET.
14. ALL UTILITIES SHOWN ARE FROM THE 2016 SURVEY.



LAND SURVEYOR'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING TRANSFERRED ARE TRUE AND ACCURATE. THIS SURVEY WAS BY RANDOM TRAVERSE WITH SIDESHOTS AND WAS NOT ADJUSTED. THE UNADJUSTED ERROR OF CLOSURE WAS 1:10891. SURVEY WAS CONDUCTED SEPTEMBER 12–30, 2016. THE SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A RURAL SURVEY AS SET FORTH BY 201 KAR 18:150.

10/2/16 TIMOTHY D. WOODCOCK PLS #3124

Abbie Jones consulting

ABBIE JONES CONSULTING
1022 FONTAINE RD.
LEXINGTON, KY 40502
859.559.3443
www.abbie–jones.com

LEGEND

BTM	BOTTOM OF WALL
CATV	CABLE/TELEVISION
CO	CLEANOUT
CMP	CORRUGATED METAL PIPE (CIRCULAR)
COMM	COMMUNICATION
CONC	CONCRETE
DW	DRIVEWAY
	ELECTRIC LINE – OVERHEAD
	ELECTRIC – UNDERGROUND
	FENCE, WOOD PRIVACY
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
	FORCE MAIN (SAN.)
	GAS LINE
GM	GAS METER
GV	GAS VALVE
	GUARDRAIL
	GUY WIRE
	HANDRAIL
HW	HEADWALL
INV	INVERT
IPF	IRON PIN FOUND
IPS	IRON PIN SET
PFND	IRON PIPE FOUND
LP	LIGHT POLE
MBX	MAILBOX
NWF	MAG NAIL WASHER FOUND
NWS	NAIL AND WASHER SET
PP	POWER POLE
RCB	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
R/W, ROW	RIGHT–OF–WAY
	STORM DRAIN CURB INLET
	STORM DRAIN GRATE INLET
	STORM DRAIN LINE
SDMH	STORM DRAIN MANHOLE
	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
	TREELINE
TOP	TOP OF WALL
UNK	UNKNOWN/INACCESSIBLE
	UNDERGROUND COMM. LINE
VCP	VITRIFIED CLAY PIPE
	WATER LINE
WM	WATER METER
	WATER VALVE

STATE OF KENTUCKY
TIMOTHY D. WOODCOCK 3124
LICENSED PROFESSIONAL LAND SURVEYOR

LAND SURVEYOR:
ABBIE JONES CONSULTING
1022 FONTAINE RD
LEXINGTON, KY 40502

OWNER:
FARMERS DEPOSIT BANK

DEVELOPER:
COMMUNITY VENTURES CORPORATION
1450 NORTH BROADWAY
LEXINGTON, KY 40505

PROJECT	SCALE	DATE
2020–013	1'=100'	02/25/20

MINOR SUBDIVISION PLAT OF MILLERSBURG MILITARY INSTITUTE

LOCATED AT:
1122 MAIN STREET
MILLERSBURG, KY 40348
BOURBON COUNTY

PLAT CABINET ___
SLIDE ___

2020–013 Millersburg Military Institute SURVEY v4.dwg