

1) RIGHTS-OF-WAY, EASEMENTS, UTILITIES, AND ACTS OF POSSESSION MAY EXIST ON, UNDER OR THROUGH THIS PROPERTY AND MAY NOT APPEAR ON THIS PLAT. THEREFORE USERS OF THIS MAP ARE TO BE ALERT FOR THEIR EXISTENCE.

2) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY ZONING ORDINANCES, SETBACK LINES, RESTRICTIVE COVENANTS, LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3) DECLARATION IS MADE TO THE ORIGINAL CLIENT OF THIS SURVEY AND PLAT AND IS NOT TRANSFERABLE TO ADDITIONAL OR SUBSEQUENT PARTIES. THIS PLAT OF SURVEY IS VALID ONLY IF THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR APPEARS HEREON.

4) ACCEPTANCE OF THE PLAT HEREON AND THE MONUMENTS USED AND SET DURING THE FIELD SURVEY HEREBY LIMIT THE TORT AND LIABILITY THAT MAY ARISE FROM ANY FUTURE CAUSE OR ACTION TO AN AMOUNT NOT TO EXCEED THE FEE CHARGED.

5) THE WORD "CERTIFY" OR "STATEMENT" AS SHOWN HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

6) THIS MAP DOES NOT CERTIFY THE LOCATION OF UNDERGROUND UTILITIES. NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY. DEED REFERENCES AND ADJOINING OWNERS, WHO MAY NOT BE THE CURRENT OWNERS, ARE SHOWN FOR REFERENCE ONLY. THIS PLAT DOES NOT PURPORT TO SHOW OWNERSHIP.

MAPS OF REFERENCE
 1. MINOR CONSOLIDATION PLAN FOR DAVID T. & DELANNA S. TURLEY PREPARED BY BARRY M. ROBINSON PLS #2870 PARIS, BOURBON COUNTY, KENTUCKY MAP FILE: CABINET C SLIDE 217 A
 2. FINAL RECORD PLAT, ROY JONES, JR., INC. PROPERTY MAP FILE: CABINET B SLIDE 238
 3. WILLIAM & SHEILA FITCH PROPERTY IMAF FILE: CABINET B SLIDE 105

NOTE: THE PURPOSE OF THIS MAP IS TO CONSOLIDATE PARCEL 1 AND 2 AS SHOWN ON MAP TITLED MINOR CONSOLIDATION PLAN FOR DAVID T. & DELANNA S. TURLEY WHICH IS RECORDED IN MAP CABINET C, SLIDE 217 A AND TO SUBDIVIDE THE CONSOLIDATED PARCEL 1 INTO 23 PARCELS AS SHOWN ON THIS MAP.

I (WE) DO HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS AS MY (OUR) PLAT FOR THIS PROPERTY.
 DATE 4/9/2020
 OWNER

NOTE: NO SPECIFIC RIGHT OF WAY INFORMATION AVAILABLE FOR THIS SITE AT THE KENTUCKY DEPARTMENT OF HIGHWAYS (DISTRICT 7). WHEN NO METES AND BOUNDS ARE RECORDED OR AVAILABLE, RIGHT OF WAY SHALL INCLUDE ADJACENT DITCH LINES AND SLOPES OR EXTEND UNTIL THE NATURAL SURROUNDING TOPOGRAPHY IS RESUMED.

FIRE PROTECTION CERTIFICATION
 I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.
 DATE 4/2/20
 FIRE OFFICIAL

I (WE) DO HEREBY DEDICATE THE STREETS AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON TO THE CITY OF PARIS, KENTUCKY.
 DATE 4/9/2020
 OWNER

SURVEYOR INFORMATION:
 PETE HOWARD, PLS #3949
 SUMMIT ENGINEERING, INC.
 285 HAMBLY BOULEVARD
 PIKEVILLE, KY 41501
 608-432-1447

WATER AND SEWER CERTIFICATION
 I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.
 DATE 4/2/20
 WATER AND SEWER OFFICIAL

