

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT: THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18:150. THE URBAN SURVEY SHOWN HEREON WAS COMPLETED ON JANUARY 9, 2025 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL, AND/OR BY THE METHOD OF RANDOM TRAVERSE; THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN 201 KAR 18:150; THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED USING TRIMBLE BUSINESS CENTER NETWORK ADJUSTMENT, ALL MEASUREMENTS SHOWN HAVE A MINIMUM RELATIVE PRECISION OF 0.04" TO THE 95% CONFIDENCE LEVEL AND ARE BASED ON GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES (SOUTH ZONE 1802, GEOID 18 CONUS), TAKEN FROM STATIC GPS OBSERVATION;

Charles B. Hester 4/17/25
 CHARLES B. HESTER, PLS 4147 DATE

STATE OF KENTUCKY
 CHARLES B. HESTER
 4147
 LICENSED
 PROFESSIONAL
 LAND SURVEYOR

PLAT RESTRICTIONS NOTE:
 SEE AMENDED DEED OF RESTRICTIONS RECORDED IN MISC. BOOK 56 PAGE 59 AND RELEASE OF RESTRICTIONS RECORDED IN MISC. BOOK 132 PAGE 792, BOTH IN THE OFFICE OF THE LOGAN COUNTY CLERK.

SHEET 2 NOTE:
 SEE SHEET 2 OF 2 FOR BOUNDARY LINE & CURVE TABLES, SIGNATURE BLOCKS, GENERAL NOTES & REMAINDER OF PLAT.

TOTAL AREA OF SURVEY
 2,320,919 +/- SQ. FT.
 53.28 +/- ACRES

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE
 MICHAEL E. MILLER
 134 DANIEL DRIVE
 LEWISBURG, KY 42256
 DEED BOOK 459 PAGE 588

GPS NOTE
 THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY HESTER PRECISION SURVEYS USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY TRIMBLE R12 RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS, FROM GPS CONTROL POINTS WHEN NECESSARY. THE ACCURACY OF THE CONTROL POINTS USED TO LOCATE CORNER MONUMENTS BY CONVENTIONAL METHODS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. REDUNDANT MEASUREMENTS ALONG WITH POST PROCESSING OF GPS DATA USING TRIMBLE BUSINESS CENTER SOFTWARE WAS EMPLOYED TO ACHIEVE THE MINIMUM REQUIRED ACCURACIES TO THE 95% CONFIDENCE LEVEL.

PLANNING COMMISSION NOTES:

1. THE PROPERTY SHOWN HEREON SHALL NOT BE FURTHER SUBDIVIDED OR RECONFIGURED WITHOUT THE WRITTEN APPROVAL OF THE JOINT LOGAN CITIES/COUNTY PLANNING COMMISSION.
2. NO ACCESSORY BUILDING SHALL BE BUILT PLACED CLOSER THAN SIX (6) FEET TO ANY PROPERTY LINE.
3. ALL LOTS SHOWN ON THIS PLAT ARE SUBJECT TO BUILDING SETBACKS AS FOLLOWS: 35' FRONT SETBACK, 25' REAR SETBACK & 15' SIDE SETBACK.
4. ALL LOTS SHOWN ON THIS PLAT HAVE A 15' FRONT PUBLIC UTILITY EASEMENT (PUE) AND ALL INTERIOR LOT LINES HAVE A 7.5' PUE EACH SIDE OF LINE TO TOTAL A 15' PUE.

Owner's Responsibility for Water Service
 Lots: 16, 17, 18, 19, 20, 21, 22



LEGEND

- 5/8" IRON PIN W/ 1 1/4" PLASTIC CAP STAMPED "FUTCH PLS 4163" FOUND UNLESS NOTED
- IRON PIN SET (UNLESS OTHERWISE NOTED)
- ⊙ MEANDER POINT (NOT SET)
- ⊗ TREE FOUND (AS NOTED)
- ⊕ CONCRETE RW MONUMENT
- ⊖ UTILITY POLE
- ⊗ ELECTRIC BOX
- ⊕ WATER VALVE
- ⊖ WATER METER
- ⊗ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- (TYP) TYPICAL
- PROPERTY LINE
- EASEMENTS
- LOT LINE ABANDONED
- CENTERLINE
- E --- BURIED ELECTRIC
- G --- GAS LINE
- OH --- OVERHEAD UTILITIES
- T --- BURIED TELEPHONE
- v --- WATER LINE
- x --- FENCE LINE

