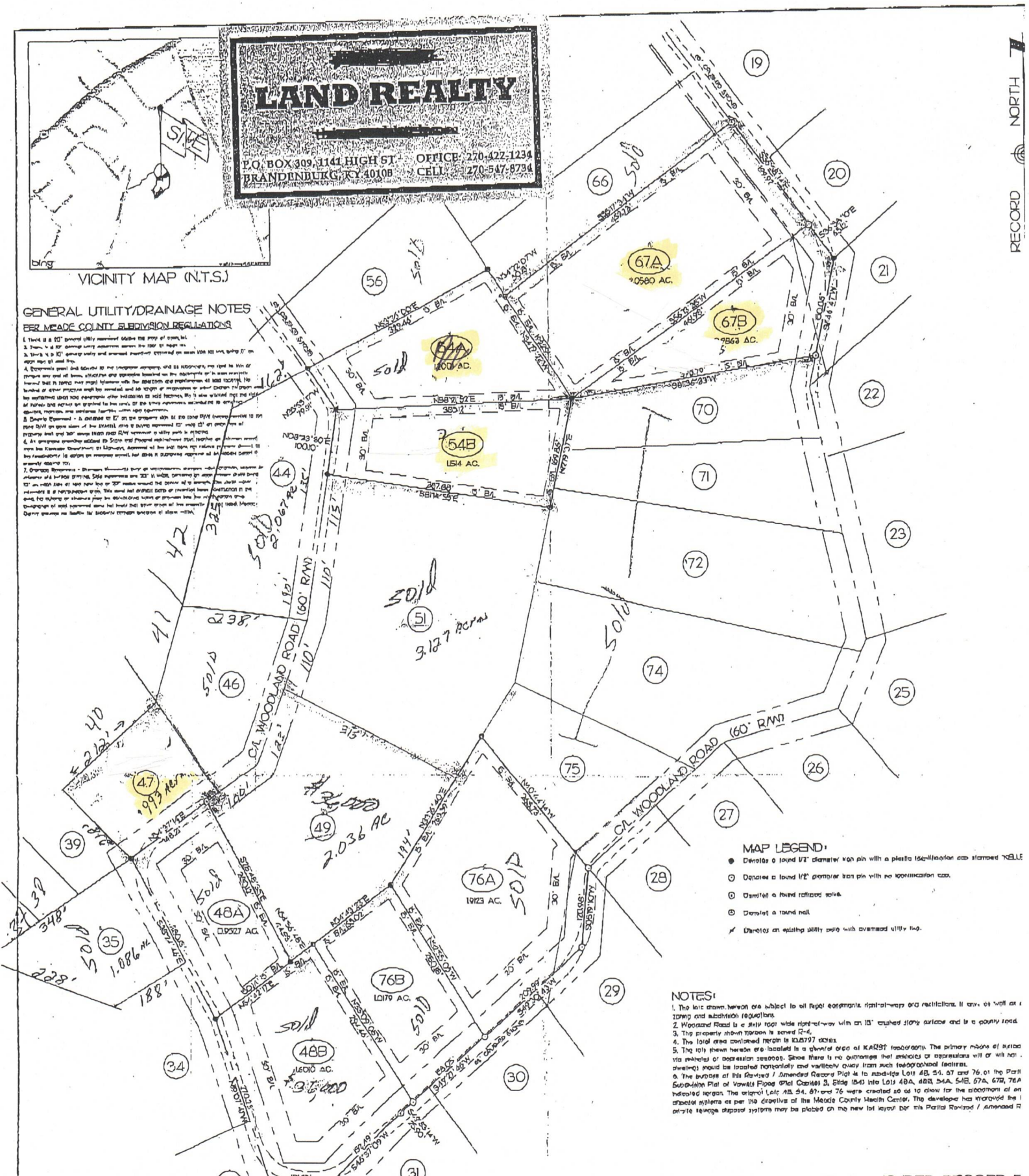
[redacted]
LAND REALTY
[redacted]
P.O. BOX 309, 1141 HIGH ST. OFFICE: 270-422-1234
BRANDENBURG, KY 40108 CELL: 270-547-8734

VICINITY MAP (N.T.S.)