SURVEYOR'S STATEMENTS
 1. THE SURVEY SHOWN HEREON WAS CONDUCTED UNDER MY DIRECT SUPERVISION.
 2. THE METHOD USED WAS BY RANDOM TRAVERSE WITH SIDESHOTS.
 3. THE MATHEMATICAL ERROR OF CLOSURE WAS GREATER THAN 1:10,000.
 4. THE BEARINGS AND DISTANCES WERE NOT ADJUSTED FOR CLOSURE.
 5. THE BASIS FOR THE BEARINGS GRID NORTH, NAD83 KY SINGLE ZONE
 6. THIS IS AN URBAN CLASS SURVEY.
 7. THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150
 DATE 1/3/20
 PETE HOWARD, PLS#3949

THE TRACT OF LAND SHOWN HEREON IS LOCATED AT 671 CLINTONVILLE RD. PARIS, BOURBON COUNTY, KENTUCKY 40361

ROAD DEPARTMENT CERTIFICATION
 I DO HEREBY CERTIFY THAT THE DEVELOPMENT PLAN MEETS REQUIREMENTS OF THIS AGENCY AND IS APPROVED.
 DATE 4/2/20
 ROAD OFFICIAL

I DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE BOURBON COUNTY JOINT PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING.
 DATE 4.10.2020
 CHAIRMAN, PLANNING COMMISSION

NOTE: PORTION OF THE SURVEY SHOWN HEREON WAS CONDUCTED BY GPS METHODS, AND THE ACCURACY AND POSITIONAL TOLERANCE ARE IN ACCORDANCE WITH AN URBAN CLASS SURVEY. (RELATIVE POSITIONAL ACCURACY +/-0.05 + 100 PPM)

ZONING INFORMATION
 THE TRACT OF LAND SHOWN HEREON IS ZONED R8 - RESIDENTIAL

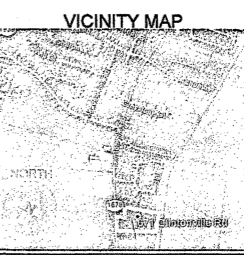
SUBDIVISION STATISTICS
 PROPOSED: 23 LOTS
 TOTAL AREA 5.87 ACRES
 SMALLEST LOT 6,306 SF
 LARGEST LOT 12,138 SF

ZONING: R-8
 LAND USE: RESIDENTIAL

FLOOD HAZARD NOTE:
 THE TRACT OF LAND SHOWN HEREON LIES WITHIN ZONE X. FLOOD INSURANCE RATE MAP NUMBER: 2107C0142C BOURBON CO. # 210271 PANEL # 0142 SUFFIX: C PANEL 142 OF 325 MAP REVISION DATE: JAN. 06, 2011

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	27.004	50.000	030.8442	S44° 51' 47"W	27.00
C2	36.080	50.000	041.3222	S32° 32' 19"E	36.08
C3	35.119	50.000	040.2431	N0° 59' 31"E	35.12
C4	30.774	25.000	070.5288	N25° 08' 06"E	30.77
C5	38.186	25.000	089.8308	S74° 41' 07"E	38.20
C6	50.795	225.000	012.9348	S38° 14' 14"E	50.78
C7	12.827	225.000	003.2863	S58° 54' 35"E	12.83
C8	18.088	25.000	041.4098	S39° 50' 17"E	18.07
C9	81.288	50.000	093.1267	S65° 41' 48"E	81.27
C10	38.333	50.000	041.8342	N39° 12' 59"W	38.33
C11	72.891	175.000	023.8551	N41° 41' 51"W	72.89
C12	39.344	25.000	090.1892	N16° 18' 53"E	39.34
C13	65.378	40.000	093.6469	N13° 34' 33"E	65.38
C14	61.553	40.000	088.1682	N79° 31' 00"W	61.55
C15	8.265	175.000	002.7061	S54° 58' 41"E	8.27
C16	25.370	25.000	058.1446	S88° 24' 12"E	25.37
C17	47.810	50.000	054.4420	S87° 15' 17"E	47.81
C18	75.171	50.000	086.1394	S24° 40' 13"W	75.17
C19	57.224	225.000	014.5718	N49° 59' 28"W	57.22
C20	42.188	50.000	048.3206	S54° 16' 28"W	42.17
C21	42.207	50.000	048.3681	N77° 22' 58"W	42.21
C22	38.014	50.000	041.2885	N8° 48' 24"E	38.01
C23	6.203	150.000	002.3994	S59° 12' 53"W	6.20
C24	157.549	200.000	045.1345	S52° 20' 14"E	157.55

