

NOTE:
 THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 21227C0315E, EFFECTIVE MAY 2, 2007.
 THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY THAT MAY OR MAY NOT BE OF RECORD.
 THIS PLAT AND SURVEY REPRESENTED HEREON COMPLIES WITH 201 K.A.R. 18.150.
 THE BOUNDARY SURVEY REPRESENTED HEREON WAS PERFORMED BY APPROXIMATELY 80X USING TRIMBLE GPS R8 GNSS MODEL 3, DUAL FREQUENCY RECEIVERS BY REAL TIME KINEMATIC WITH A RELATIVE POSITIONAL ACCURACY OF 0.03 FEET USING GEOID MODEL 09 WITH KENTUCKY SOUTH 1602 AND NAVD 1988.

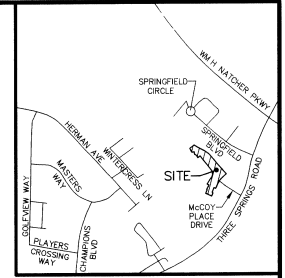
ZONED RS-1B WITH BINDING ELEMENTS
 & RS-1C WITH BINDING ELEMENTS
 ERROR OF CLOSURE 1:112,533

MAINTENANCE NOTE:

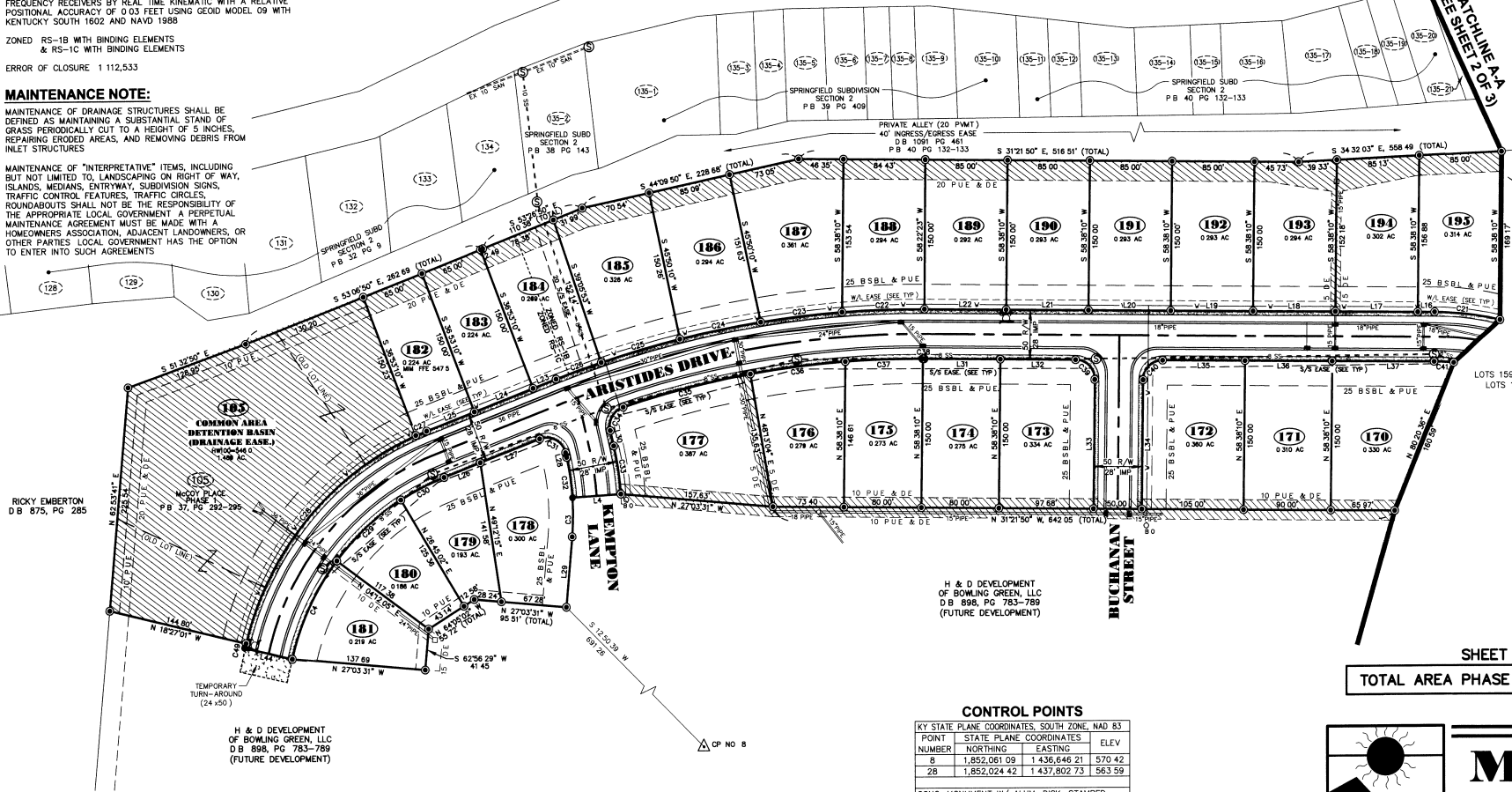
MAINTENANCE OF DRAINAGE STRUCTURES SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS PERIODICALLY CUT TO A HEIGHT OF 5 INCHES, REPAIRING ERODED AREAS, AND REMOVING DEBRIS FROM INLET STRUCTURES.

MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY, ISLANDS, MEDIANS, ENTRYWAY, SUBDIVISION 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.

SPRINGFIELD BLVD.
 (R/W AND PMVT VARIES)



VICINITY MAP



MINIMUM BUILDING SETBACK LINES

LOTS 159-177 & 185-204 (ZONED RS-1B W/ BINDING ELEMENTS)
 LOTS 105 & 178-183 (ZONED RS-1C W/ BINDING ELEMENTS)
 LOT 184 (ZONED RS-1B W/ BINDING ELEMENTS & RS-1C W/ BINDING ELEMENTS)
 FRONT YARD = 25 FEET
 SIDE YARD = 7.5 FEET
 REAR YARD = 25 FEET

RECORD SOURCE

DEED BOOK 896, PAGE 789
 BINDING ELEMENTS
 DEED BOOK 896 PAGE 515
 DECLARATION OF COVENANTS & RESTRICTIONS
 DEED BOOK 922, PAGE 735
 PREVIOUSLY RECORDED IN
 PLAT BOOK 37, PAGE 293

OWNER/DEVELOPER

H & D DEVELOPMENT OF BOWLING GREEN, LLC
 1600 CAMPBELL LANE, SUITE 104
 BOWLING GREEN, KY 42104

SHEET 1 of 3

TOTAL AREA PHASE 3 = 20.279 ACRES

CONTROL POINTS

KY STATE PLANE COORDINATES, SOUTH ZONE, NAD 83

POINT	STATE PLANE COORDINATES	ELEV	
NUMBER	NORTHING	EASTING	
8	1,852,061.09	1,436,646.21	570.42
28	1,852,024.42	1,437,802.73	563.59

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

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 AN URBAN 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

[Signature]
 LICENSED PROFESSIONAL LAND SURVEYOR
 PLS# _____ DATE _____

2 CERTIFICATE OF OWNERSHIP & DEDICATION

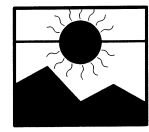
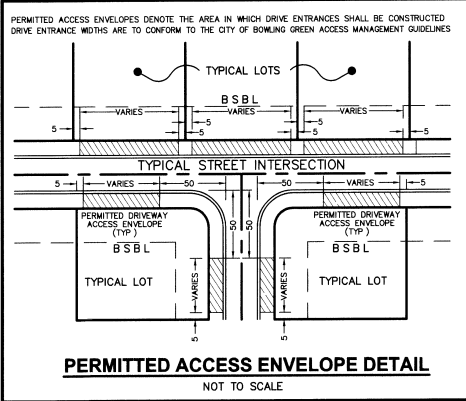
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED

DATE 3-28-2017
 OWNER H&D Development of Bowling Green LLC
 OWNER Conrad Cook

M.J 2016-78-CO

LEGEND

- 5/8" REBAR SET W/CAP, KY P.L.S. NO. 2813
- 5/8" REBAR FOUND W/CAP, KY P.L.S. NO. 2813
- CALCULATED POINT (NO MONUMENT SET OR FOUND)
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CURB BOX INLET
- 8" W — WATERLINE
- == 8" SS == SANITARY SEWER
- PROPOSED 4' SIDEWALK
- BSBL — BUILDING SETBACK LINE
- PUE — PUBLIC UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- W.L. EASE — WATERLINE EASEMENT
- S/S EASE — SANITARY SEWER EASEMENT
- 6" W — TYPICAL WATERLINE EASEMENT
- 10" — TYPICAL SAN SEWER EASEMENT

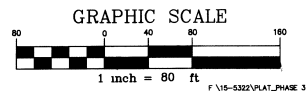


McCOY PLACE

AND REVISION OF LOT 105

FINAL PLAT
 LOCATED ON McCOY PLACE DRIVE
 AND LEONATUS DRIVE
 SOUTHWEST OF BOWLING GREEN
 WARREN COUNTY, KENTUCKY

03-24-2017



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

[Signature]
 2017 APR 13 PM 4:16
 Recorded April 13, 2017
 LYNN L. JONES
 CLERK

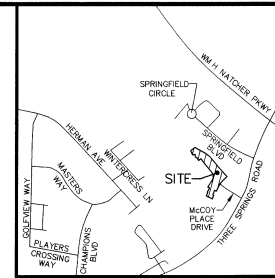
FOR COUNTY CLERK'S USE ONLY

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S 58 40'18" E	39.88'	2,525.00'	39.88'
C2	N 52 43'10" W	29.70'	2,525.00'	29.70'
C3	S 53 31'03" W	39.34'	2,525.00'	39.34'
C4	N 82 59'18" E	108.97'	255.00'	109.81'
C5	S 54 34'04" E	89.12'	2,525.00'	89.12'
C6	S 60 20'24" E	89.12'	2,525.00'	89.12'
C7	S 57 39'38" E	49.25'	2,525.00'	49.25'
C8	N 57 15'58" W	82.30'	2,475.00'	82.30'
C9	N 10 47'18" W	28.54'	20.00'	31.78'
C10	N 37 52'58" E	107.02'	975.00'	107.07'
C11	N 41 48'22" E	28.45'	975.00'	28.45'
C12	N 88 53'07" E	28.92'	20.00'	32.32'
C13	N 01 06'53" W	27.63'	20.00'	30.51'
C14	N 36 17'07" E	67.80'	305.00'	67.84'
C15	N 25 11'24" E	48.21'	305.00'	48.27'
C16	N 59 20'48" E	25.05'	20.00'	27.07'
C17	N 53 07'37" E	70.71'	50.00'	78.54'
C18	N 36 30'23" W	70.71'	50.00'	78.54'
C19	N 43 05'31" W	25.05'	20.00'	27.07'
C20	N 11 26'05" W	75.65'	305.00'	75.84'
C21	N 24 57'40" W	68.03'	305.00'	68.17'
C22	N 35 44'44" W	84.50'	1025.00'	85.11'
C23	N 38 29'37" W	84.64'	1025.00'	84.67'
C24	N 43 14'21" W	85.10'	1025.00'	85.12'
C25	N 47 46'50" W	84.50'	1025.00'	84.52'
C26	N 51 43'42" W	49.57'	1025.00'	49.57'
C27	S 54 14'17" E	11.97'	305.00'	11.97'
C28	N 61 34'23" W	272.80'	305.00'	282.60'
C29	S 74 31'26" E	89.88'	255.00'	90.36'
C30	S 68 44'36" E	50.03'	255.00'	50.11'
C31	S 04 06'31" W	30.19'	20.00'	34.21'