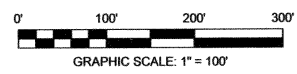
PROJECT/CLIENT:
 SUBDIVISION PLAT
 OF THE
MICHAEL E. MILLER PROPERTY
 WHITES CARVER RD & CANYON RUN RD, LEWISBURG, KY
 TAX PARCELS 001-00-00-010-00, 001-00-00-010-09 & 001-00-00-010-11

MICHAEL MILLER
 134 DANIEL DRIVE
 LEWISBURG, KY 42256

DRAWN BY: B. HESTER **DATE:** 2-17-2025 **SCALE:** 1" = 100'
CHECKED BY: B. HESTER **PROJECT NUMBER:** 25-100L

PREPARED BY:

HESTER PRECISION SURVEYS
 PROFESSIONAL SURVEYING & GEOMATICS
 17 STONEHURST WAY
 BOWLING GREEN, KY 42103
 PHONE: 270.784.6083



202

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	152.29	122.89	119.58	S 15°10'57" W	46°14'05"
C2	139.06	20.66	20.64	S 37°18'48" W	8°30'40"
C3	139.06	93.84	92.07	S 13°43'31" W	38°38'55"
C4	139.06	15.14	15.13	S 74°11'33" E	6°14'11"
C5	573.71	106.82	106.66	S 17°11'37" E	10°40'03"
C6	383.53	80.19	80.04	S 25°00'07" E	11°58'46"
C7	383.53	42.75	42.73	S 34°11'07" E	6°23'13"
C8	609.04	33.49	33.49	S 39°09'06" E	3°09'03"
C9	609.04	197.23	196.37	S 28°17'56" E	18°33'18"
C10	609.04	99.89	99.79	S 14°30'39" E	9°01'15"
C11	440.13	3.24	3.24	S 10°12'41" E	0°25'18"
C12	440.13	83.00	82.88	S 15°49'30" E	10°48'19"
C13	141.42	38.61	38.49	S 13°24'02" E	15°38'39"
C14	15.00	22.16	20.20	S 36°44'06" W	84°3'57"
C15	1011.91	197.76	197.45	S 73°26'47" W	11°11'51"
C16	1011.91	153.68	153.53	S 63°29'48" W	8°42'06"
C17	1011.91	133.20	133.10	S 55°22'30" W	7°32'31"
C18	98.08	38.78	38.53	S 62°55'00" W	22°39'17"
C19	15.00	23.66	21.28	N 60°34'06" E	90°23'16"
C20	351.67	396.35	375.70	N 12°53'53" E	64°34'30"
C21	207.34	66.48	66.20	N 36°00'01" E	18°22'20"
C22	207.34	112.21	110.85	N 11°18'37" E	31°00'29"
C23	207.34	54.65	54.49	N 11°44'00" W	15°06'02"
C24	572.67	119.60	119.38	N 25°15'59" W	11°57'58"
C25	606.31	127.25	127.01	N 25°13'37" W	12°20'41"
C26	433.71	185.16	183.76	N 31°28'09" W	24°27'40"
C27	623.82	485.47	473.31	N 21°22'52" W	44°35'20"
C28	623.82	35.53	35.53	N 02°32'43" E	3°15'49"
C29	287.68	327.79	310.34	N 36°50'20" E	65°17'03"

CERTIFICATE OF APPROVAL FOR WATER & SEWERAGE SYSTEMS

I HEREBY CERTIFY THAT THE PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEMS PROPOSED FOR THIS SUBDIVISION SHALL FULLY MEET KENTUCKY STATE CODE AS PER 902 KAR 10.091 AND 909.10.085.

