

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 21227C0160 D, EFFECTIVE SEPT. 30, 1993.

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

LEGEND

- 5/8" REBAR SET W/CAP, P.L.S. NO. 1948
- 5/8" REBAR FOUND W/CAP, P.L.S. NO. 3569
- 5/8" REBAR FOUND
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- SANITARY SEWER MANHOLE

____3"W___ WATER MAIN

(132)LOT NUMBER

TYPICAL WATERLINE EASEMENT TYPICAL SAN. SEWER EASEMENT

PUF

BUILDING SETBACK LINE

D.E.

DRAINAGE EASEMENT

2. MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT

HAS THE OPTION TO ENTER INTO SUCH AGREEMENTS.

1. LAND SURVEYOR'S CERTIFICATE

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.

LICENSED PROFESSIONAL LAND SURVEYOR

STATE OF KENTUCKY PROFESSIONAL

LAND SURVEYOR

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.

CONTROL POINTS:

STATE PLANE COORDINATES | PROJECT COORDINATES ELEV. EASTING NORTHING EASTING NUMBER NORTHING 583.40 1424647.36 4261.0144 4063.6477 15 1854894.33 1423873.16 5601.8694 3257.4943 1856253.76 CONC. MONUMENT W/ ALUM. DISK, STAMPED BRYANT ENGINEERING, OWENSBORO, KY KENTUCKY STATE PLANE COORDINATES, SOUTH ZONE, NAD 83

(186)

DETAIL (TY

WATERLINE EASE.

10' P.U.E.

(180)

0.473 AC.

F.F.E. 574

25' B.S.B.L. & P.U.E.

HUNTERS POINTE LANE

W 185.27'

(SEE TYP.)

(184)

0.635 AC. F.F.E. 568

151.35

-5 67'33'41"

179

0.472 AC.

F.F.E. 574

SAN. SEWER EASE. (SEE TYP.,

178

COMMON AREA

(DRAINAGE EASEMENT)

BASIN 'D' Hw=572.0

1.291 AC.

(183)

MATCHLINE A-A (SEE SHEET 1 of 3)-

185

SAN. SEWER-

EASE. (SEE TYP.)

TIMBER

COURT

(182)

0.472 AC.

SAN. SEWER -

EASE. (SEE TYP.)

67'33'41" W 180.18'

(181)

0.505 AC.

F.F.E. 574

-WATERLINE EASE

0.480 AC.

F.F.E. 576

BRADFORD MUTCHLER

D.B. 283, PG. 53

(206)

(207

0.800 AC

(208)

0.535 AC.

(209)

0.533 AC.

-WATERLINE EASE.

175.00

DETAIL (TYP.)

(210)

0.714 AC.

EASE. (SEE TYP.)

SAN. SEWER -

176

0.484 AC

(SEE TYP.)

ADOWGI

B.S.B.L & P.U.E

P.U.E. DETAIL NOT TO SCALE

> FUTURE DEVELOPMENT H & D RENTAL D.B. 739, PG. 858

> > N 45'44'53" E-

P.B. 34, PG. 31-34

PUBLIC UTILITY EASEMENT

FUTURE DEVELOPMENT H & D RENTAL D.B. 739, PG. 858 P.B. 34, PG. 31-34

MAINTENANCE NOTE:

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

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. A PERPETUAL MAINTENANCE AGREEMENT MUST BE MADE WITH A HOMEOWNERS ASSOCIATION, ADJACENT LANDOWNERS, OR OTHER PARTIES. LOCAL GOVERNMENT

TOTAL AREA SECTION 4 ~ PHASE 1= 43.550 ACRES

RECORD SOURCE DEED BOOK 739, PAGE 858

PLAT BOOK 34, PAGE 31-34

BINDING ELEMENTS: DEED BOOK 859, PAGE 640-642

MINIMUM BUILDING

SETBACK LINES

(ZONED: RS-1A WITH BINDING ELEMENTS) FRONT YARD = 25 FEET SIDE YARD = 10 FEET REAR YARD = 25 FEET

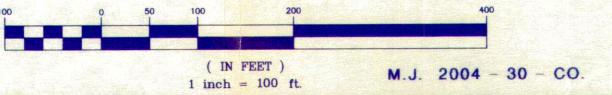
OWNER/DEVELOPER

H & D RENTAL 1216 BROADWAY AVENUE BOWLING GREEN, KY 42101

NOTE:

ALL COMMON AREAS (DRAINAGE EASEMENT) ARE NON-BUILDING LOTS OF RECORD, COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

GRAPHIC SCALE



42'00'52" 19.94' (170) CONTROL POINT (171) NO. 15 DETAIL C.P. NO. 15

(168)

HUNTERS CROSSING

SECTION III, PHASE II

P.B. 34, PG. 31-34

HUNTERS POINTE LANE 50' R/W ~ 24' PVM'7

210'± TO C/L OF HUNTERS RUN AVE. HUNTERS CROSSING (149) SECTION III, PHASE II P.B. 34, PG. 31-34

BRADFORD MUTCHLER D.B. 283, PG. 53

(172)

0.647 AC.

BOOK 36 PAGE 141 SLIDE 15 - 141

(222)

0.486 AC.

67'33'41" W

175.00

0.486 AC.

67'33'41" W

EASE. (SEE TYP.)

67'33'41" W

174.37

(219)

0.463 AC.

-SEE P.U.E.

DETAIL (TYP.)

S 67'33'41" W

160.39

(218)

(173)

0.644 AC

(220)

(216)

(215)

0.502 AC.

N 67'33'41" E

WATERLINE EASE:

(214)

0.502 AC

N 67'33'41"

175.00'

(213)

0.518 AC.

N 63'55'21"

176.41

(212)

0.511 AC.

(211)

0.628 AC.

WATERLINE EASE.

(175)

0.490 AC.

WATERLINE EASE

(174)

0.597 AC.

DETAIL (TYP.)

(SEE TYP.)

HUNTERS CROSSING

LOT 172 PREVIOUSLY RECORD IN PLAT BOOK 36, PAGE 81-82

FINAL PLAT

NOT TO SCALE

LOCATED ON MALLARD STREET AND HUNTERS POINTE LANE SOUTHWEST OF BOWLING GREEN WARREN COUNTY, KENTUCKY

08-25-2004

ENGINEERING w



Civil Engineering · Land Surveying

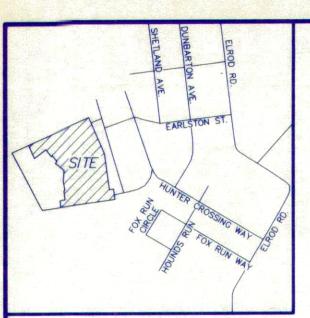
3005 Fairview Drive P.O. Box 2022 Owensboro, Kentucky 42302

270-685-2811 -



Recorded Oct 28, 2004

Sheet 2 of 4



VICINITY MAP

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.

LICENSED PROFESSIONAL LAND SURVEYOR

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.

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

te dentne

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 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

200 Deger Constoper ach 9-30-2004 SIGNATURE

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 AVAILABLITY 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

RECORD SOURCE

DEED BOOK 739, PAGE 858 PLAT BOOK 34, PAGE 31-34

BINDING ELEMENTS: DEED BOOK 859, PAGE 640-642

OWNER/DEVELOPER

H & D RENTAL 1216 BROADWAY AVENUE BOWLING GREEN, KY 42101

BOOK 36 PAGE 142 SLIDE 15 - 142

7. BELLSOUTH TELEPHONE CO.

6. ATMOS ENERGY CO.

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

9. INSIGHT COMMUNICATIONS (CABLE T.V.)

10. BARREN RIVER DISTRICT HEALTH DEPT.

PUBLIC SEWER REQUIRED. ON EXISTING PUBLIC SEWER.

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

HAS EXISTING PRIVATE SEWER SYSTEM.

