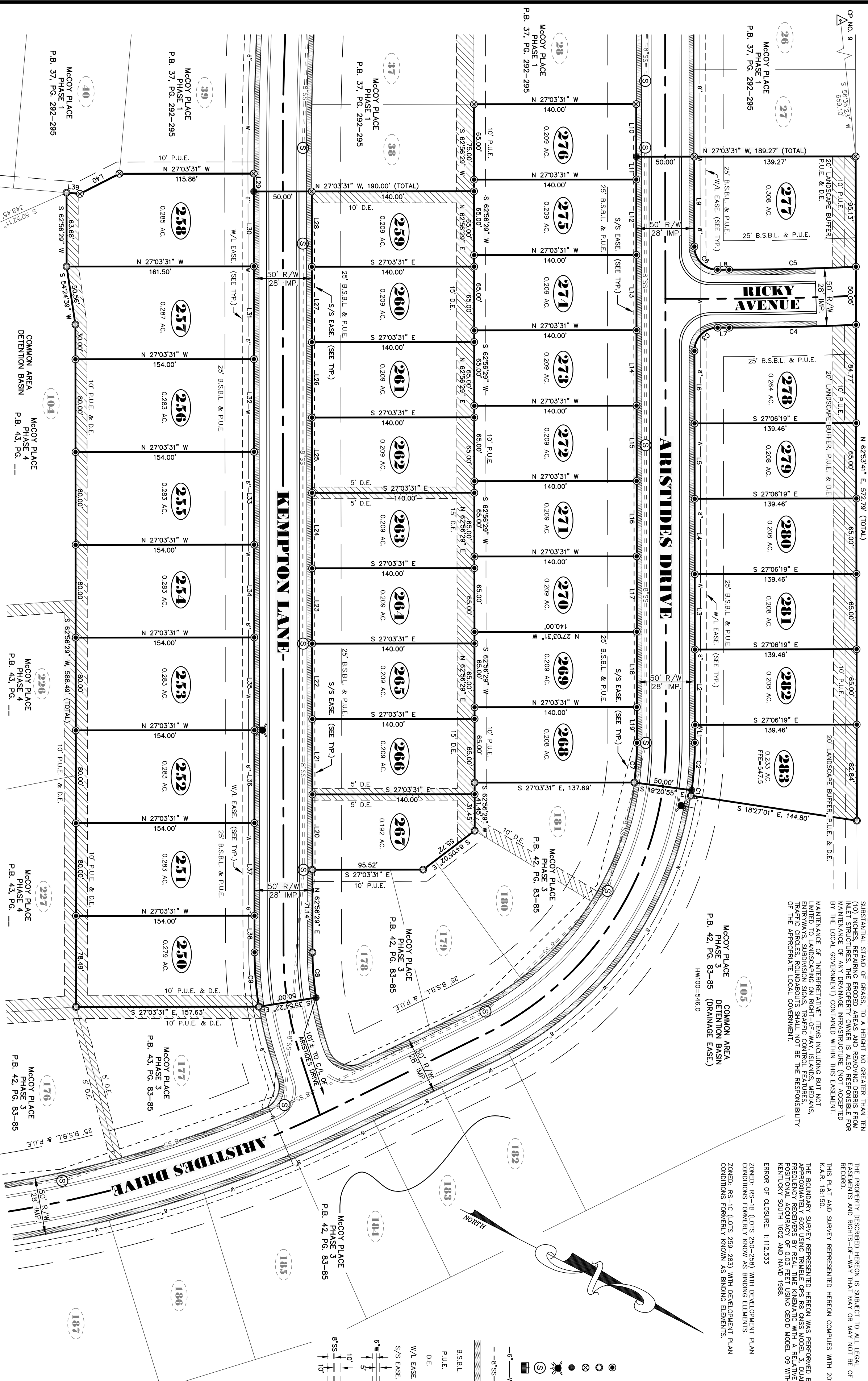


**MAINTENANCE NOTE:**  
THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR SUBSTANTIAL SHARE OF GRASS, TO A BEING NO GREATER THAN TEN (10) INCHES, REPAIRING ERODED AREAS AND REMOVING DEBRIS FROM INLET STRUCTURES. THE PROPERTY OWNER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ANY BRANCHED INFRASTRUCTURE (NOT ACCEPTED BY THE LOCAL GOVERNMENT) CONTAINED WITHIN THIS EASEMENT. MAINTENANCE OF "INTERPRETATIVE" ITEMS INCLUDING BUT NOT LIMITED TO LANDSCAPING ON RIGHT-OF-WAY, ISLANDS, MEDANS, ENTRANCES, SIGNAGE SIGNS, TRAFFIC CONTROL FEATURES, TRAILERS, AND OTHER ITEMS, SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT.

