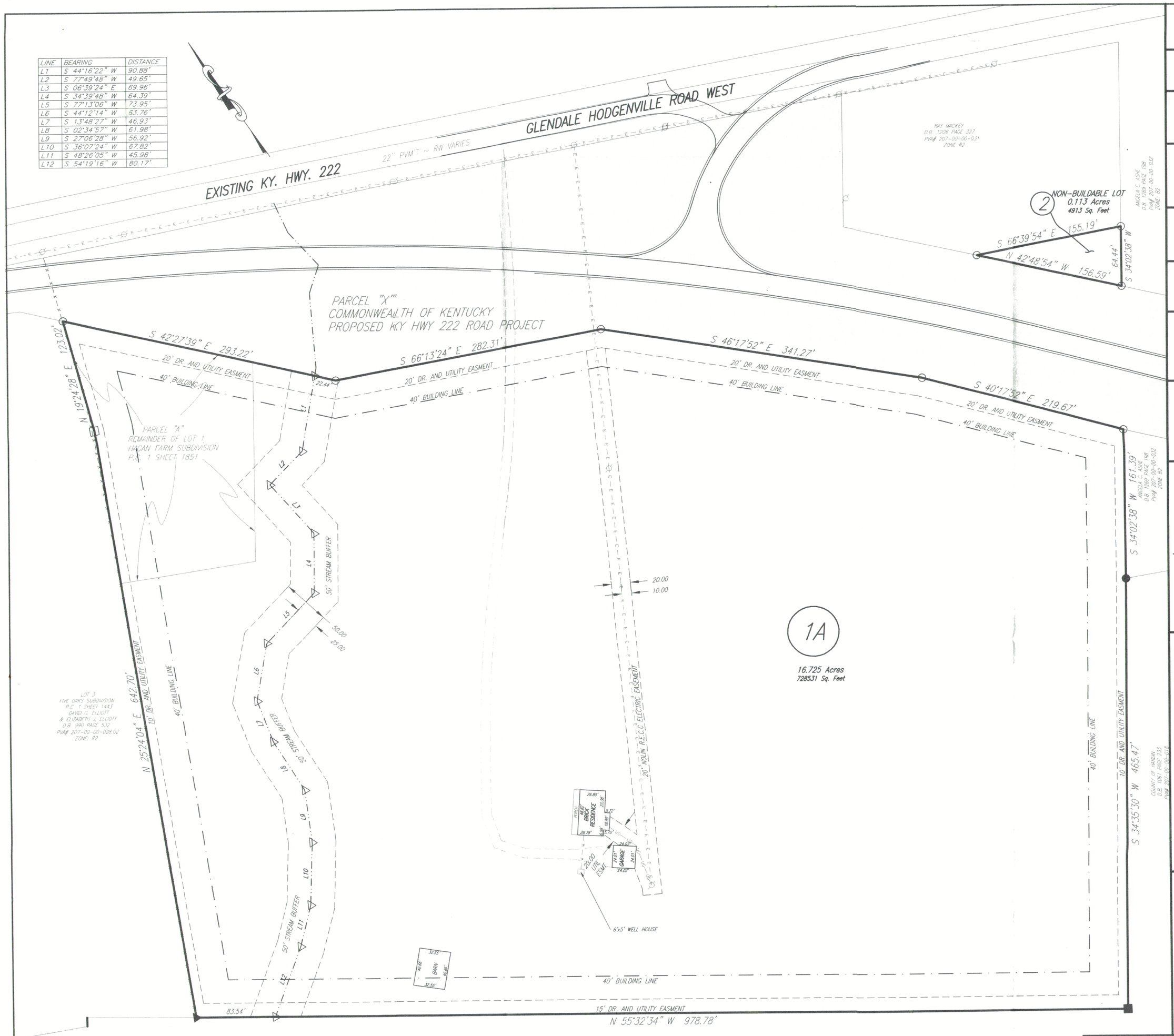


LINE	BEARING	DISTANCE
L1	S 44°16'22" W	90.88'
L2	S 77°49'48" W	49.65'
L3	S 06°39'24" E	69.96'
L4	S 34°39'48" W	64.39'
L5	S 77°13'06" W	73.95'
L6	S 44°12'14" W	83.76'
L7	S 13°48'27" W	46.93'
L8	S 02°34'57" W	61.98'
L9	S 27°06'28" W	56.92'
L10	S 36°07'24" W	67.82'
L11	S 48°26'05" W	45.98'
L12	S 54°19'16" W	80.17'

