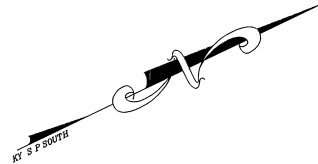


**CONTROL POINTS**

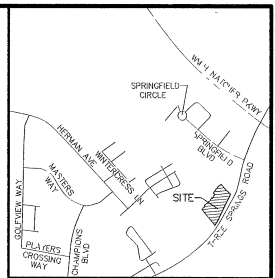
POINT NUMBER	STATE PLANE COORDINATES		ELEV
	NORTHING	EASTING	
5	1849995 17	1437482 53	575 22
8	1852058 63	1436890 87	570 42

CONC MONUMENT W/ ALUM DISK, STAMPED  
BRYANT ENGINEERING, OWENSBORO, KY



**LEGEND**

- 5/8" REBAR SET W/CAP, PLS NO 2813
- 5/8" REBAR FOUND W/CAP, PLS NO 1948
- △ 1/2" REBAR FOUND
- FENCE POST
- CALCULATED POINT (NO MONUMENT SET OR FOUND)
- ⊕ EXIST FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ SANITARY SEWER MANHOLE
- W — WATER MAIN
- ④ LOT NUMBER
- 4' CONCRETE SIDEWALK
- 6" W — TYPICAL WATERLINE EASEMENT
- 8" S — TYPICAL SAN SEWER EASEMENT
- B S B L BUILDING SETBACK LINE
- P U E PUBLIC UTILITY EASEMENT
- D E DRAINAGE EASEMENT
- FFE=5550 MINIMUM FINISH FLOOR ELEVATION



M J 2014 - 92 - CO

**VICINITY MAP**

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM NO. 2122200315 E, EFFECTIVE MAY 2, 2007

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY OF RECORD

THE BOUNDARY SURVEY REPRESENTED HEREON WAS PERFORMED BY APPROXIMATELY 60% USING TRIMBLE GPS R8 GNSS MODEL 3, DUAL FREQUENCY RECEIVERS BY REAL TIME KINEMATIC WITH A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET USING GC02 MODEL 09 WITH KENTUCKY SOUTH 1602 AND NAVD 1988