GENERAL UTILITY/DRAINAGE NOTES

PER MEADE COUNTY SUBDIVISION REGULATIONS

1. There is a 20' general utility easement within the area of each lot.
2. There is a 20' drainage easement shown on the lot or tract line.
3. There is a 10' drainage easement established on each side lot line, behind 20' on each rear lot line.
4. Driveways must be constructed to the Meade County standards, and its subsequent use shall be the responsibility of the property owner. Any damage to the Meade County Road System with the addition of driveways or its use thereof shall be repaired and to repair or replacement of other damage to the existing road system after installation of said facilities. It is also advised that the right of ingress and egress be granted to the land, or the land owners adjacent to or affected by the driveway, maintain and enforce together with right of ingress.
5. Drainage Easement - A minimum of 15' on the property line of the road R/W (measured from the road R/W on each side of the street) and a minimum of 15' (measured from the road R/W) on each side of the street and 30' along each side R/W (measured) utility pole in alignment.
6. All driveways shall be added to State and Federal maintenance that begins at the pavement edge and ends at Kentucky Department of Highways. Approval of the best right of ways or driveway permit is the responsibility of the owner or developer and the Meade County Planning Commission shall not be a guarantee approval of the driveway access.
7. Drainage Responsibility - Drainage is the responsibility of the individual property owner. Adjacent property owners shall be responsible for their own drainage. Side easements are 30' in width, centered on adjacent property lines and 30' on each side of the street right of way. The street right of way shall be 60' in width and shall have line of 30' radius around the corner of the street. The street right of way shall be a permanent open. This area has drainage ditch or travelled lanes. Construction in the area, the building or structure prior to construction shall be approved by the Meade County Planning Commission. Drainage of said referenced area has been taken place on the property. Meade County assumes no liability for property damage because of storm water.



MAP LEGEND:

- Denotes a found 1/2" diameter iron pin with a plastic identification cap stamped "KELLE
- Denotes a found 1/2" diameter iron pin with no identification cap.
- Denotes a found railroad spike.
- Denotes a found nail.
- Denotes an existing utility pole with overhead utility line.

NOTES:

1. The lots shown hereon are subject to all legal easements, right-of-ways and restrictions, if any, as well as zoning and subdivision regulations.
2. Woodland Road is a sixty foot wide right-of-way with an 18' crushed stone surface and is a county road.
3. The property shown hereon is zoned R-4.
4. The total area contained herein is 10.5797 acres.
5. The lots shown hereon are located in a flood area of KAPSI topography. The primary means of surface via sinkhole or depression areas. Since there is no guarantee that sinkhole or depressions will or will not dwellings should be located horizontally and vertically away from such topographical features.
6. The purpose of this Revised / Amended Record Plat is to subdivide Lots 48, 54, 67 and 76, in the Parti Subdivision Plat of Vowels Place (Plat Cabinet 3, Slide 1543 into Lots 48A, 48B, 54A, 54B, 67A, 67B, 76A indicated hereon. The original Lots 48, 54, 67 and 76 were created so as to allow for the placement of on site septic systems as per the directive of the Meade County Health Center. The developer has improved the l on-site sewage disposal systems may be placed on the new lot layout per this Partial Revised / Amended R

OWNER'S CERTIFICATION

I (We) hereby certify that I am (We are) the owner(s) of record of the property shown and described hereon which is recorded in Deed Book 363, Page 272, in the office of the Meade County Clerk of the State of Kentucky, and do hereby adopt this plan of record with my (our) free consent, do hereby establish the minimum building restriction line, and do hereby dedicate all streets, alleys, walks, and all other spaces as recorded, to public use, except those specifically indicated as private, and I (or my successors in title) are responsible until such time as they are accepted by the appropriate governmental agency, and do establish and reserve the easements rights for public utility and drainage purposes.

Chris McGehee 10-10-11
Owner Date

SURVEYOR'S CERTIFICATION

I hereby certify that the survey depicted by my plat was performed by me or by the employ of persons working with supervision. The unadjusted precision ratio of the traverse was 1:14,400 and was not adjusted for closure. The survey shown hereon is a Class "A" survey and the accuracy and precision of said survey meets all of the specifications of 201 KAR 18 and is correct to the best of my knowledge and belief.

J.G. Banks 10-10-11

STATE OF KENTUCKY
J. G. BANKS
5112
LICENSED PROFESSIONAL LAND SURVEYOR

PARTIAL REVISED / AMENDED RECORD F

OF

LOTS 48, 54, 67 & 76 VOWELS PLACE

WOODLAND ROAD, FLAHERTY COMMUNITY OF MEADE COUN

PVA MAP #158-00-00-038.48, 038.54, 038.67 & 038.76

OWNER / DEVELOPER

CHRIS MCGEHEE LAND REALTY, INC.