10-1-04 SIGNATURE

11. CITY-COUNTY PLANNING

COMMISSION CERTIFICATION

OF APPROVAL OF RECORDING

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 10- | 19 | | | 20 04 |
|---------------|-------------|--------------|--------------|------------|
| CHAIRMAN-CITY | COUNTY PLAI | NNING COMMIS | SSION OF WAR | REN CO. KY |
| And | - (n (| rillies | | |

DRAINAGE EASEMENT LINE TABLE

| LINE | LENGTH | BEARING | |
|------|---------|---------------|--|
| L1 | 15.00' | N 4711'17" E | |
| L2 | 74.91 | N 43'37'51" W | |
| L3 | 102.22 | S 87'10'13" W | |
| L4 | 4.08' | N 42"28"55" W | |
| L5 | 96.12 | N 8710'13" E | |
| L6 | 67.83 | S 43'37'51" E | |
| L7 | 63.08 | S 29"18'32" W | |
| L8 | 118.81 | S 45'26'27" W | |
| L9 | 21.99' | S 2918'32" W | |
| L10 | 59.87 | S 40'07'11" W | |
| L11 | 108.00' | S 02'20'17" W | |
| L12 | 106.96 | S 22'06'11" E | |
| 113 | 96 43' | S 11'55'16" E | |