**MINIMUM BUILDING SETBACK LINES**

(ZONED RS-1B WITH BINDING ELEMENT)  
FRONT YARD = 25 FEET  
SIDE YARD = 7.5 FEET  
REAR YARD = 25 FEET

**RECORD SOURCE**

DEED BOOK 898, PAGE 783-789  
BINDING ELEMENTS  
DEED BOOK 896, PAGE 515

**OWNER/DEVELOPER**

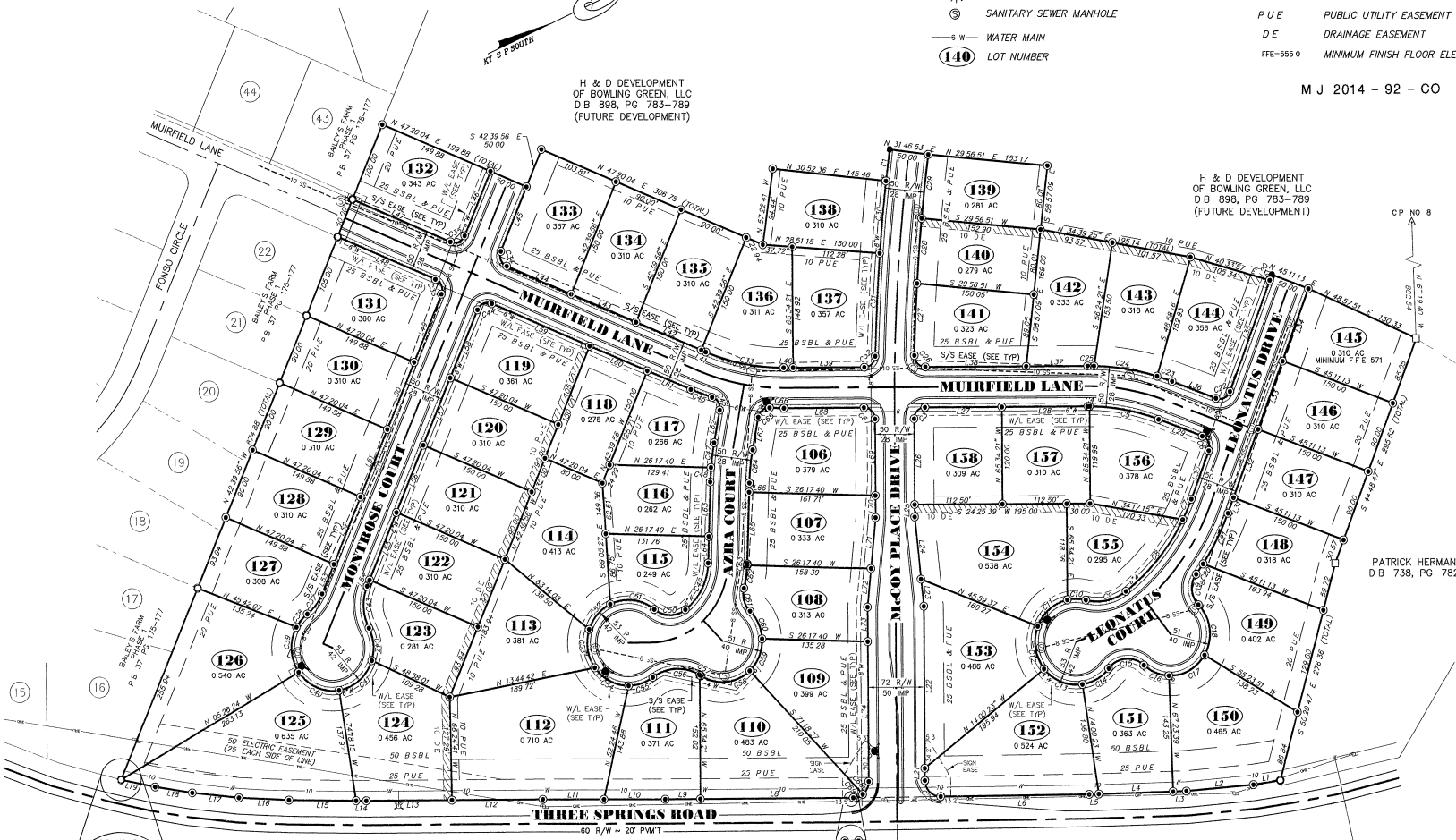
H & D DEVELOPMENT OF BOWLING GREEN, LLC  
1216 BROADWAY AVENUE  
BOWLING GREEN, KY 42101

**MAINTENANCE NOTE**

MAINTENANCE OF DRAINAGE STRUCTURES SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS PERIODICALLY CUT TO A HEIGHT OF 3 INCHES, REPAIRING ERODED AREAS, AND REMOVING DEBRIS FROM INLET STRUCTURES

MAINTENANCE OF "INTERPRETATIVE" ITEMS INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY ISLANDS, MEDIAN, ENTRANCE SUBVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT A PERPETUAL MAINTENANCE AGREEMENT MUST BE MADE WITH A HOMEOWNERS ASSOCIATION ADJACENT LANDOWNERS, OR OTHER PARTIES LOCAL GOVERNMENT HAS THE OPTION TO ENTER INTO SUCH AGREEMENTS

*Asm*  
*Wlad*  
*3/30/15*



H & D DEVELOPMENT OF BOWLING GREEN, LLC  
D B 898, PG 783-789  
(FUTURE DEVELOPMENT)

H & D DEVELOPMENT OF BOWLING GREEN, LLC  
D B 898, PG 783-789  
(FUTURE DEVELOPMENT)

PATRICK HERMAN  
D B 738, PG 782

APPROX 2422 TO C/L BAILEY'S FARM DRIVE

TOTAL AREA - PHASE 2 = 22.912 ACRES

SHEET 1 of 3

**1 LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES THE SURVEY SHOWN HEREON IS CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL SPECIFICATIONS OF THIS CLASS THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ACCORDING TO THE INFORMATION AVAILABLE TO ME

*f. William W. ...*  
LICENSED PROFESSIONAL LAND SURVEYOR  
2813  
DATE: Feb 13, 2015



**2 CERTIFICATE OF OWNERSHIP & DEDICATION**

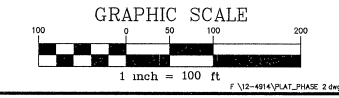
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

