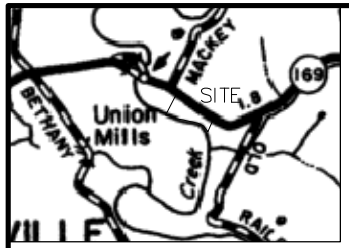

VICINITY MAP
N.T.S.

LEGEND

O.H.U. OVER HEAD UTILITIES
UTILITY POLE
EDGE OF PAVEMENT
1/2" REBAR-18" LONG WITH ORANGE CAP "MOORE" "3039" (SET THIS SURVEY)
MEANDERING POINT (EDGE OF CREEK BANK) (CENTER OF ROAD)
( ) REFERENCE DIST.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE WILMORE – JESSAMINE COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE JESSAMINE COUNTY ENGINEER OR OTHER AUTHORIZED OFFICER.

RICK MOORE LLS# 3039 DATE

GRAPHIC SCALE
200 100 50 0 100 300
(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR WILMORE – JESSAMINE COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS ARE NOTED IN THE MINUTES OF THE WILMORE – JESSAMINE COUNTY, KENTUCKY PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHAIRMAN DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND DEDICATE ALL STREET, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE WILMORE – JESSAMINE COUNTY SUBDIVISION REGULATIONS UNLESS OTHERWISE NOTED.

ROBERT L. & JANICE C. GREENWAY DATE
3000 UNION MILL ROAD
NICHOLASVILLE, KY.

MSC
Moore Surveying Company
107 COLLINS DRIVE
NICHOLASVILLE, KY. 40356
PH.(859)887-3007 FAX (859)885-6469
EMAIL: RICKMOORE1@WINDSTREAM.NET

STATE of KENTUCKY
RICK MOORE
3039
LICENSED
LAND SURVEYOR

PREPARED FOR:
ROBERT L. & JANICE C. GREENWAY
3000 UNION MILL ROAD
NICHOLASVILLE, KY.

FILE: 2006\PLATS\GREENWAY

OWNER :
ROBERT L. & JANICE C. GREENWAY
3000 UNION MILL ROAD
NICHOLASVILLE, KY.

SURVEY DATE : SEPT. 2006 PLAT DATE : DECEMBER 13, 2006

MINOR SUBDIVISION PLAT
ROBERT L. & JANICE C. GREENWAY PROPERTY
(DEED BOOK 547, PAGE 695)
2344 UNION MILL ROAD (KY-169)
NICHOLASVILLE, JESSAMINE CO., KENTUCKY