C32	S 49 29'43" W	40.89'	255.00'	40.93'
C33	N 49 28'43" E	48.90'	305.00'	48.96'
C34	N 67 29'12" E	27.07'	20.00'	29.13'
C35	S 45 56'20" E	135.51'	975.00'	135.62'
C36	S 39 02'56" E	98.81'	975.00'	98.86'
C37	S 33 47'59" E	80.07'	975.00'	80.09'
C38	S 31 24'04" E	1.26'	975.00'	1.26'
C39	S 13 38'10" W	28.28'	20.00'	31.42'
C40	S 78 21'50" E	28.28'	20.00'	31.42'
C41	S 29 05'31" E	20.22'	255.00'	20.22'
C42	S 12 24'42" E	126.91'	255.00'	128.25'
C43	S 15 47'00" W	121.53'	255.00'	122.71'
C44	S 36 04'35" W	57.80'	255.00'	57.92'
C45	S 40 29'22" W	77.29'	1025.00'	77.31'
C46	S 36 28'58" W	63.05'	1025.00'	63.06'
C47	S 80 15'44" W	28.54'	20.00'	31.78'
C48	N 53 17'52" W	78.06'	2,475.00'	78.06'
C49	N 71 06'02" E	4.76'	305.00'	4.78'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 31 46'53" W	50.00'
L2	N 52 04'58" W	15.56'
L3	N 37 37 03" E	50.00'
L4	N 35 54'22" W	50.00'
L5	S 45 11'33" W	50.00'
L6	S 44 49'41" E	7.26'
L7	N 34 44'13" E	129.72'
L8	N 34 44'13" E	104.51'
L9	N 34 44'13" E	12.75'
L10	N 42 35'00" E	69.69'
L11	S 44 48'47" E	132.86'
L12	N 44 48'47" W	137.05'
L13	N 42 35'00" E	16.35'
L14	S 81 52'23" E	32.29'
L15	N 85 52'23" W	32.28'
L16	N 31 21'50" W	17.27'
L17	N 31 21'50" W	85.00'
L18	N 31 21'50" W	85.00'
L19	N 31 21'50" W	85.00'
L20	N 31 21'50" W	85.00'
L21	N 31 21'50" W	85.00'
L22	N 31 21'50" W	84.31'
L23	S 33 06'50" E	25.48'
L24	S 33 06'50" E	65.00'
L25	S 33 06'50" E	53.03'
L26	S 33 06'50" E	40.20'
L27	S 33 06'50" E	65.77'
L28	S 45 51'46" W	1.75'
L29	S 82 56'29" W	71.14'
L30	N 44 53'48" E	15.92'
L31	S 31 21'50" E	78.74'
L32	S 31 21'50" E	77.68'
L33	S 36 38'10" W	130.00'
L34	N 58 16'10" E	130.00'
L35	S 31 21'50" E	65.00'
L36	S 31 21'50" E	90.00'
L37	S 31 21'50" E	105.16'
L38	S 42 35'00" W	80.30'
L39	S 42 35'00" W	85.00'
L40	S 42 35'00" W	10.83'
L41	S 34 44'13" W	25.42'
L42	S 34 44'13" W	84.17'
L43	S 34 44'13" W	127.39'
L44	N 19 20'55" W	50.00'



CONTROL POINTS

POINT NUMBER	STATE PLANE COORDINATES	ELEV	
	NORTHING	EASTING	
8	1,852,061.09	1,436,648.21	570.42
28	1,852,024.42	1,437,802.73	563.59

CONC MONUMENT W/ ALUM DISK STAMPED
BRYANT ENGINEERING OWENSBORO KY

MINIMUM BUILDING SETBACK LINES

LOTS 159-177 & 180-204 (ZONED RS-1B W/ BINDING ELEMENTS)
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 FRONT YARD = 25 FEET
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RECORD SOURCE