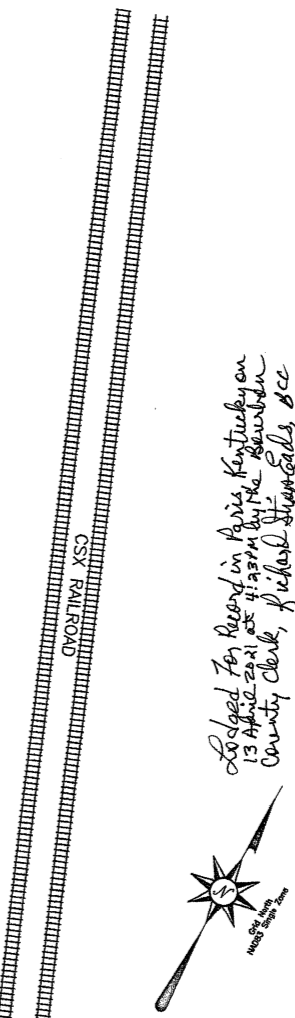
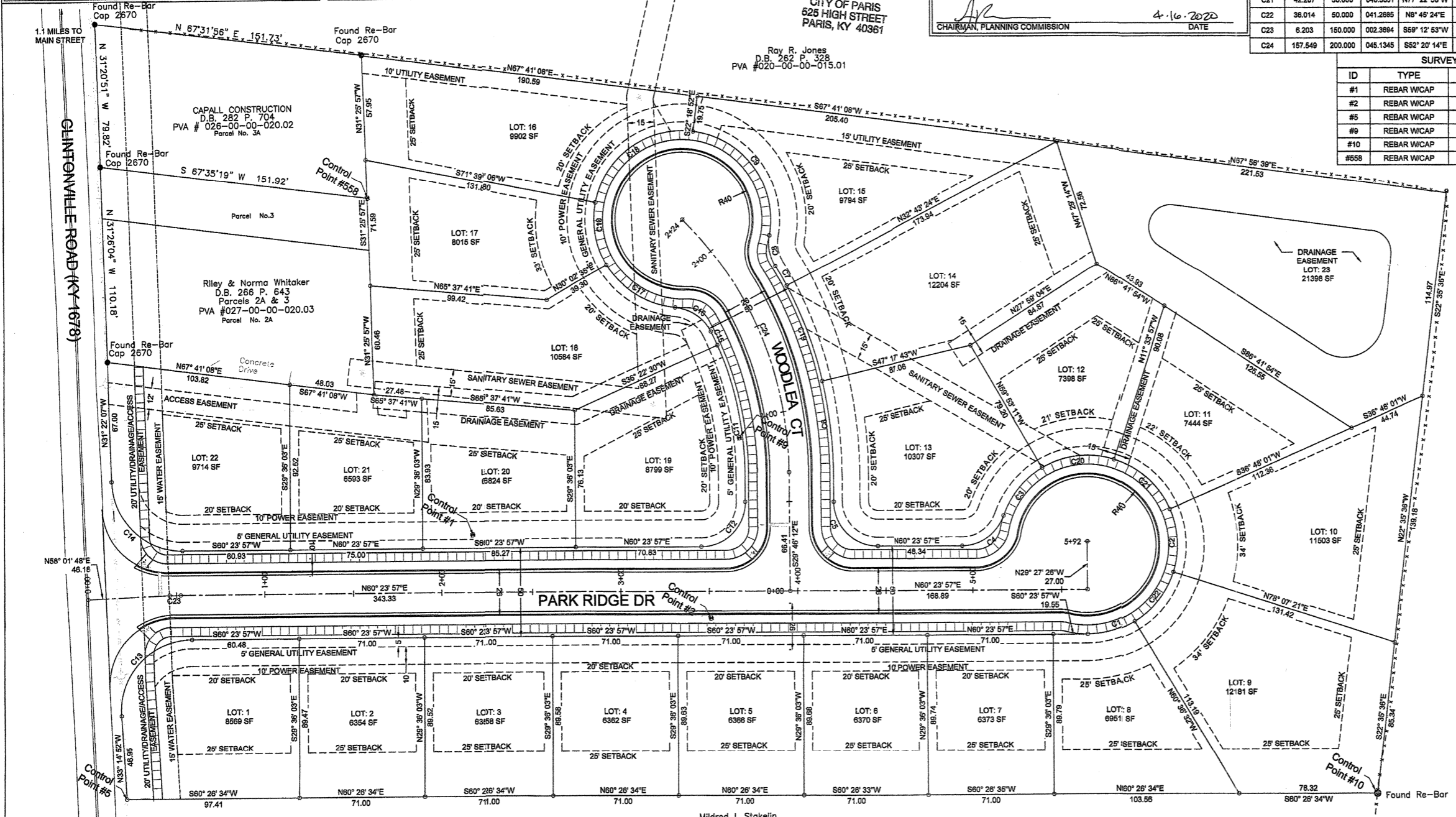