McCOY PLACE  
PHASE 3  
P.B. 42, PG. 83-85  
COMMON AREA  
(DRAINAGE EASEMENT)  
HW100=946.0

**NOTE:**  
THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 2122700315E, 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 COMPLEES WITH 201 K.A.R. 18.150.  
THE BOUNDARY SURVEY REPRESENTED HEREON WAS PERFORMED BY APPROXIMATELY 60% USING TRIMBLE GPS R8 GNSS MODEL 3, DUAL FREQUENCY RECEIVER BY REAL TIME KINEMATIC WITH A RELATIVE KENTUCKY SOUTH 1602 AND NAD 1983.  
ERROR OF CLOSURE: 1:112,533  
ZONED: RS-18 (LOTS 250-259) WITH DEVELOPMENT PLAN  
ZONED: RS-1C (LOTS 250-283) WITH DEVELOPMENT PLAN  
CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS.  
DECLARATION OF COVENANTS & RESTRICTIONS:  
DEED BOOK 922, PAGE 735

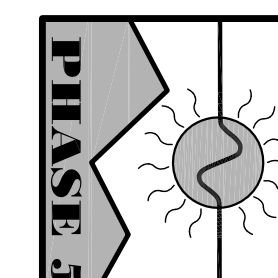


**TOTAL AREA PHASE 5 = 9,519 ACRES**

**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 METHODS THAT MEET OR EXCEED STANDARDS. 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 WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT AND THE PRECISION 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 \_\_\_\_\_

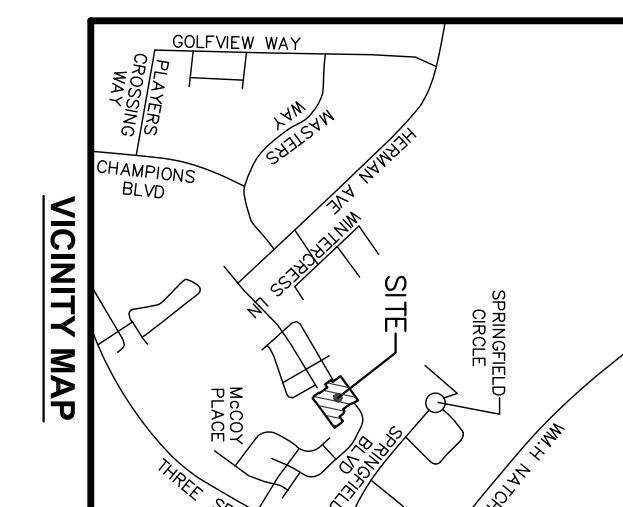


**McCOY PLACE**  
PHASE 5

LOCATED ON ARISTIDES DRIVE  
AND KEMPTON LANE  
SOUTHWEST OF BOWLING GREEN  
WARREN COUNTY, KENTUCKY  
DATE: 02-12-2019



**BEI BRYANT ENGINEERING INC.**  
Civil Engineering - Land Surveying  
1535 FREDERICK STREET - P.O. BOX 21382  
OFTENSDOWN, KENTUCKY 42304  
270-685-2811



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

**MINIMUM BUILDING SETBACK LINES**  
ZONED: RS-18 (LOTS 250-259) WITH DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS.  
ZONED: RS-1C (LOTS 250-283) WITH DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS.  
FRONT YARD = 25 FEET  
SIDE YARD = 7.5 FEET  
REAR YARD = 25 FEET

**RECORD SOURCE**  
DEED BOOK 898, PAGE 783-789  
DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS  
DEED BOOK 896, PAGE 515  
DECLARATION OF COVENANTS & RESTRICTIONS:  
DEED BOOK 922, PAGE 735