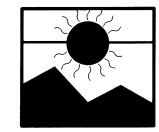
DEED BOOK 898 PAGE 783-789
 BINDING ELEMENTS
 DEED BOOK 896, PAGE 515
 DECLARATION OF COVENANTS & RESTRICTIONS
 DEED BOOK 922 PAGE 735
 PREVIOUSLY RECORDED IN
 PLAT BOOK 37, PAGE 293

OWNER/DEVELOPER

H & D DEVELOPMENT OF BOWLING GREEN, LLC
 1602 CAMPBELL LANE, SUITE 104
 BOWLING GREEN, KY 42104

SHEET 2 of 3

TOTAL AREA PHASE 3 = 20.279 ACRES

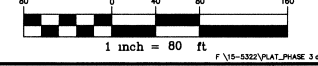


McCoy PLACE
 AND REVISION OF LOT 105

FINAL PLAT
 LOCATED ON MCCOY PLACE DRIVE
 AND LEONATUS DRIVE
 SOUTHWEST OF BOWLING GREEN
 WARREN COUNTY, KENTUCKY

03-24-2017

GRAPHIC SCALE



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

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 AN URBAN 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.

Licensed Professional Land Surveyor

PLS# DATE

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 3-28-2017
 OWNER H&D Development of BG LLC
 OWNER Clarence Cole

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

M.J 2016-78-CO

FOR COUNTY CLERK'S USE ONLY

Received April 13, 2017
 2017 APR 13 PM 4:16
 BRYANT ENGINEERING & SURVEYING, INC.

McCOY PLACE - PHASE 3

DECLARATION OF COVENANTS AND RESTRICTIONS

DEED BOOK 922, PAGE 735
LAND USE, EASEMENTS AND RESTRICTIONS

1. 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 garage which may be detached. All detached garages shall be constructed of the same quality and material as the dwelling building and shall not exceed one (1) story in height. No structure on said single family residential lots shall exceed two and one-half (2-1/2) stories.
2. Each residence must have a private, fully enclosed two-car garage. The interior of all garages must be finished.
3. With the exception of a detached one or two-car garage, there shall be no outbuildings or other structures allowed on any one lot or lots if a dwelling is built on more than one lot (no more than one detached garage per residence is permitted). No metal storage building or metal carport shall be allowed on any lot.
4. All residences shall face the deepest setback line and all entry to corner lots shall be from the lower classification street.
5. 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-Story Homes	Two or Two and One-Half-Story Homes
RS-1B Lots	1,500 square feet	1,200 square feet
RS-1C Lots	1,400 square feet	1,000 square feet