LINE TABLE

CURVE TABLE LINE LENGTH BEARING CURVE RADIUS LENGTH BEARING DISTANCE

| 1 | LENGTH | BEARING | CURVE | RADIUS | LENGTH | BEARING | DISTANCE |
|-----|--|--|--|--|--|---------------|--|
| 3 | 56.57' | S 65'26'38" W | C1 | 475.00' | 114.05' | S 58'33'55" W | 113.78 |
| 4 | 125.00' | S 65'26'38" W | C2 | 525.00' | 98.66' | S 60°03'37" W | 98.52' |
| 3 | Annual Control of the | | The second secon | Annual Allert Control of the Control | | | 52.47' |
| | 125.00' | S 65'26'38" W | C3 | 525.00' | 52.49' | | |
| | 21.78' | S 65'26'38" W | C4 | 525.00' | 113.89' | S 42*44'01" W | 113.66 |
| 170 | 70.10 | S 48'56'53" W | C5 | 475.00' | 8.51' | N 37°01'58" E | 8.51 |
| | 125.00' | S 48'56'53" W | C6 | 475.00 | 94.53' | N 43"14'50" E | 94.37' |
| | 32.87' | S 48'56'53" W | C7 | 475.00' | 12.87' | N 49'43'26" E | 12.86 |
| 68 | The second desired the second de | | | 475.00' | | N 57'58'19" E | 123.54 |
| 1 | 207.49 | | C8 | | 123.89' | | |
| 30 | 116.00' | N 36'31'09" E | C9 | 20.00' | 31.42' | S 69'33'22" E | 28.28' |
| | 91.49' | N 36°31'09" E | C10 | 525.00' | 89.15 | S 29"25"15" E | 89.04 |
| | 5.66' | N 48°56'53" E | C11 | 525.00' | 37.23' | S 3619'00" E | 37.22' |
| | 106.22 | N 48'56'53" E | C12 | 20.00' | 31.72' | S 07'04'55" W | 28.50' |
| 27 | | | C13 | 255.00' | 48.68' | S 57*58'53" W | 48.61' |
| | 116.10' | | | | | | |
| 1 | 19.20' | N 65'26'38" E | C14 | 525.00' | 46.54 | S 60°54'40" W | 46.53 |
| 25 | 125.00 | N 65°26'38" E | C15 | 525.00' | 109.97' | S 52"22'13" W | 109.77 |
| | 106.79 | N 65°26'38" E | C16 | 525.00' | 90.26 | S 41'26'39" W | 90.14 |
| 1 | 31.39' | S 24'33'22" E | C17 | 275.00' | 44.94 | S 31'50'16" W | 44.89' |
| | 86.80' | S 38"20"53" E | C18 | 275.00' | 61.44 | S 20'45'22" W | 61.31 |
| 100 | 78.15' | S 63'27'03" W | C19 | 225.00 | 87.04 | N 25'26'15" E | 86.49' |
| | Control of the Contro | | | | | | |
| | 125.00' | S 63*27'03" W | C20 | 20.00 | 31.42 | N 81'31'09" E | 28.28' |
| 100 | 71.28 | S 63'27'03" W | C21 | 425.00 | 124.65 | S 61'52'58" E | 124.20' |
| | 16.23' | S 36°31'09" W | C22 | 425.00 | 2.64 | S 70°27'47" E | 2.64 |
| | 102.50 | S 36'31'09" W | C23 | 375.00' | 41.22' | S 67'29'30" E | 41.20' |
| 27 | 57.76' | S 36'31'09" W | C24 | 425.00' | 90.24 | N 51'00'56" W | 90.07 |
| | 43.24' | N 36'31'09" E | C25 | 425.00' | 100.45 | N 63'52'11" W | 100.22 |
| 4 | | | | THE RESIDENCE OF THE PARTY OF T | the second in commence of the | | |
| | 32.50' | S 53*28'51" E | C26 | 375.00 | 112.31 | N 62'03'39" W | 111.89' |
| | 105.07 | S 70°38′28″ E | C27 | 20.00' | 31.42 | N 08'28'51" W | 28.28' |
| Ť. | 54.64 | N 70'38'28" W | C28 | 475.00 | 85.62 | N 41'41'00" E | 85.51 |
| | 50.44 | N 70'38'28" W | C29 | 475.00 | 137.65 | N 55'08'57" E | 137.17 |
| | 32.50' | N 53'28'51" W | C30 | 305.00' | 59.50' | N 57'51'44" E | 59.40' |
| | The second secon | | and the contraction of the last transport with the | THE RESERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER. | - | S 83'02'14" E | 28.13' |
| | 43.24 | N 36'31'09" E | C31 | 20.00' | 31.20' | | The second secon |
| | 71.28' | N 63'27'03" E | C32 | 475.00' | 131.89 | S 30°23'36" E | 131.47 |
| | 153.28 | N 63'27'03" E | C33 | 525.00' | 110.55 | N 28'28'15" W | 110.34 |
| | 49.87 | N 63'27'03" E | C34 | 525.00' | 35.23' | N 36 25 32" W | 35.23 |
| | 129.41' | S 38'20'53" E | C35 | 475.00' | 9.82' | N 37'45'21" W | 9.82' |
| | 11.03' | S 22'26'19" E | C36 | 475.00' | 104.52 | N 30'51'36" W | 104.31 |
| | The state of the s | | The state of the last of the l | | | | 27.95 |
| | 12.43 | N 22'26'19" W | C37 | 20.00' | 30.95 | | |
| 1 | 73.96' | N 38'20'53" W | C38 | 525.00' | 113.94 | N 57*53'50" E | 113.71 |
| | 121.04 | N 38'20'53" W | C39 | 475.00 | 79.61 | S 41'19'15" W | 79.52' |
| | 111.22' | N 38°20'53" W | C40 | 525.00' | 33.34 | S 2475'29" E | 33.34 |
| | 31.54' | N 24'33'22" W | C41 | 525.00' | 33.34' | S 27.53'49" E | 33.34' |
| | 16.78 | N 51'38'43" E | C42 | 20.00' | 29.70' | S 12'49'37" W | 27.05 |
| | was the same of th | | THE RESIDENCE OF THE PARTY OF T | 500.00' | 52.39 | S 52'22'06" W | 52.37' |
| | 125.00' | | C43 | The second secon | | | CONTRACTOR OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TRANSPORT OF THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER, THE PERSON NAMED IN THE OWNER, THE P |
| | 125.00' | S 22'26'19" E | C44 | 475.00' | 22.27' | S 50°42'34" W | 22.27 |
| | 90.09' | S 22°26'19" E | C45 | 475.00 | 128.57 | S 59'48'25" W | 128.18' |
| | 88.36 | S 29'42'59" E | C46 | 20.00 | 31.42' | N 67"26'19" W | 28.28 |
| | 125.77 | S 29'42'59" E | C47 | 525.00' | 66.69' | N 26'04'39" W | 66.64 |
| 9 | 84.42' | S 49'21'59" W | C48 | 425.00' | 27.36 | N 31'33'40" W | 27.36 |
| 100 | | The state of the s | The state of the s | 425.00 | 85.51' | N 3970'09" W | 85.36 |
| | 39.84' | | C49 | | The second secon | S 50'45'00" E | 176.26 |
| | 45.55' | N 22"26'19" W | C50 | 375.00' | 177.93' | | Acceptation of the particle date of the particle of the partic |
| 61 | 34.56 | N 29'42'59" W | C51 | 20.00' | 34.01' | S 11.33'47" W | 30.06' |
| | 132.88 | N 29'42'59" W | C52 | 57.00' | 89.03' | S 15'32'20" W | 80.25 |
| | 93.73 | N 29'42'59" W | C53 | 57.00' | 90.04 | S 74'27'40" E | 80.97 |
| | 119.90' | S 60'17'01" W | C54 | 20.00' | 31.42' | S 74'42'59" E | 28.28' |
| | 122.89 | N 60'17'01" E | C55 | 475.00' | 60.34 | S 26 04'39" E | 60.29' |
| | AND THE RESIDENCE OF THE PARTY | S 29.42'59" E | C56 | 20.00' | 31.42' | S 22'33'41" W | 28.28' |
| | 118.59' | | | | THE RESERVE OF THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER. | | THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAME |
| | 34.56 | S 29'42'59" E | C57 | 20.00 | 31.42' | S 67'26'19" E | 28.28' |
| 1 | 45.55 | S 22°26'19" E | C58 | 20.00' | 31.42' | N 22'33'41" E | 28.28 |
|) | 120.00' | S 67'33'41" W | C59 | 525.00' | 80.48 | N 6310'12" E | 80.40 |
|) | 129.00' | S 67'33'41" W | C60 | 525.00' | 86.24 | N 54*04'21" E | 86.15 |
| P.J | 129.30' | S 67*33'41" W | C61 | 450.00' | 88.29' | N 54'59'14" E | 88.15 |
| 1 | | | | | 54.61 | N 64'05'05" E | 54.58 |
| | 258.30' | N 67'33'41" E | C62 | 450.00' | - | | The second secon |
| | 120.00' | N 67'33'41" E | C63 | 500.00' | 19.74 | S 66'25'49" W | 19.74 |
| | 130.24 | S 22°26'19" E | C64 | 20.00' | 29.67 | N 7272'31" W | 27.02' |
| 100 | 130.21' | N 22'26'19" W | C65 | 475.00' | 35.90' | N 27'33'04" W | 35.89 |
| | 39.84 | N 67'33'41" E | C66 | 475.00 | 24.43' | N 23"54'44" W | 24.43' |
| , | Committee of the commit | N 49*21'59" E | | 1 | | | |
| | 43.40' | | | | | | |
| | 41.02' | N 49°21'59" E | | | | | |
| 1 | 70.52 | N 67'33'41" E | | | | | |
|) | 125.25' | N 67.33'41" E | | | | | |
| | 103.67 | S 67'33'41" W | | | | | |