Band Mehl 4-10-25
 COUNTY HEALTH OFFICER OR
 OTHER APPROVING AGENT DATE

LOGAN COUNTY EOC ADDRESS COMPLIANCE CERTIFICATION

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH THE ADDRESSING REQUIREMENTS OF THE LOGAN COUNTY EMERGENCY OPERATIONS CENTER (EOC). THE STREET NAME HAS BEEN APPROVED AND ADDED TO THE LOGAN COUNTY MASTER STREET ADDRESS GUIDE (MSAG). THE ADDRESSES FOR THE SUBDIVISION LOTS SHOWN MUST BE ASSIGNED BY THE EOC DIRECTOR INDIVIDUALLY AS NEW STRUCTURES ARE BUILT.

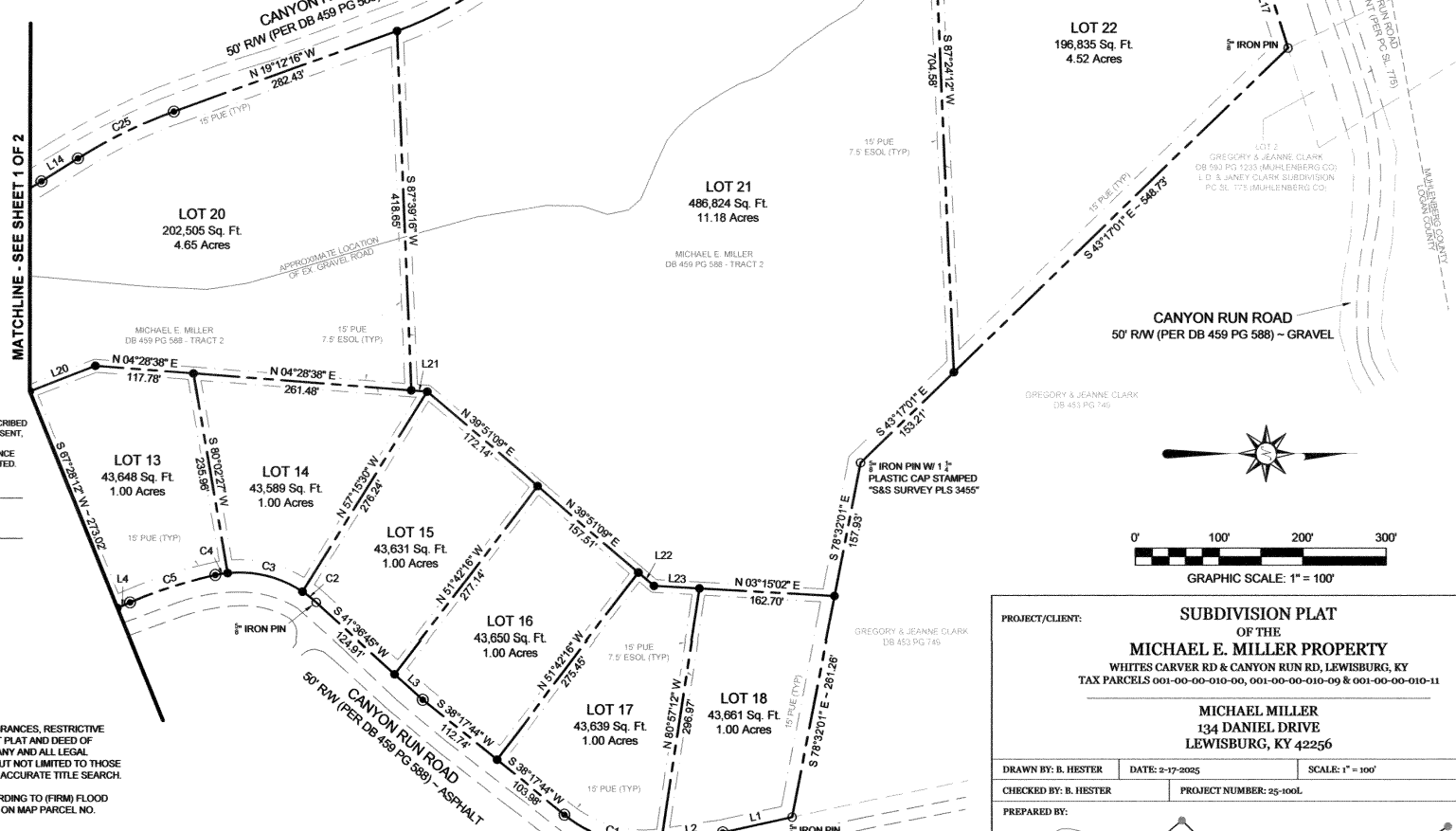
Michelle Miller 4/10/25
 EOC DIRECTOR DATE

CERTIFICATE OF AVAILABILITY OF WATER SERVICES

I HEREBY CERTIFY THAT THE *Logan County Water Dist.* SHALL SUPPLY THE SUBDIVISION SHOWN HEREON WITH WATER SERVICES AND THAT THE WATER DISTRIBUTION SYSTEM OF SAID SUBDIVISION MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPER DISTRIBUTION OF WATER.