- 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
  - 5/8" REBAR FOUND W/CAP, KY P.L.S. NO. 1948
  - CALCULATED POINT (NO MONUMENT SET OR FOUND)
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - CURB BOX INLET
  - WATERLINE
  - 8"SS = SANITARY SEWER
  - PROPOSED 4' SIDEWALK
  - BUILDING SETBACK LINE
  - PUBLIC UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - WATERLINE EASEMENT
  - SANITARY SEWER EASEMENT
  - TYPICAL WATERLINE EASEMENT
  - TYPICAL SAN. SEWER EASEMENT

# MCCOY PLACE - PHASE 5

## DECLARATION OF COVENANTS AND RESTRICTIONS

DEED BOOK 922, PAGE 735

### LAND USE, EASEMENTS AND RESTRICTIONS

- All lots shall be known as single family residential lots. No structure shall be erected, altered, placed or maintained on any lot or lots in a dwelling unit on more than one lot, except on a temporary basis during construction. No overnight parking of school buses is permitted on any lot.
- Each residence must have a private, fully enclosed two-car garage. The interior of all garages must be finished.
- With the exception of a detached one or two-car garage, there shall be no outbuildings, storage buildings or other structures allowed on any one lot or lots in a dwelling unit on more than one lot, except on a temporary basis during construction. No metal storage building or metal equestrian structure shall be allowed on any lot.
- All residences shall face the deepest setback line, and all entry to corner lots shall be from the lower classification street.
- 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
- All exterior lighting shall be constructed of 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 ends and downers may be constructed utilizing architectural materials as vinyl, dry-yl, wood or hardie board siding.
- 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.
- Final lot grading shall conform to the developer's drainage plan, which shall be approved by the City-County Planning Commission.
- 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.
- 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:
  - Gross shall be maintained so as not to exceed five (5) inches in height.
  - No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
  - All shrubs, trees, grass and plantings of any kind shall be kept well maintained, properly cultivated and 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 Rock or gravel yards are prohibited.
  - No imperable vehicle(s) shall be permitted to be stored outside of the garage.
  - No temporary pool or structure shall be permitted with the exception of inflatable pools for children's use which are temporary in nature.
  - 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.
  - All exterior lighting shall be directed downward or, if decorative, shall be of a low voltage. 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.
  - 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 advertising signs or billboards on any lot. All signs, billboards or other advertising signs or billboards must be included with the mailbox, except that Developer shall furnish mail boxes at builders expense.
  - The rear 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.
  - All four plank fence shall be maintained by McCoy Place Homeowner's Association and shall be painted black in color.
    - All four plank fence shall be maintained by McCoy Place Homeowner's Association and shall be painted black in color.
    - All landscape beams and landscaping shall be responsible of lot owner or home owner.
  - Four plank fence shall stay in place and not be removed unless approved by the developer.
  - Entrance sign shall be maintained by McCoy Place Homeowner's Association and which includes landscaping and signs.

## DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS (PLAT RESTRICTIONS)

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 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.
- 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 (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.
- 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.
- 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 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
- 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.
- 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 obnoxious siding, asphalt siding or other similar material be used in any part of the structure.
- All driveways must be surfaced with concrete or bluminous surface 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 back of the curb of the time of the building construction.
- 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:
  - Gross shall be maintained so as not to exceed five (5) inches in height.
  - No permanent structures of any type shall be placed in these areas without the written permission of the City-County Planning Commission.
  - 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.
  - No trailer, tent, shack or barn shall be erected on the property.
  - 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.