LEGEND

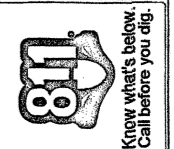
- 3/4" RE-BAR WITH CAP STAMPED
- SUMMIT ENG. L.S. #3949 UNLESS NOTED OTHERWISE
- FOUND MONUMENT
- GAS METER OR GAS VALVE
- SANITARY SEWER MANHOLE
- UTILITY POLE
- FIRE HYDRANT ASSEMBLY
- WATER METER OR WATER VALVE
- WATER LINE
- GAS LINE
- SANITARY SEWER
- OVERHEAD ELEC. TELE
- FENCE
- BOUNDARY LINE

SURVEY BENCHMARK SCHEDULE

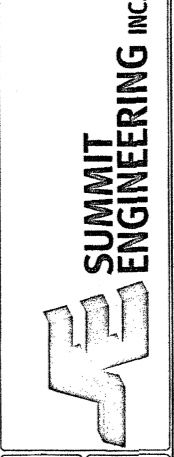
ID	TYPE	NORTHING	EASTING	ELEV
#1	REBAR WICAP	3,957,583.640	5,348,408.920	935.48
#2	REBAR WICAP	3,957,588.050	5,348,548.230	932.46
#5	REBAR WICAP	47,488,099.080	5,348,312.128	923.07
#9	REBAR WICAP	3,957,583.820	5,348,514.030	926.86
#10	REBAR WICAP	3,957,687.009	5,348,926.643	920.81
#558	REBAR WICAP	3,957,699.070	5,348,285.150	928.44



PRELIMINARY PLAT
 DATE: 1/3/2020
 SCALE: 1"=30'
 DRAWN BY: SEM
 CHECKED: MLH
 PROJECT NO: 19-447
 SHEET: C004

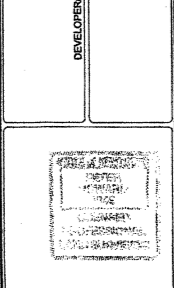


DESCRIPTION OF REVISION
 DATE



MAJOR SUBDIVISION PLAT
 CLINTONVILLE PLACE
 ADDRESS: 671 CLINTONVILLE RD
 DEVELOPER/BUILDER: CAPALL CONSTRUCTION, 1445 HIGH STREET, PARIS, KY 40361

PRELIMINARY PLAT



DATE: 1/3/2020
 SCALE: 1"=30'
 DRAWN BY: SEM
 CHECKED: MLH
 PROJECT NO: 19-447
 SHEET: C004

Recorded For Record in Paris, Kentucky on 13 April 2021 at 4:23 PM by the Bourbon County Clerk, Richard Stappards, LLC