6. At least fifty percent of residence in this development shall be constructed of brick stone or other masonry material. No two (2) homes located side by side shall be constructed with vinyl siding. All foundation shall be brick. Cable and storm doors may be constructed utilizing other architectural materials as vinyl, dry rot wood or hardie board siding.
7. All driveways 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 date residence is occupied whichever first occurs.
8. Final lot grading shall conform to the developer's drainage plan which shall be approved by the City-County Planning Commission.
9. All lot shall be sodded or seeded from the street to front corner of residence at the time of building construction, and the remainder of the lot shall be either sodded or seeded upon completion of building construction.
10. Owners of lots encompassing storm water retention areas are responsible for the maintenance of the portion of the basin on their property. Maintenance shall include the following:
 - a. Grass shall be maintained so as not to exceed five (5) inches in height.
 - b. No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
 - c. All shrubs, trees 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 such that grass shall not exceed five (5) inches in height. All portions of lots not improved with structures or paving shall be kept as lawns or grass except those portions planted with trees, shrubs, bushes and other plantings. In addition, all lands forming portions of a public right-of-way between the boundary of a lot and the pavement installed within the right-of-way shall be maintained as grass areas by the adjacent and abutting owner and maintained by said owner as a portion of the lawn, flock or gravel yards as prohibited.
11. No inoperable vehicle(s) shall be permitted to be stored outside of the garage.
12. No aboveground pools are permitted with the exception of inflatable pools for children's use which are temporary in nature.
13. No dog or other animal pens are permitted which are larger than five (5) feet by ten (10) feet and all dog pens must be landscaped on three (3) sides in order to screen them from adjacent properties.
14. All exterior lighting shall be directed downward or, if decorative shall be of a low wattage. All exterior lighting shall be designed and maintained in such a manner as to light only the lot upon which the residence is located and shall not light any adjacent lots nor be designed in such a manner as to be intrusive upon any adjacent lots.
15. All receptacles for mail, newspapers or other publications shall be installed in accordance with regulations adopted by McCoy Place (the "Developer"). No owner shall install any receptacle for mail, newspapers or other publications without the Developer's prior written approval. There shall be no additional receptacle for newspapers or other publications installed on a separate post. Such receptacles must be included with the mailbox receptacle. Developer shall furnish mail boxes at bidders expense.
16. There shall be no fencing of front or side yards and no rear yard fencing shall extend past the rear corners of the residence. Fencing boards shall be installed with finished side facing out.
 - a. All four plank fence shall be maintained by McCoy Place Homeowner's Association and shall be painted black in color.
 - b. All landscape berms and landscaping shall be responsible of lot owner or home owner.
 - c. Four plank fence shall stay in place and not be removed unless approved by the developer.
 - d. Entrance sign shall be maintained by McCoy Place Homeowner's Association and which includes landscaping and signs.

STATEMENT OF BINDING ELEMENTS

DEED BOOK 896, PAGE 515

4. 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 shall be constructed of the same quality and material as the dwelling building. No structure on said single family residential lots shall exceed two and one-half (2-1/2) stories.
 5. Each residence must have a private, fully enclosed two-car garage. The interior of all garages must be finished.
 6. 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 (no 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.
 7. All residences shall face the deepest setback line, and all entry to corner lots shall be from the lower classification street. All entry to lots with access to an alley shall be from the alley.
 8. The ground floor area of the main structures 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-Story Home | Two or Two and One-Half-Story Homes |
|------------|-------------------|-------------------------------------|
| RS-1B lots | 1,500 square feet | 1,200 square feet |
| RS-1C lots | 1,400 square feet | 1,000 square feet |
- The foregoing minimum square footage requirements shall, upon the recording of a plat for any of the tracts referred to herein or the development as a whole no longer constitute a portion of the binding elements but shall at that time be placed upon the recorded plat as plat restrictions.
9. All structures in the subdivision shall utilize brick, stone or other modern architectural materials such as wooden, aluminum and/or vinyl siding. At least fifty percent of the residences shall be constructed of brick, stone or other masonry materials in no case can asbestos siding asphalt siding or vinyl siding be used in any part of the structure.
 10. All driveways must be surfaced with concrete or bituminous surface from the paved surface of the street to the end of the driveway.
 11. Final lot grade shall conform to the developer's drainage plan which shall be approved by the City-County Planning Commission.
 12. All lots shall be sodded or seeded to the back of the curb at the time of the building construction.
 13. Owners of lots encompassing storm water retention areas are responsible for the maintenance of the portion of the basin on their property. Maintenance shall include the following:
 - a. Grass shall be maintained so as not to exceed five (5) inches in height.
 - b. No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
 - c. 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 such that grass shall not exceed five (5) inches in height.
 15. No trailer, tent, shack or barn shall be erected on the property.
 16. No noxious 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. 2016-78-CO.

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.

William W. Beckler, Jr.
LICENSED PROFESSIONAL LAND SURVEYOR

2813 March 29, 2017
PLS# DATE

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 THE 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 2-22-2017
OWNER Heidi Development of Belle LLC
OWNER Ormeau Cole

3. EASEMENT DEDICATION

THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM EASEMENTS AND THE RIGHT TO CUT DOWN OR TRIM ANY TREES WITHIN OR WITHOUT THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATION OF THE LINES. THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT CONSTRUCTION.