L72 129.07' N 29'42'59" W L73 85.14' N 29'42'59" W L74 96.61' N 22'26'19" W L75 121.04' N 22'26'19" W

Sheet 3 of 4

Recorded Oct 28, 2004

SECTION IV - PHASE 1

LOT 172 PREVIOUSLY RECORD IN PLAT BOOK 36, PAGE 81-82

FINAL PLAT

LOCATED ON MALLARD STREET AND HUNTERS POINTE LANE SOUTHWEST OF BOWLING GREEN WARREN COUNTY, KENTUCKY

08-25-2004

F: \LP3\02-3025\Section IV - Phase 1



Civil Engineering • Land Surveying

3005 Fairview Drive P.O. Box 2022 Owensboro, Kentucky 42302

270-685-2811

TOTAL AREA SECTION 4 ~ PHASE 1= 43.550 ACRES

HUNTERS CROSSING SECTION IV COVENANTS, RESTRICTIONS AND CONDITIONS

LAND USE AND EASEMENTS

- All property within the development is subject to the Amended Statement of Binding Elements of record in Deed Book 859, Page 640-641, in the office of the Warren County Clerk.
- All lots in the development shall be known as single family residential lots. No SECTION 2. structures shall be erected, altered, placed or permitted to remain in any lot other than a single family dwelling with a detached garage or storage building.
- Each residence must have a fully enclosed two-car garage. The interior of all garages SECTION 3. must be finished.
- No outbuilding, storage building, metal storage building, or metal carport structure SECTION 4. will be allowed. A one-car or two-car detached garage will be allowed on any lot, however, said detached garage shall not be constructed on any lot on which the principal residence has not been built. One detached structure will be allowed per lot. Detached garage must be of the same materials as the dwelling with matching brick and roof. No more than a two-car detached structure will be allowed. The maximum square footage allowed shall be as follows:

One-car detached garage Two-car detached garage

450 square feet maximum 900 square feet maximum

MINIMUM SQUARE FOOTAGE

- 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 structures to be constructed shall meet the following minimum square footage requirements for the ground floor area of the main structure (exclusive of basements, garages and porches):

| | TYPE OF HOME | FOR GROUND FLOOR |
|----|------------------------|-------------------|
| А. | one story | 1,800 square feet |
| В. | two story | 1,000 square feet |
| C. | one and one-half story | 1,200 square feet |

- All residential structures in the subdivision, including outbuildings, shall utilize brick. Gable ends and dormers may be constructed utilizing other modern architectural materials such as vinyl siding, dryvit, aluminum or wood, but in no case shall the principal exterior material be any material other than brick.
- Construction of the residence on 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.
- All driveways must be surfaced with concrete or bituminous concrete surface from the paved surface of the street to the end of the driveway. Hard surfaced driveways must be installed within three (3) months after completion of home and/or date home is occupied, whichever occurs first. All driveway culvert pipes shall have concrete headwalls which shall be installed in a manner to match the driveways.
- All lots shall be sodded or seeded to the edge of the street pavement at the time SECTION 10. of the building construction.
- 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.
- Final lot grade shall conform to the Developer's drainage plan which shall be approved by SECTION 12. the City-County Planning Commission.

MAINTENANCE NOTE:

- 1. MAINTENANCE OF DRAINAGE STRUCTURES SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS PERIODICALLING CUT TO A HEIGHT OF 5 INCHES, REPAIRING ERODED AREAS, AND REMOVING DEBRIS FROM INLET STRUCTURES.
- 2. 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. 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.

RECORD SOURCE

DEED BOOK 739, PAGE 858 PLAT BOOK 34, PAGE 31-34

BINDING ELEMENTS: DEED BOOK 859, PAGE 640-642

M.J. 2004 - 30 - CO.

- No inoperable vehicles shall be permitted to be stored outside of the garage. SECTION 13.
- No above-ground pools are permitted with the exception of inflatable pools for children's SECTION 14. use which are temporary in nature.
- No dog or other animal pens are permitted which are larger than eight (8) feet by ten (10) feet, and all dog pens must be landscaped on three sides in order to screen them form adjacent properties.
- 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.
- All receptacies for mail, newspapers or other publications shall be installed in accordance with regulations adopted by 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.
- There shall be no fencing of front or side yards, and no rear yard fencing shall extend SECTION 18. past the rear corners of the residence.
- All recreational vehicles, campers or boats shall be stored in enclosed structures. No parking of commercial trucks, recreational vehicles, semi tractors or trailors or commercial vans is permitted on any lot except on a temporary basis during construction.
- Satellite dishes of 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 free-standing manner or on any outbuilding except with prior approval of the Design Review Committee.
- All open space and easements for drainage shall be maintained by the Association, a non-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 Article VI below. Said easement areas and open space shall be kept open at all times, and neither the lot owner nor their respective agents, servants or invitees shall permit the obstruction of any kind to exist in said easement which will, in any way, prevent or obstruct free ingress and egress to said easement for purposes of maintenance.
- All lot owners In Hunter's Crossing Phase IV, shall become members of the Hunter's Crossing Homeowner's Association, and shall be subject to the rules and regulations set forth and adopted by the Association.
- Landscape buffer areas shall be maintained by the lot owners affected. Each owner shall be responsible for maintenance of the buffer area located within the limits of each respective lot containing a landscape buffer.



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Civil Engineering · Land Surveying 3005 Fairview Drive

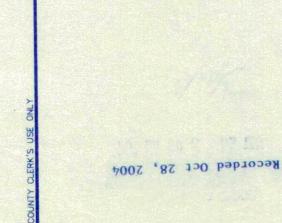
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OWNER/DEVELOPER

H & D RENTAL 1216 BROADWAY AVENUE BOWLING GREEN, KY 4210,1

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