STORMWATER MAINTENANCE NOTE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL DITCHES, DRAINAGE WAYS, DETENTION BASINS, AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLANS AND STORMWATER ORDINANCES.

DRAINAGE AND STORMWATER RECEIVER

THE STORMWATER RUNOFF OF THIS SUBDIVISION IS BY OVERLAND FLOW. THE STORMWATER RECEIVER OF THIS SUBDIVISION IS NOLIN RIVER APPROXIMATELY 5500' SOUTH OF THE PROPERTY.

NATURAL FEATURES

AS INDICATED ON THE SONORA , USGS QUADRANGLE MAP DATED 1992 AND THE TONNIEVILLE, USGS QUADRANGLE MAP DATED 1992 THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS LOCATED ON OR WITHIN 200 FEET OF THE SUBJECT PROPERTY EXCEPT A BLUE LINE STREAMS THAT RUN THRU THE PROPERTY DRAINS INTO NOLIN RIVER APPROXIMATELY 5500 FEET SOUTH OF THE PROPERTY.

FLOOD PLAIN NOTE

AS INDICATED ON MAP NUMBER 21093C0435D OF FLOOD INSURANCE RATE MAPS DATED 8/16/2007, THIS SITE APPEARS TO BE LOCATED IN ZONE X. SAID ZONE X IS DEFINED ON SAID MAP AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (FIRM) (LATEST REVISION) AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL.

DRIVEWAY ENTRANCE NOTE (STATE)

THE KENTUCKY DEPARTMENT OF HIGHWAYS MUST APPROVE ALL LOT ENTRANCES OFF OF STATE HIGHWAYS. AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE MAINTENANCE FACILITY OF THE KENTUCKY DEPARTMENT OF HIGHWAYS LOCATED AT 310 VALLEY CREEK ROAD.

STREAM BUFFER ZONE NOTE

PER KRDE'S PERMIT KY810, A 25 FOOT BUFFER ZONE IS REQUIRED BETWEEN THE STREAM BANK AND ANY LAND DISTURBANCE AS MEANS OF PROVIDING ADEQUATE PROTECTION TO RECEIVING WATERS. ANY DISTURBANCE IN THIS AREA WILL REQUIRE APPROVAL FROM THE COUNTY ENGINEER AND KENTUCKY DIVISION OF WATER.

REALIGNMENT OF KY 222 ROAD PROJECT NOTE

THE PROPOSED ALIGNMENT OF THE NEW KY 222 ROAD PROJECT IS ADJACENT TO LOTS 1A AND 2 AS SHOWN HEREON. PLEASE CONTACT THE KENTUCKY DEPARTMENT TRANSPORTATION CABINET TO OBTAIN INFORMATION ON THIS PROPOSED ROAD PROJECT.

HEALTH DEPARTMENT EXCEPTION (LOT 1A)

THE LOT SHOWN ON THIS SUBDIVISION PLAT, BEING FIVE ACRES OR GREATER, HAS NOT BEEN EVALUATED FOR AN ONSITE SEWAGE DISPOSAL SYSTEM AS PERMITTED BY ORDINANCE OF THE HARDIN COUNTY BOARD OF HEALTH. THIS EXCEPTION FROM THE HARDIN COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRE THE HEALTH DEPARTMENT CERTIFICATION, WAS GRANTED BY THE HCPBD COMMISSION OF 24 JULY 1996.