18. All recreational vehicles, campers and boats shall be stored in the garage. No parking of commercial vehicles, campers or boats shall be permitted on any lot, except on a temporary basis during construction. No overnight parking of school buses is permitted on any lot.
19. Sidewalks, other than having a diameter of 36 inches or less, may be attached to the exterior of the residence only. No such satellite dish shall be installed in a freestanding manner except with the prior written approval of the Developer.
20. All plans for principal residential structures must be approved in writing by H & D Developments of Bowling Green, LLC, prior to construction.
21. H & D Developments of Bowling Green, LLC, as Developer, may, by written instrument recorded in the office of the Warren County Clerk, assign its duties as Developer, and upon the date of assignment, all obligations of Developer shall vest in the party to whom such obligations are assigned.
22. Sidewalks will be installed on both sides of all streets within the development. The sidewalks are to be constructed concurrent with the construction of each resident by the builder/owner of the lot affected. Each sidewalk shall be a minimum of five (5) feet in width.
23. Construction of the residence or any lot shall be commenced within two (2) years of the date of purchase of that lot and shall be completed within one (1) year from the date the building permit is issued for such construction.
24. All open space and easements for drainage shall be maintained by the association, a not-profit, non-stock corporation, which is incorporated in such a manner as to include as members thereof all owners of lots, all as more particularly described in Item #25 below. Said easement areas and open spaces shall be kept open at all times, and neither the lot owner nor any member present or hinder the ingress to said easement for purpose of maintenance. There shall be no motorized vehicle permitted in the open space or on the walking trails.
25. All lot owners in McCoy Place shall become members of the McCoy Place Homeowner's Association. They shall maintain open space and fencing as set forth in the restrictions. There shall be an association fee determined by the association or developer.
26. Landscape buffer areas shall be established by the lot owner affected. Each owner shall be responsible for maintenance of the buffer area located within the limits of each respective lot containing a landscape buffer.
27. These covenants, restrictions and conditions may only be amended by the affirmative action of the owners of at least sixty percent (60%) of the lots comprising McCoy Place.
28. The covenants, restrictions and conditions shall remain in force and effect and shall constitute a covenant running with the title to every lot within McCoy Place for sixty (60) years after the date thereof.
29. The provisions of these covenants, restrictions and conditions may be enforced by any appropriate civil action commenced by the developer or by McCoy Place Homeowners Association, or by any owner of any lot or home shall be able to have the rights to enforce these covenants, restrictions or conditions.
30. Each lot owner is responsible for being in compliance with Warren County storm water erosion control and sediment control, and will be responsible for the sub-contractors.

McCoy Place  
COUNTY OF WARREN  
BY: \_\_\_\_\_  
COMMONWEALTH OF KENTUCKY

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, and that \_\_\_\_\_ personally appeared before me, after being first duly sworn, and declared that he is the \_\_\_\_\_ of McCoy Place and that he executed the foregoing Declaration of Covenants and Restrictions for McCoy Place in accordance with the free and voluntary act and deed of McCoy Place.

Witness my hand on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

NOTARY PUBLIC, KY, State-at-Large  
My Commission Expires: \_\_\_\_\_

1. LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME OR UNDER MY DIRECTION, BY METHODS THAT MEET OR EXCEED STANDARDS, 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	DATE
PLS#	DATE

### 2. CERTIFICATE OF OWNERSHIP, ACCESS, EASEMENT & 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. THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN, INCLUDING THE RIGHT OF ACCESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENT AREAS. THESE EASEMENTS ARE RESERVED FOR THE USE AND ENJOYMENT OF THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATION OF THE LINES. THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT OBSTRUCTIONS. ALL DRAINAGE EASEMENTS ARE DEDICATED FOR CITY/COUNTY ACCESS AND STORM WATER MANAGEMENT AND ARE HEREBY ESTABLISHED BY RECORDATION OF THIS PLAT. ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LOT(S) OVER WHICH SAID EASEMENTS CROSS AND NO DRAINAGE EASEMENTS SHALL BE ALTERED IN ANY WAY BY FILLING, CHANGING OR REMOVAL THEREOF OR BY BUILDING ANY STRUCTURE THEREON (INCLUDING FENCING) EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THIS RESTRICTION MAY BE EXTENDED BY ANY OWNER OF ANY LOT OR HOME WITHIN THE PLAT BY RECORDATION OF A PLAT WITH THE CITY, COUNTY, PLANNING COMMISSION OR APPROPRIATE GOVERNMENTAL AUTHORITY.

OWNER	DATE
OWNER	DATE
OWNER	DATE

### 3. ACCESS CERTIFICATION

ERANGE AND/OR DRIVEWAYS TO LOTS SHALL BE CONSTRUCTED TO MEET PERMISSIBLE LOTS. SAID DRIVEWAYS SHALL BE CONSTRUCTED WITHIN THE PERMISSIBLE LOTS. SAID DRIVEWAYS SHALL BE CONSTRUCTED WITHIN THE PERMISSIBLE LOTS. SAID DRIVEWAYS SHALL BE CONSTRUCTED WITHIN THE PERMISSIBLE LOTS. SAID DRIVEWAYS SHALL BE CONSTRUCTED WITHIN THE PERMISSIBLE LOTS.