OWNER Heidi Development of Belle LLC
OWNER Ormeau Cole

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) WHICH EACH EASEMENTS CROSS AND NO DRAINAGE EASEMENT SHALL BE ALTERED IN ANY WAY BY FILLING, CHANGING THE CONTOUR THEREOF, OR BY BUILDING AN ANY STRUCTURE THEREON, EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT, OR BY THE CITY/COUNTY/PLANNING COMMISSION ENGINEER WHERE NECESSARY ENTRANCE AND/OR DRIVEWAYS TO LOTS SHALL BE CONSTRUCTED WITH A MINIMUM OF TWENTY-FOUR (24) LINEAR FEET OF FIFTEEN (15) INCH DIAMETER ENTRANCE PIPE. THE END OF THE ENTRANCE PIPE SHALL TERMINATE THREE (3) FEET BACK FROM THE PROPERTY LINE.
- 2) GRADING WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT NO EXCESS WATER WILL BE DIVERTED TO THE CITY/COUNTY ROAD RIGHT-OF-WAY WITHOUT APPROVAL OF CITY/COUNTY ENGINEER.

THIS PROPERTY HAS PUBLIC ACCESS TO COUNTY ROAD.

John Murray SUPERVISOR 3-24-17
DATE TITLE

5. WARREN COUNTY WATER DISTRICT

THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAT 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 PLAT.

NO EXAMINATION OR REPRESENTATION IS MADE BY THE WATER DISTRICT AS TO THE FIRE FLOW AVAILABILITY OF WATER OR SEWER SERVICES TO THE PROPERTY. THAT EITHER WATER OR SEWER SERVICES CAN BE EXTENDED, OR THAT SERVICES PROPOSED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED.

Thomas Simpson 3-24-17
DATE TITLE

6. ATMOS ENERGY CO. May require main extension

Ray White 3-24-17
DATE TITLE

7. AT&T TELEPHONE CO.

John A. Collier 24 MAR 17
DATE TITLE

8. W.R.E.C.C. OR WARREN RURAL ELEC. COOP.

William Bell 3/28/17
DATE TITLE

9. TIME WARNER CABLE

Tom Hancock 3/24/17
DATE TITLE

10. BARREN RIVER DISTRICT HEALTH DEPT.

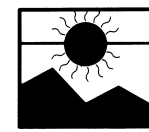
- PUBLIC SEWER REQUIRED
- ON EXISTING PUBLIC SEWER
- HAS EXISTING PRIVATE SEWER SYSTEM

ON SITE SEWAGE PRIVATE DISPOSAL SYSTEM TO SERVICE ANY PROPOSED CONSTRUCTION/RESIDENCE SHALL BE PURSUANT TO THE CURRENT STATE SUB-SURFACE SEWAGE DISPOSAL REGULATIONS AND SHALL BE PERMITTED THROUGH THIS OFFICE PRIOR TO INSTALLATION OF THE SYSTEM.
Craig Patton 3-24-2017
DATE TITLE

11. CITY-COUNTY PLANNING COMMISSION CERTIFICATION OF APPROVAL OF RECORDING

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

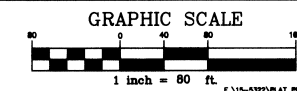
DATE 04-13-2017
William D. Hannon
CHAIRMAN-CITY/COUNTY PLANNING COMMISSION OF WARREN CO., KY
Bryan D. Pate
EXECUTIVE DIRECTOR



McCoy Place

AND REVISION OF LOT 105

FINAL PLAT
LOCATED ON McCOY PLACE DRIVE
AND LEONATUS DRIVE
SOUTHWEST OF BOWLING GREEN
WARREN COUNTY, KENTUCKY
03-24-2017



BEI BRYANT ENGINEERING INC.
Civil Engineering • Land Surveying

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

FOR COUNTY CLERK'S USE ONLY

Recorded April 13, 2017
WARREN COUNTY CLERK
LOTTED AND RECORDED