LOT 2 SHOWN HEREON IS A NON BUILDABLE LOT AND THEREFORE REQUIRES NO SEWAGE DISPOSAL SYSTEM.

ACCEPTANCE CERTIFICATION

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY COMPANY, ACCEPT THE EASEMENTS SHOWN ON THIS RECORD PLAT ON BEHALF OF MY COMPANY. I ALSO RELEASE ANY PREVIOUSLY DEDICATED EASEMENTS.

NOLIN R.E.C.C. / REPRESENTATIVE	7-12-13 DATE
WINDSTREAM TELEPHONE CO. / REPRESENTATIVE	7/11/13 DATE
H.C.W.W.#2 POTABLE WATER / REPRESENTATIVE	7-11-13 DATE
BRANDENBURG TELECOM / REPRESENTATIVE	7-13-13 DATE

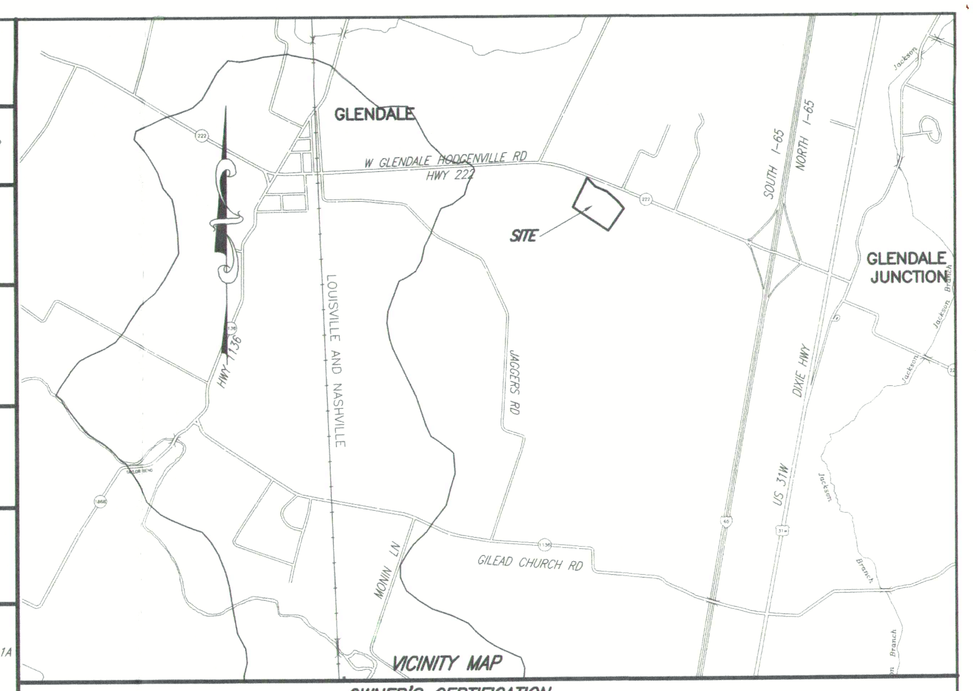
LEGEND

- SET ½" DIA x 18" LONG IRON PIN WITH YELLOW IDENTIFYING CAP STAMPED "BILLINGS P.L.S.# 3472_"
- FOUND IRON PIN WITH YELLOW IDENTIFYING CAP STAMPED "GS TURNER P.L.S. 2153"
- FOUND IRON PIN WITH YELLOW IDENTIFYING CAP STAMPED "FOWLER P.L.S. 2095"
- FOUND IRON PIN WITH YELLOW IDENTIFYING CAP STAMPED "C.E. PENCE P.L.S. 2032"
- FOUND 11" DIA. IRON STEEL PIPE
- POINT ALONG CENTER OF STREAM
- PROPERTY LINE
- DRAINAGE & UTILITY EASEMENT (DR & UTIL ESMT)
- BUILDING LINE SETBACK (B/L)
- PROPOSED KY 222 ROAD PROJECT PROPOSED PATH OF NEW ROAD "PARCEL X"