### 4. WARREN RIVER DISTRICT HEALTH DEPT.

PUBLIC SEWER CONNECTION REQUIRED.	TITLE	DATE
ON EXISTING PUBLIC SEWER.		
HAS EXISTING PRIVATE SEWER SYSTEM.		
HAS EXISTING PRIVATE SEPTIC SEWER.		
SEPTIC SEWER REQUIRED.		

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.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

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 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.

SIGNATURE	TITLE	DATE
SIGNATURE	TITLE	DATE

### 7. AT&T TELEPHONE CO.

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

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

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

### 9. SPECTRUM

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

### 10. CERTIFICATE 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 AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE \_\_\_\_\_ 20 \_\_\_\_\_

CHAIRMAN-CITY/COUNTY PLANNING COMMISSION OF WARREN CO., KY.

EXECUTIVE DIRECTOR \_\_\_\_\_

SHEET 2 of 3  
TOTAL AREA PHASE 5 = 9.519 ACRES



PHASE 5

# MCCOY PLACE

~ FINAL PLAT ~  
LOCATED ON ARISTIDES DRIVE  
AND KEMPTON LANE  
SOUTHWEST OF BOWLING GREEN  
WARREN COUNTY, KENTUCKY  
DATE: 02-12-2019

FOR COUNTY CLERK'S USE ONLY

BRYANT ENGINEERING INC.  
Civil Engineering - Land Surveying

1536 FREDERICK STREET - P.O. BOX 21392  
OWENSBORO, KENTUCKY 42304  
270-685-2811

**MAINTENANCE NOTE:**

THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR PROPERTY. THIS MAINTENANCE SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS, TO A HEIGHT NO GREATER THAN TEN (10) INCHES, REPAIRING ERODED AREAS AND REMOVING DEBRIS FROM INLET STRUCTURES. THE PROPERTY OWNER IS ALSO RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE INFRASTRUCTURE (NOT ACCEPTED BY THE LOCAL GOVERNMENT) CONTAINED WITHIN THIS EASEMENT.

MAINTENANCE OF "INTERPRETATIVE" ITEMS INCLUDING BUT NOT LIMITED TO LANDSCAPING ON RIGHT-OF-WAY ISLANDS, MEDIANS, ENTRYWAYS, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT.

**NOTE:**

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL TIGOOD PLANNED AREA PER F.A.M.A. NO. 2122/03/STEL, 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 COMPLEES WITH 201 K.A.R. 161.150.

THE BOUNDARY SURVEY REPRESENTED HEREON WAS PERFORMED BY A PROFESSIONAL SURVEYOR USING ANIMATE GPS/SS MODELS. DUAL FREQUENCY GPS/SS MODELS WERE USED TO OBTAIN A HORIZONTAL POSITIONAL ACCURACY OF 0.03 FEET USING GEOID MODEL 09 WITH KENTUCKY SOUTH 1602 AND NAD83 1988.

ERROR OF CLOSURE: 1:112,533

ZONED: RS-1B (LOTS 250--258) WITH DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS.

ZONED: RS-1C (LOTS 259--283) WITH DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS.

