

**KNOTT  
OWNER'S CERTIFICATION**

I, (We) hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in Deed Book 105 Page 535, Deed Book 602 Page 440, and Deed Book 674 Page 59, in the office of the Meade County Clerk of the State of Kentucky; and do hereby adopt this plan of lots with my (our) free consent; do establish the minimum building restriction line; and do establish and reserve the easements indicated for public utility.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
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 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**NOTARY PUBLIC**

I, \_\_\_\_\_, a Notary Public in \_\_\_\_\_ County, State of Kentucky, do hereby certify that the above, whose names are signed to the foregoing certificate and who are known to me, acknowledged before me on this date that being informed of the contents of said Certificate they executed the same voluntarily on the date same bears. Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC: \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

**CERTIFICATE OF COMMISSION**

I hereby certify that this record plat has been found to comply with the Meade County subdivision regulations, with the exception of the waivers as set out on this plat and that this record plat was approved by the Meade County Planning Commission on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and is now eligible for recording in the office of the Meade County Clerk.

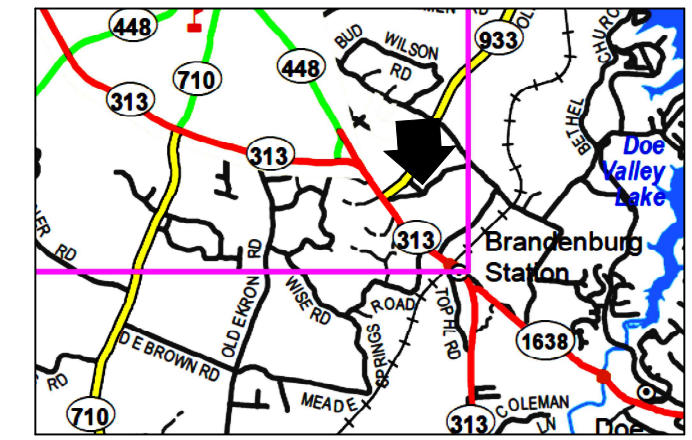
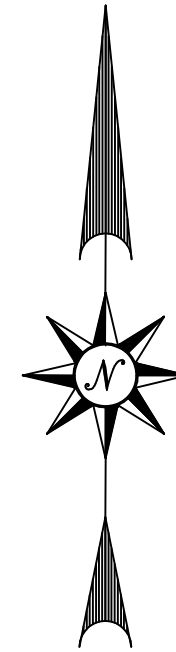
ZONING ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_  
 MEADE COUNTY PLANNING COMMISSION

**SMITH  
ENGINEERING AND LAND SURVEYS, INC.**

901 HIGH STREET  
 BRANDENBURG, KENTUCKY 40108  
 (270) 422-2588, 547-2588

100' 0 100' 200'