AMENDMENT NOTE

THE PURPOSE OF THIS AMENDED RECORD PLAT OF HAGAN FARM SUBDIVISION, LOT 1 AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK IN PLAT CABINET 1 SHEET 1851 IS TO ILLUSTRATE THE PROPERTY BEING TRANSFERRED TO THE KY TRANSPORTATION CABINET FOR THE REALIGNMENT OF KY 222 ROAD PROJECT (SHOWN HERON AS PARCEL "X"), TO MERGE ADDITIONAL ACREAGE TO LOT 1 FROM DEED BOOK 1202 PAGE 31, DEED BOOK 1038 PAGE 72, AND DEED BOOK 1049 PAGE 187 AND TO FURTHER SUBDIVIDE THE PROPERTY AS SHOWN HEREON. HENCEFORTH THIS PROPERTY SHALL BE KNOWN AS LOT 1A AND LOT 2 OF HAGAN FARM SUBDIVISION.

TOTAL # OF LOTS = 2
TOTAL AREA = 16.838 AC



VICINITY MAP

OWNER'S CERTIFICATION

(I, WE) CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THIS PROPERTY: AS RECORDED IN DB 1038 PG 072, DB 1202 PG 031, & DB 1049 PG 187 IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT WE ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGE WAYS, WALKS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, (I, WE) HEREBY GRANT UNTO THE BELOW NAMED UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "ELECTRIC AND TELEPHONE EASEMENTS", NAMELY NOLIN R.E.C.C. COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY PURPOSES AND WINDSTREAM & BRANDENBURG TELECOM COMPANIES, THEIR SUCCESSORS AND ASSIGNS, FOR TELEPHONE UTILITY PURPOSES AND FURTHER GRANT UNTO THE APPROPRIATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE:

1. THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND / OR PIPES, AND / OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERETO;
2. THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED;
3. THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE;
4. THE RIGHT TO KEEP SAID EASEMENTS FREE IF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO THE SAID POLE LINES, PIPES OR CABLE; AND
5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY BURIED PIPE AND / OR CABLE HEREIN MENTIONED, OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTING, THAT IS REQUESTED AND / OR REQUIRED, BUT IN NO CASE SHALL WIRING BE INSTALLED MORE THAN FIVE (5) FEET FROM ANY LOT LINE.

LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENT SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHT HEREIN GRANTED.

Larry L. Hagan — OWNER SIGNATURE (LARRY L HAGAN)	7-30-13 DATE
Catherine B Hagan — OWNER SIGNATURE (CATHERINE B HAGAN)	7-30-13 DATE
James S. Hagan — OWNER SIGNATURE (JAMES S HAGAN)	7-30-13 DATE
Delberta Hagan — OWNER SIGNATURE (DELBERTA HAGAN)	7-30-13 DATE
Edward D. Gravell — OWNER SIGNATURE (EDWARD D GRAVELL)	7-30-13 DATE
Rose M. Gravell — OWNER SIGNATURE (ROSE MARY GRAVELL)	7-30-13 DATE
Raymond E. Dobson — OWNER SIGNATURE (RAYMOND E DOBSON)	8/3/13 DATE
Betty Jane Dobson — OWNER SIGNATURE (JANE DOBSON)	03/03/13 DATE
William Robert Hagan — OWNER SIGNATURE (WILLIAM ROBERT HAGAN)	7-30-13 DATE
John W. Hagan — OWNER SIGNATURE (JOHN W HAGAN)	7/30/13 DATE
Loretta H. Hagan — OWNER SIGNATURE (LORETTA H HAGAN)	7-30-2013 DATE

NOTARY CERTIFICATE

STATE OF KENTUCKY
COUNTY OF HARDIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DATE July 30, 2013 BY

LARRY L & CATHERINE B HAGAN,
JAMES S & DELBERTA HAGAN,
EDWARD D & ROSE MARY GRAVELL,
JOHN W & LORETTA H HAGAN,
~~RAYMOND & JANE DOBSON~~
WILLIAM ROBERT HAGAN