**LEGEND**

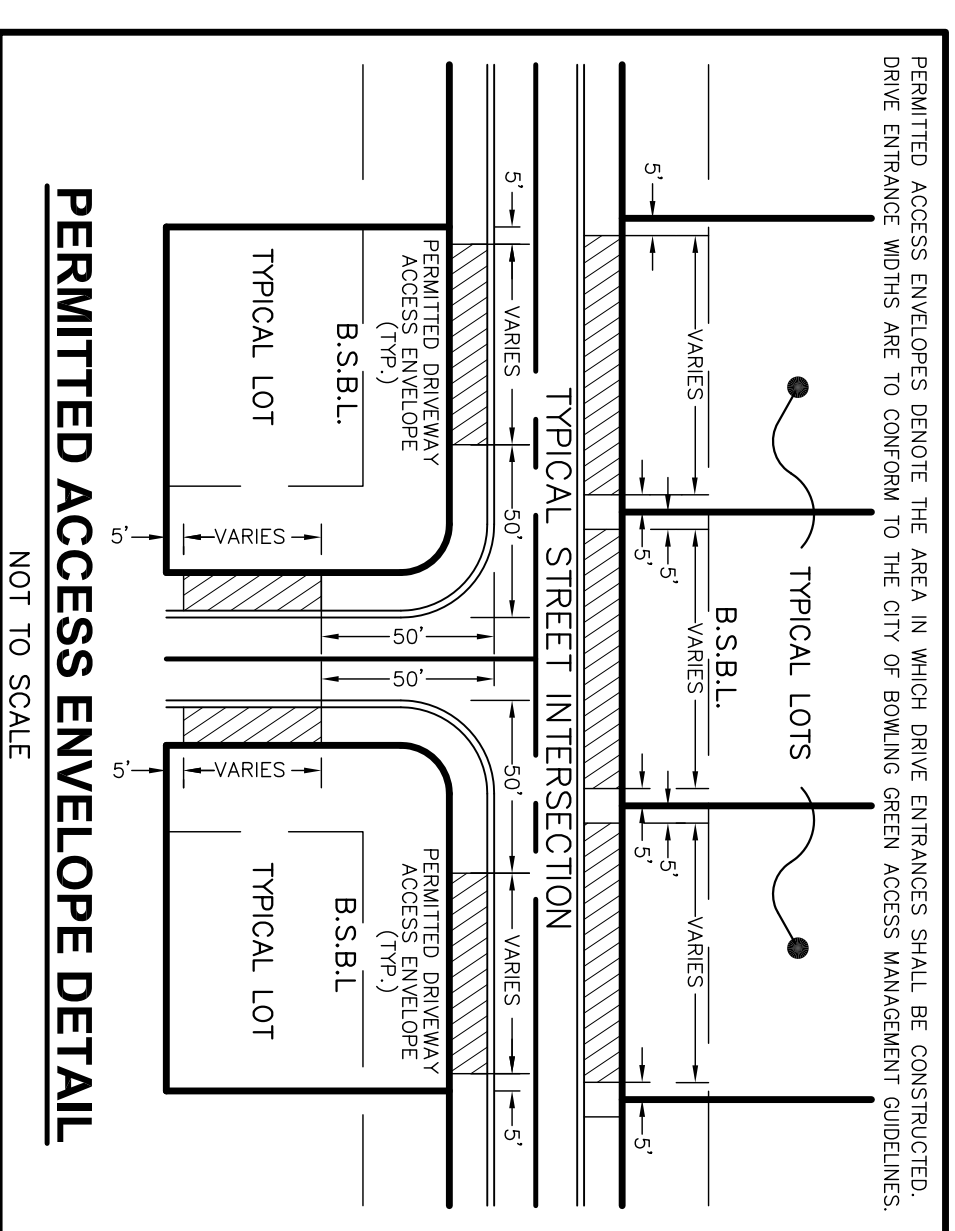
- 5/8" REBAR SET W/CAP, KY P.L.S. NO. 2813
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- 5/8" REBAR FOUND W/CAP, KY P.L.S. NO. 1948
- CALCULATED POINT (NO MONUMENT SET OR FOUND)
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CURB BOX INLET
- 6" — W — WATERLINE
- == 8"SS == SANITARY SEWER
- PROPOSED 4' SIDEWALK
- B.S.B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W/L EASE. WATERLINE EASEMENT
- S/S EASE. SANITARY SEWER EASEMENT
- 6"W — WATERLINE EASEMENT
- 10' — TYPICAL SAN. SEWER EASEMENT
- 8"SS — TYPICAL SAN. SEWER EASEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 62°56'29" W	15.40'
L2	S 62°56'29" W	65.00'
L3	S 62°56'29" W	65.00'
L4	S 62°56'29" W	65.00'
L5	S 62°56'29" W	65.00'
L6	S 62°56'29" W	62.52'
L7	N 27°03'31" W	10.01'
L8	S 27°03'31" E	10.01'
L9	S 62°56'29" W	77.54'
L10	N 62°56'29" E	45.33'
L11	N 62°56'29" E	19.67'
L12	N 62°56'29" E	65.00'
L13	N 62°56'29" E	65.00'
L14	N 62°56'29" E	65.00'
L15	N 62°56'29" E	65.00'
L16	N 62°56'29" E	65.00'
L17	N 62°56'29" E	65.00'
L18	N 62°56'29" E	65.00'
L19	N 62°56'29" E	30.79'
L20	S 62°56'29" W	65.00'
L21	S 62°56'29" W	65.00'
L22	S 62°56'29" W	65.00'
L23	S 62°56'29" W	65.00'
L24	S 62°56'29" W	65.00'
L25	S 62°56'29" W	65.00'
L26	S 62°56'29" W	65.00'
L27	S 62°56'29" W	65.00'
L28	S 62°56'29" W	65.00'
L29	N 62°56'29" E	15.44'
L30	N 62°56'29" E	64.56'
L31	N 62°56'29" E	80.00'
L32	N 62°56'29" E	80.00'
L33	N 62°56'29" E	80.00'
L34	N 62°56'29" E	80.00'
L35	N 62°56'29" E	80.00'
L36	N 62°56'29" E	80.00'
L37	N 62°56'29" E	80.00'
L38	N 62°56'29" E	31.58'
L39	N 22°08'22" W	38.28'
L40	N 53°56'50" W	11.54'