Michelle Miller 4-23-25
 ENGINEER, APPROPRIATE AUTHORITY OF WATER DISTRICT DATE

LINE	BEARING	DISTANCE
L1	S 12°01'00" E	84.89
L2	S 07°55'49" E	74.89
L3	S 41°36'45" W	44.78
L4	S 22°31'48" E	16.80
L5	S 19°02'31" E	58.52
L6	S 19°02'31" E	83.42
L7	S 19°00'47" E	32.89
L8	S 37°22'42" E	23.34
L9	S 51°35'33" W	41.17
L10	S 51°35'33" W	3.42
L11	S 51°35'33" W	10.33
L12	N 10°09'30" W	59.80
L13	N 19°17'00" W	32.12
L14	N 31°14'59" W	51.07
L15	N 43°40'02" W	52.88
L16	S 32°32'03" E	38.61
L17	N 72°02'26" E	114.21
L18	N 73°50'58" E	122.15
L19	N 30°22'04" W	17.59
L20	N 20°38'36" E	83.95
L21	N 04°28'36" E	19.03
L22	N 39°51'09" E	24.30
L23	N 03°15'02" E	54.44
L24	N 73°50'58" E	77.21



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNERS 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 LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF LOGAN COUNTY, KENTUCKY, UNLESS OTHERWISE NOTED.

Michael E. Miller 4-3-25
 OWNER DATE

OWNER DATE

CERTIFICATE OF ACCURACY

I DO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE LOGAN JOINT CITIES-COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON TO THE SPECIFICATIONS OF THE APPROPRIATE AUTHORITY.

Charles B. Hester *Michelle Miller*
 CHARLES B. HESTER, PLS 4147 DATE

GENERAL NOTES

- THE SURVEYOR HAS MADE NO ATTEMPT TO SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, ETC. THAT WERE NOT SHOWN ON OR DESCRIBED IN THE CURRENT PLAT AND DEED OF RECORD AS LISTED HEREON. THE PROPERTY SHOWN HEREON IS SUBJECT TO: ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON, ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAPS FOR LOGAN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP PARCEL NO. 21141C00200 AS DATED OCTOBER 2, 2012.
- THE SURVEYOR HAS NOT MADE ANY ATTEMPT TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH OR CONDITION OF ANY EXISTING UNDERGROUND UTILITIES.
- UNLESS OTHERWISE NOTED: ALL IRON PINS SET ARE 5/8" X 18" PINS SET WITH 1 1/4" BLUE PLASTIC CAP STAMPED "B. HESTER PLS 4147"; ALL WITNESS PINS SET ARE 5/8" X 18" PINS SET WITH 1 1/4" BLUE PLASTIC CAP STAMPED "WITNESS PLS 4147".
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF LOGAN COUNTY, KENTUCKY WITH VARIANCES, IF ANY, AS NOTED ON THIS DOCUMENT ALONG WITH ANY BINDING ELEMENTS AGREED TO BY THE DEVELOPER AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE LOGAN COUNTY CLERK.

Jan D. Smith 4-10-25
 CHAIRMAN OR SECRETARY DATE

PROJECT/CLIENT: **SUBDIVISION PLAT OF THE MICHAEL E. MILLER PROPERTY**
 WHITES CARVER RD & CANYON RUN RD, LEWISBURG, KY
 TAX PARCELS 001-00-00-010-00, 001-00-00-010-09 & 001-00-00-010-11

MICHAEL MILLER
 134 DANIEL DRIVE
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DRAWN BY: B. HESTER DATE: 2-17-2025 SCALE: 1" = 100'
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