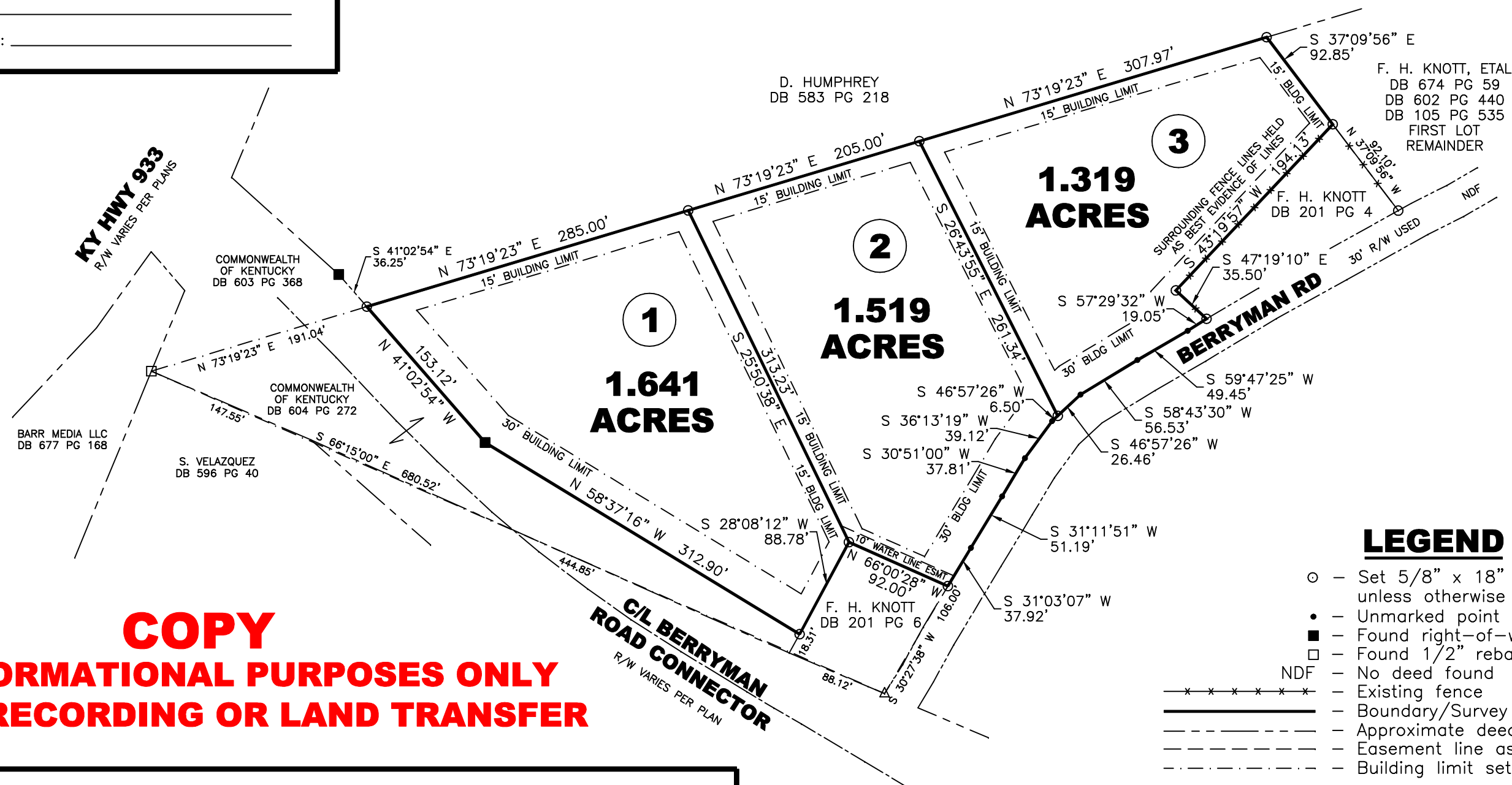
**GRAPHIC SCALE**



**VICINITY MAP**

**NOTES**

- Basis of Bearing from KSPC South Zone, NAD 83, NAVD 88, GRS 80, GRID North
- GPS Vector Closure - 1:33,796
- This is a Urban Class survey.
- Date of Field Survey: 7/25 - 8/29/2019
- The Survey shown hereon is subject to any easements or restrictions either legally implied or of record and to any actual roadway right-of-way different from that shown hereon. Easement lines shown are approximate.
- This Survey does not guarantee access rights to any land shown hereon from any State, County or other roadway of any kind.
- Adjoiners shown hereon are from tax office.
- Deed Book references shown hereon were used for survey purposes only and may not be the complete legal title source.
- No title search was supplied to this surveyor.
- The certification of this Survey is made as of this date only for the person it was done for and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any adverse or other rights of others due to court action.
- The Survey depicted hereon is subject to any planning and zoning regulations that may apply.
- The bearings and distances shown along roadways are chordal courses unless otherwise indicated.
- Acreages are more or less.
- This survey does not represent or establish land ownership per 201 KAR 18.150 3.(2).
- GPS NOTES: Existing monuments shown hereon along with traverse points, meander points, and other points were located using a Carlson BRX 5 and rover using RTK methods. The RPA of the measurements shown meets or exceeds the closure given hereon at the 95 percent confidence level.
- TOTAL STATION NOTES: Set monuments, existing trees, and any other surveyed points shown hereon not possible to be located by GPS methods were set or located using a Topcon GTS 235W total station as verified with closure angles.
- This subdivision is located in a general area of KARST topography, as is most of Meade County. The primary means of surface drainage is via sinkholes, ponds or depression seepage. Since there is no guarantee that sinkholes or depressions will or will not stop up or that a pond level will not raise, dwellings should be located horizontally and vertically away from such topographical features as exist on this site.
- Survey boundary source is a portion of F. H. Knott etal DB 674 PG 59 Parcel I, M. Knott DB 602 PG 440 First Lot and B. Knott etal DB 105 PG 535 First Lot.
- PVA Map number is Map 124/Parcel 1
- This property is located in Zone R1
- Total lot area is 4.479 acres.
- All lots are subject to a 30' Building Limit along all road right-of-ways as shown hereon.
- All lots are subject to a 15' Building Limit along all side, interior and rear lot lines as shown hereon.
- Lot 2 is subject to a 10' Water line easement for the use of Lot 1 as shown hereon. Also Lot 2 is allowed to set water meter within the easement on Lot 1.
- The Meade County Road Department must approve all entrances on the county roads.
- In the event more than one tract is purchased by the same individuals, any interior easements created by this multiple lot purchase shall be considered null and void unless previously used by any utility.



**COPY  
FOR INFORMATIONAL PURPOSES ONLY  
NOT FOR RECORDING OR LAND TRANSFER**

**RECORDING  
CERTIFICATION**

I, \_\_\_\_\_, clerk of the County Court in and for Meade County, State of Kentucky, do hereby certify that the foregoing Plat was lodged for record on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, whereupon, I have truly recorded the same in my office. Given under my hand on the aforementioned date.

BY: \_\_\_\_\_  
 CLERK OR DEPUTY CLERK

**SEAL**

**SURVEY CERTIFICATION**

I hereby exclusively certify to the "survey for" entity or person shown hereon that the Survey depicted by this Plat represents a boundary survey and complies with 201 KAR 18:150 and was performed under my supervision by the method of GPS and/or random traverse with sideshots. The closure error is listed in the notes.

\_\_\_\_\_  
 TIMOTHY W. SMITH, LS 2373 DATE \_\_\_\_\_

**MINOR SUBDIVISION PLAT OF  
THE BERTHA KNOTT  
ESTATE PROPERTY**

BERRYMAN ROAD/BERRYMAN ROAD CONNECTOR ROAD  
 BRANDENBURG, MEADE COUNTY, KENTUCKY

**FOR  
BARR REALTY & AUCTION CO., INC.**

HARDINSBURG & BRANDENBURG, KENTUCKY  
 270-547-2136, 270-422-2222  
 www.barrrealtyauction.com

|                          |                |
|--------------------------|----------------|
| DRAWN BY: P. SMITH       | REVISION DATE: |
| JOB NO.: 19-171          |                |
| SCALE: 1" = 100'         |                |
| DATE DRAWN: Sept 3, 2019 | FILE NAME:     |