**CURVE TABLE**

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S 71°06'02" W	4.78'	305.00'	4.78'
C2	S 66°47'47" W	41.01'	305.00'	41.04'
C3	N 72°03'31" W	28.28'	200.00'	31.42'
C4	N 28°17'59" W	109.40'	2525.00'	109.41'
C5	S 28°19'28" E	109.36'	2475.00'	109.37'
C6	S 17°56'29" W	28.28'	200.00'	31.42'
C7	N 66°47'47" E	34.29'	255.00'	34.31'
C8	N 58°31'03" E	39.34'	255.00'	39.38'
C9	N 58°31'03" E	47.05'	305.00'	47.10'



**CONTROL POINTS**

POINT NUMBER	STATE PLANE COORDINATES	SOUTH ZONE, NAD 83	ELEV.
8	18522061.09	1436646.21	570.42
9	1852510.59	1435488.73	555.43

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

**OWNER/DEVELOPER**

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

**MINIMUM BUILDING SETBACK LINES**

ZONED: RS-1B (LOTS 250-258) WITH DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS.

ZONED: RS-1C (LOTS 259-283) WITH DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS.

FRONT YARD = 25 FEET  
SIDE YARD = 7.5 FEET  
REAR YARD = 25 FEET

**RECORD SOURCE**

DEED BOOK 898, PAGE 783-789

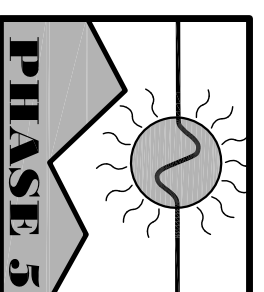
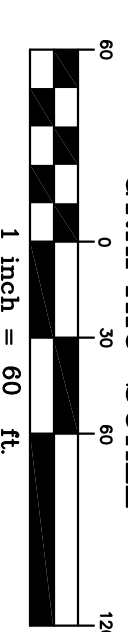
DEVELOPMENT PLAN CONDITIONS FORMERLY KNOWN AS BINDING ELEMENTS  
DEED BOOK 896, PAGE 515

DECLARATION OF COVENANTS & RESTRICTIONS:  
DEED BOOK 922, PAGE 735

**SHEET 3 of 3**

**TOTAL AREA PHASE 5 = 9.519 ACRES**

**GRAPHIC SCALE**



**McCoy PLACE**

~ FINAL PLAT ~  
LOCATED ON ARISTIDES DRIVE  
AND KEMPTON LANE  
SOUTHWEST OF BOWLING GREEN  
WARREN COUNTY, KENTUCKY  
DATE: 02-12-2019

FOR COUNTY CLERK'S USE ONLY

**BEI** BRYANT ENGINEERING, INC.  
Civil Engineering • Land Surveying

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