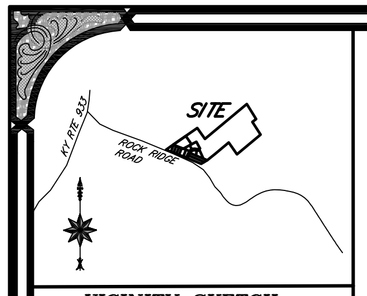


VICINITY SKETCH
NOT TO SCALE

## GENERAL NOTES

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPURTENANCES, RESTRICTION AND/OR EASEMENTS IN EFFECT TO DATE.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE MEADE COUNTY PROPERTY VALUATION OFFICE.

ALL LOTS ARE SUBJECT TO ALL SETBACK RESTRICTIONS SET FORTH IN THE MEADE COUNTY PLANNING AND ZONING ORDINANCES FOR ZONE R1.

EDGAR BOULEVARD IS LOCATED IN THE SAME LOCATION OF AN EXISTING PRIVATE ROAD. EDGAR BOULEVARD WILL BE BROUGHT UP TO COUNTY STANDARDS AT THE TIME THE REMAINING PART OF THE WALKER FARM WILL BE DEVELOPED BUT WILL BE LESS THAN 1 YEAR FROM THE RECORDING OF THIS PLAT.

CONTOURS SHOWN HEREON ARE TAKEN FROM LIDAR DATA PROVIDED BY http://kygisserver.ky.gov/geoportal/catalog/main/home.page

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY. THIS SURVEY WAS COMPLETED USING A JAVAD LSA ROVER AND A JAVAD TRIUMPH 1 BASE. THIS SURVEY WAS CONDUCTED BY METHOD OF RTK GPS. THE HORIZONTAL DATUM USED IS NAD83 (KENTUCKY SIGNLE ZONE STATE PLANE), THE VERTICAL DATUM IS NAVD88 (GEOID18). THE RELATIVE PRECISION ACCURACY FOR ANY ONE LINE ON THIS SURVEY IS NO MORE THAN 0.01'+ 39PPM. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FROM GRID TO GROUND DISTANCES. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.

MATTHEW D. SIBOLE — DATE
KENTUCKY PROFESSIONAL LAND SURVEYOR NO. 3869

## LEGEND

- ○ INDICATES 1/2" X 18" REBAR SET WITH GREEN PLASTIC CAP STAMPED M. SIBOLE PLS 3869
- ● INDICATES 5/8" IP FND STAMPED T.W. SMITH 2373 UNLESS OTHERWISE SPECIFIED

LOT 9
217,849.762 SQ. FT.
5.001 ACRES
Sold

LOT 8
88,269.364 SQ. FT.
2.026 ACRES
Sold

LOT 7
46,276.983 SQ. FT.
1.062 ACRES

LOT 1
39,224.120 SQ. FT.
0.900 ACRES

LOT 2
39,203.750 SQ. FT.
0.900 ACRES
Sold

LOT 3
39,203.750 SQ. FT.
0.900 ACRES
Sold

LOT 4
39,203.750 SQ. FT.
0.900 ACRES
Sold

LOT 5
63,020.361 SQ. FT.
1.447 ACRES
Sold

LOT 6
45,023.799 SQ. FT.
1.034 ACRES
Sold

LOT 10
85,730.700 SQ. FT.
1.968 ACRES

LOT 11
93,174.716 SQ. FT.
2.139 ACRES

LOT 12
44,130.889 SQ. FT.
1.013 ACRES

LOT 13
59,376.883 SQ. FT.
1.363 ACRES

ROCK RIDGE ROAD
60' R/W

EDGAR BLVD
60' R/W

VIVIAN M. GENTRY & RONALD RAY GRIFFEE
LOT 11
GRIFFEE MEADOWS
P.C. 5, SLIDE 72
D.B. 713, PG. 141

WILLIAM DOUGLAS REED,
DONNA K. REED &
WILLIAM CHRIS MCGEHEE
PARCEL 2
3RD TRACT #1
D.B. 712, PG. 86

LAWRENCE & STEPHANIE LEWIS
RSM, PT. 4.40 AC.
D.B. 359, PG. 277

DAVID L. BRUCE
D.B. 377, PG. 30

ROGER D. & THERESA G. LEDWICK
LOT 4
VIOLET C. MCDONALD LIVING TRUST
P.C. 7, SLIDE 113
D.B. 632, PG. 152

MEADE COUNTY
D.B. 104, PG. 319

EX. BARN
EX. BARN
EX. BRICK RES.
EX. POND
EX. POND

30' LG&E EASEMENT
D.B. 104, PG. 403

60' MSD WATER/SEWER EASEMENT
D.B. 104, PG. 403

30' UTILITY EASEMENT

30' LAKE EASEMENT
D.B. 104, PG. 403

5/8" PIPE FOUND LEANING

1/2" IP FND STAMPED D. CLEMONS 3383

1/2" IP FND STAMPED M. SIBOLE, PLS 3869

## OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS RECORDED IN DEED BOOK 712, PAGE 86 IN THE OFFICE OF THE MEADE COUNTY CLERK OF THE STATE OF KENTUCKY AND DO HEREBY ADOPT THIS PLAN OF LOTS WITH OUR FREE CONSENT; DO HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE; AND DO HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; THAT I OR MY SUCCESSORS IN TITLE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY, AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

CHRIS MCGEHEE — DATE

WILLIAM DOUGLAS REED — DATE

DONNA K. REED — DATE

## NOTARY CERTIFICATION

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT AFORESAID OWNERS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE DUE EXECUTION OF THIS DOCUMENT.

WITNESS MY HAND AND SEAL THIS DAY OF _____, 2022

NAME — NUMBER
MY COMMISSION EXPIRES_____

## FLOOD PLAIN NOTE

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ELEVATION PER FEMA FLOOD MAP NO. 21163C0025C, DATED JULY 18, 2011

## CERTIFICATION OF COMMISSION

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH THE MEADE COUNTY SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF WAIVERS AS SET OUT ON THIS PLAT AND THAT THIS RECORD PLAT WAS APPROVED BY THE MEADE COUNTY PLANNING AND ZONING COMMISSION ON _____, 20__ AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE MEADE COUNTY KENTUCKY CLERK.

ZONING ADMINISTRATOR — DATE
MEADE COUNTY PLANNING COMMISSION

0 30 60 90 120
GRAPHIC SCALE IN FEET

# WALKER FARM MINOR PLAT

FOR
CHRIS MCGEHEE
P.O. BOX 309
BRANDENBURG, KENTUCKY 40108

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

MINOR PLAT OF PART OF PARCEL 2 THIRD TRACT AND PARCEL 2 SECOND TRACT AS CONVEYED BY DEED TO WILLIAM CHRIS MCGEHEE, WILLIAM DOUGLAS REED & DONNA K. REED IN DEED BOOK 712, PAGE 86 OF THE MEADE CO. KY CLERK'S RECORDS

LOCATED ALONG THE NORTH SIDE OF ROCK RIDGE ROAD EAST OF KY ROUTE 993, MEADE COUNTY, KY

SCALE: 1"= 60'
DATE: 2/2/22
DWN BY: M.D.S
JOB NO.: 21082

MATTHEW SIBOLE SURVEYING
PROUDLY SERVING ALL OF KENTUCKY
P.O. BOX 1008
BRANDENBURG, KENTUCKY 40108
270-422-7737