PVA #081-00-00-026.00
ROGER SPRINGATE JR.
D.B. 77, PG. 398
ZONE: A-1

PVA #080-00-00-054.00
CHARLES MONTGOMERY
D.B. 97, PG. 433
TRACT #1-A
ZONE: A-1

PVA #080-00-00-054.01
AMY CAROL FAIN
HOWARD DOUGLAS FAIN
D.B. 447, PG. 144
P.C. #8, SL. #715
LOT #2
ZONE: A-1

PVA #081-00-00-028.00
FRANKLIN D. & RUTH ANN FAIN
D.B. 82, PG. 558
P.C. #8, SL. #715
LOT #1
ZONE: A-1

PVA #080-00-00-044.00
WM B. & JODY PERKINS
D.B. 296, PG. 349
P.C. #3, SL. #33A
TRACT #1A
ZONE: A-1

PVA #081-00-00-031.00
DEBORAH KAY POLLEY
DENNIS R. POLLEY
D.B. 491, PG. 419
D.B. 508, PG. 217
ZONE: A-1

MACKEY PIKE
(30.33')
REF. PIN (SET) IN R/W (TYP.)
L=162.77'
R=1690.00'
Δ=05°31'06"
C LEN=162.71'
BRG=S 52°21'14" E
N 49°35'41" W 103.34'
965.93'
N 26°29'32" E
L=65.99'
R=2690.04'
C LEN=65.98'
BRG=N 50°43'09" W
O.H.U.
L=279.36'
R=2690.04'
C LEN=279.23'
BRG=N 54°23'49" W
L=63.94'
R=2690.04'
C LEN=63.94'
BRG=N 58°03'10" W
1 S.F.
256.40'
FRAME CARAGE
60' B.L.
O.H.U.
20' O.H.U.E.
S 58°55'06" E
30' R.O.W.E.
380.86'
20' U.E. & DRG.E.
1037.22'
C.L. UNION MILL ROAD (KY-169)
399.95'
(30.00')
12' DRAINAGE EASEMENT (CENTER ON DITCH)
N 30°47'33" E 858.17'
S 31°04'54" W 767.94'
S 31°04'54" W 651.02'
S 31°04'54" W 522.41'
N 23°59'21" E 627.18'
(70.22')
REF. PIN (SET)
S 34°42'50" E 288.31'
N: 140713.558
E: 1566585.529
N: 141286.562
E: 1566840.518
REF. PIN (SET)
(61.24')
S 75°02'39" E 135.76'
SOUTH EDGE OF CREEK BANK
S 68°57'04" E 127.5'
307.31'
179.81'
S 79°44'31" E 103.74'
167.31'
271.05'
173.41'
NORTH EDGE OF CREEK BANK
10.04'
N 77°55'36" W 392.25'
565.66'
C.L. HICKMAN CREEK
114.99'
S 63°46'48" E 225.23'
TRACT #1 6.11 ACRES
TRACT #2 5.18 ACRES
TRACT #3 5.20 ACRES
TRACT #4 5.12 ACRES
TRACT #4 5.37 ACRES
N
W E
S

UNION MILL ROAD (KY - 169)
60' B.L.
30' R.O.W.E
20' U.E.
20' +/-
TO SPEARS

NOTES:

1.) FOR SOURCE OF TITLE REFER TO DEED BOOK 547, PAGE 695.
2.) THE SOURCE OF BEARING IS BASED ON LFUCG MON. #0116 & GRW MON #073
LFUCG MON. # 0116 N-135523.861, E-1586233.253
GRW MON. # 073 N-135569.014, E-1586214.173
3.) THE SITE IS LOCATED AT THE INTERSECTION OF MACKEY PIKE AND UNION MILL ROAD (KY-169) ON THE SOUTH SIDE OF UNION MILL ROAD (KY-169).
4.) SUBJECT TO ALL EASEMENT APPARENT AND OF RECORD.
5.) BASED ON MAPS PREPARED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE PROPERTY SHOWN HEREON IS NOT WITHIN THE F.I.A. FLOOD HAZARD AREA AS SHOWN. MAP # 210125-0075-A
6.) ALL PROPERTY CORNERS ARE MARKED AS SHOWN ON FACE OF PLAT.
7.) THE METHOD OF SURVEY IS RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1 : 29,303 AND WAS NOT ADJUSTED. THIS IS A CLASS A SURVEY.
8.) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. ALTHOUGH COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
9.) IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO GAIN ENROACHMENT PERMITS FROM THE STATE FOR ANY DRIVEWAYS ACCESSING A STATE ROUTE.
10.) THIS PLAT IS FOR THE PURPOSE OF RETRACING THE BOUNDARY AND FOR SUBDIVIDING LOTS. THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE.
11.) THE MEANDERING PROPERTY LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THE CREEK, ROAD, STREAM, RIVER, DRAIN, ETC. ARE THE ACTUAL PROPERTY LINES UNLESS OTHERWISE NOTED HEREON.

SITE STATISTICS:

TOTAL AREA OF FARM	26.99 AC.
NO. OF TRACTS	3
ZONE :	A-1
25' REAR YARD BUILDING LINE	
35' SIDE YARD BUILDING LINE	
60' FRONT YARD BUILDING LINE	

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY RECORDED IN D.B. 547, PG. 695 INTO THREE (3) TRACTS AS SHOWN.

SUBSURFACE SEWAGE DISPOSAL NOTE

SEWAGE DISPOSAL FOR THIS DEVELOPMENT SHALL BE BY A SUBSURFACE METHOD APPROVED BY THE JESSAMINE COUNTY HEALTH DEPARTMENT. PRIOR TO BEGINNING CONSTRUCTION ON A LOT, A PERSON SHALL OBTAIN A VALID SUBSURFACE SEWAGE DISPOSAL PERMIT ISSUED PURSUANT TO 902 KAR : 0-081 AND 902 KAR : 0-085.

ENTRANCE NOTE

ANY NEW ENTRANCE MUST HAVE APPROVAL OF THE JESSAMINE COUNTY ROAD DEPT. OR (K.D.O.T.) SUPERVISOR OR AN ENGINEER DESIGNATED BY HIM FOR INSTALLATION OF ANY REQUIRED ENTRANCE PIPING SO AS NOT TO IMPEDE, OR ALTER ANY EXISTING OR GENERATED WATER FLOW.