DATE: 3-30-2015  
OWNER: H & D Development of BG LLC  
OWNER: Charles Cook



**McCoy PLACE**

FINAL PLAT  
LOCATED ON THREE SPRINGS ROAD  
AND MUIRFIELD LANE  
SOUTHWEST OF BOWLING GREEN  
WARREN COUNTY, KENTUCKY  
02-05-2015



1535 FEDERICA STREET - P O BOX 21382  
OWENSBORO, KENTUCKY 42304  
270-685-2811

RECORDED  
MAY 21, 2015

1 LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, BY THE METHOD OF RANDOM TRAVERSE THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE...

f. William Wickel, Jr. LICENSED PROFESSIONAL LAND SURVEYOR STATE OF KENTUCKY

6 ATMOS ENERGY CO

Anthony Patton Collins 2-10-15 SIGNATURE TITLE DATE

7 AT&T TELEPHONE CO

Calvin A. Collins 10 Fe 815 SIGNATURE TITLE DATE

8 WRECC OR WARREN RURAL ELEC COOP

Christina Dwyer 2-11-15 SIGNATURE TITLE DATE

9 INSIGHT COMMUNICATIONS (CABLE TV)

OWNER: H&D Development of BG OWNER: Orscoe Cook SIGNATURE TITLE DATE

10 BARREN RIVER DISTRICT HEALTH DEPT

PUBLIC SEWER REQUIRED X ON EXISTING PUBLIC SEWER HAS EXISTING PRIVATE SEWER SYSTEM

4 COUNTY ENGINEER

- 1) ALL DRAINAGE EASEMENTS ARE DEDICATED TO WARREN COUNTY ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LOT(S) OVER WHICH EASEMENTS CROSS...

ON SITE SEWAGE PRIVATE DISPOSAL SYSTEM TO SERVICE ANY PROPOSED CONSTRUCTION/RESIDENCE SHALL BE PURSUANT TO THE CURRENT STATE SUB-SURFACE SEWAGE DISPOSAL REGULATIONS...

11 CITY-COUNTY PLANNING COMMISSION CERTIFICATION OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY...

5 WARREN COUNTY WATER DISTRICT

THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAN AND REGARDING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT, ACCEPTABLE EASEMENTS HAVE BEEN DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF EXISTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAN...

DATE 5-20-15 SIGNATURE TITLE DATE CHAIRMAN-CITY/COUNTY PLANNING COMMISSION OF WARREN CO, KY EXECUTIVE DIRECTOR

LINE TABLE

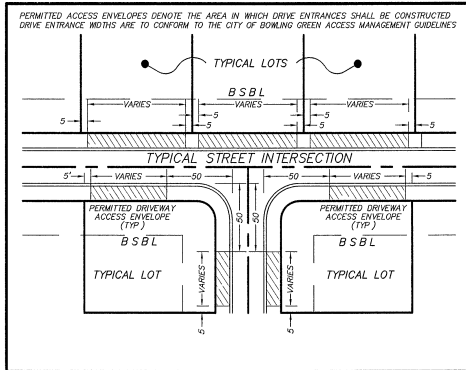
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CURVE TABLE

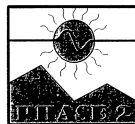
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LEGEND

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5/8" REBAR FOUND W/CAP, PLS NO 1948 TYPICAL WATERLINE EASEMENT
1/2" REBAR FOUND FENCE POST
CALCULATED POINT (NO MONUMENT SET OR FOUND) TYPICAL SAN SEWER EASEMENT
EXIST FIRE HYDRANT
PROPOSED FIRE HYDRANT
SANITARY SEWER MANHOLE
WATER MAIN
LOT NUMBER



PERMITTED ACCESS ENVELOPE DETAIL NOT TO SCALE

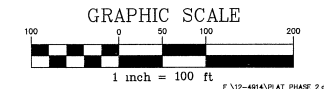


McCoy PLACE

FINAL PLAT LOCATED ON THREE SPRINGS ROAD AND MUIRFIELD LANE SOUTHWEST OF BOWLING GREEN WARREN COUNTY, KENTUCKY 02-05-2015

TOTAL AREA - PHASE 2 = 22.912 ACRES

SHEET 2 of 3



1535 FREDERICA STREET - P O BOX 21382 OWENSBORO, KENTUCKY 42304 270-685-2811

RECORDED - MAY 21, 2015

FOR COUNTY CLERK'S USE ONLY

# MCCOY PLACE - PHASE 2

## DECLARATION OF COVENANTS AND RESTRICTIONS LAND USE, EASEMENTS AND RESTRICTIONS

### STATEMENT OF BINDING ELEMENTS

DEED BOOK 896, PAGE 515

- All lots shall be known as single family residential lots. No structure shall be erected, altered, placed or permitted to remain on lots in said sections other than a detached single family dwelling with a detached garage or storage building. All detached garages or storage buildings on said single family residential lots shall exceed two and one-half (2-1/2) stories.
- Each residence must have a private, fully enclosed two-car garage. The interior of all garages must be finished.
- Only one (1) outbuilding, which may be a detached garage or storage building, will be allowed on any one lot or lots if a dwelling is built on more than one lot or more than one outbuilding per residence is permitted. An outbuilding, other than a detached garage, may not be larger than two hundred (200) square feet. The exterior must be complete and can only be one (1) story in height.
- All residences shall face the deepest setback line, and all entry to corner lots shall be from the alley.
- The ground floor area of the main structure to be constructed shall meet the following minimum square footage requirements for the ground floor of the main structure (exclusive of basements, garages and porches):
 

One- or Two-Story Homes	1,000 square feet
Two- or Three-Story Homes	1,200 square feet
Four- or Five-Story Homes	1,400 square feet
- The foregoing minimum square footage requirements shall, upon the recording of a plat for any one lot or lots, be subject to the following:
  - The minimum square footage shall be based on the proposed floor area of the structure.
  - Crass shall be maintained so as not to exceed five (5) inches in height.
  - No permanent structure or any type shall be placed in these areas without the written permission of the City-County Planning Commission.
- All structures on the subdivision shall utilize brick, stone or other masonry architectural materials such as modern aluminum and/or vinyl siding. At least fifty percent of the exterior walls shall be constructed of brick, stone masonry or other masonry material. All exterior walls shall be finished with a minimum of three (3) coats of stucco.
- All driveway shall be surfaced with aggregate or aluminum surfaces from the paved surface of the street to the end of the driveway.
- Final lot grade shall conform to the developer's drainage plan which shall be approved by the City-County Planning Commission.
- All lots shall be sodded or seeded to the curb of the street.
- Owners of lots comprising storm water retention areas are responsible for the following:
  - Crass shall be maintained so as not to exceed five (5) inches in height.
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- All shrubs, trees, grass and plantings of any kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material. All lots shall be maintained with a minimum of one (1) inch of lawn grass and one (1) inch of topsoil.
- No mowers or offensive trade or activity shall be carried on or upon any lot, nor shall anything be done which may be or become a nuisance to the neighborhood.

M J 2014 - 92 - CO

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- All residences must be surfaced with concrete from the curb to the garage. Concrete driveways must be installed within three (3) months after completion of construction of the residence and/or drive.
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RECORDED - MAY 21, 2015



# MCCOY PLACE

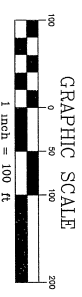
*John A. Cobb*  
3/30/15

FINAL PLAT  
LOCATED ON THREE SPRINGS ROAD  
AND MURRELL LANE  
SOUTHWEST OF BOWLING GREEN  
WARREN COUNTY, KENTUCKY  
02-05-2015

FOR COUNTY CLERK'S USE ONLY

TOTAL AREA - PHASE 2 = 22.912 ACRES

SHEET 3 of 3



1535 FREDERICK STREET - P.O. BOX 2132  
OWENSBORO, KENTUCKY 42304  
270-685-2811

WITNESSED my hand on this 15th day of May, 2015

*John A. Cobb*  
By Commission Expires 1/12/2017

*John A. Cobb*  
By Commission Expires 1/12/2017

MCCOY PLACE  
BY *John A. Cobb*  
COUNTY OF WARREN

I, the undersigned, a Notary Public in and for the Commonwealth and County aforesaid, do hereby certify that the foregoing Declaration of Covenants and Restrictions for McCoy Place Subdivision was executed before me by McCoy Place, by through me, a Notary Public in and for the County of Warren, Kentucky, and that I am duly qualified to perform the duties of my office. I am duly qualified to perform the duties of my office and that I am duly qualified to perform the duties of my office. I am duly qualified to perform the duties of my office and that I am duly qualified to perform the duties of my office.