Michael Patrick Billings
SIGNATURE NOTARY PUBLIC

Sept 17, 2016 — 473813
DATE COMMISSION EXPIRES — SERIAL NUMBER

— NA —
OWNER SIGNATURE — DATE

— NA —
OWNER SIGNATURE — DATE

NOTARY CERTIFICATE

STATE OF FLORIDA
COUNTY OF HERNANDO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DATE 8-3-2013 BY BETTY JANE DOBSON & RAYMOND E. DOBSON

SIGNATURE NOTARY PUBLIC
Edward C. Jones
DATE COMMISSION EXPIRES — DD 931163 SERIAL # IF ANY
OCT. 6, 2017

EDWARD C JONES
Notary Public - State of Florida
My Comm. Expires Oct 6, 2013
Commission # DD 931163

NONCONFORMING UTILITY EASEMENT ENCROACHMENT (NOLIN)

NOLIN RECC WOULD PREFER THAT NO STRUCTURE OR FENCE BE PLACED IN THE UTILITY EASEMENT. NOLIN RECC WILL NOT OBJECT TO THE ENCROACHMENT OF A CONSTRUCTED NONCONFORMING STRUCTURE INSIDE THE UTILITY EASEMENT. NOLIN RECC IN NO WAY RELINQUISHES ANY OF ITS RIGHTS TO UTILIZE ITS UTILITY EASEMENTS AND IN NO WAY WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY STRUCTURE OR FENCE WHICH MAY OCCUR AS A RESULT OF NOLIN RECC PERSONNEL OR EQUIPMENT IN THE PERFORMANCE OF THEIR DUTIES. FURTHERMORE, THE PROPERTY OWNER MUST PROVIDE FOR ACCESS BY NOLIN RECC TO ITS UTILITY EASEMENT. IT IS UNDERSTOOD THAT IN AN EMERGENCY SITUATION NOLIN RECC MAY NOT HAVE TIME TO NOTIFY THE OWNER AND WILL HAVE TO REMOVE ANY STRUCTURE OR FENCE ON THE ESTABLISHED EASEMENT IN ORDER TO PERFORM OUR DUTIES.

GENERAL NOTES

1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTIONS AND/OR EASEMENTS IN EFFECT TO DATE.
2) 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.
3) ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE HARDIN COUNTY PROPERTY VALUATION OFFICE.

COMMISSION'S CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING.

8/8/13 — DATE — CHAIRMAN OR DIRECTOR

EXISTING STRUCTURE NOTE

THE EXISTING BARN ON LOT 1A IN THIS SUBDIVISION IS A NONCONFORMING USE AS GOVERNED BY KRS 100.253 AND DGS 15-1 NONCONFORMING USES, ARE EXEMPT FROM THE NEW BUILDING SETBACK LINES ESTABLISHED ON THIS PLAT. ANY ADDITIONS TO THIS STRUCTURE AND ALL FUTURE STRUCTURES SHALL BE SUBJECT TO THE BUILDING SETBACK LINES AS SHOWN ON THIS PLAT.

MAP AMENDMENT NOTE

ON 4 JUNE 2013 THE HARDIN COUNTY PLANNING COMMISSION REZONED LOTS 1A & 2 AS SHOWN HEREON FROM RURAL RESIDENTIAL (R2) TO GENERAL COMMERCIAL (C2). PLEASE CONTACT HARDIN COUNTY PLANNING & DEVELOPMENT FOR ADDITIONAL INFORMATION.

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION; THAT ALL MONUMENTS INDICATED HEREON DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZE AND MATERIAL ARE CORRECTLY INDICATED; THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF KENTUCKY — MICHAEL P. BILLINGS — 3472 — LICENSED PROFESSIONAL LAND SURVEYOR

Michael P Billings — July 17, 2013
MICHAEL P. BILLINGS, PE PLS 3472 — DATE

Z:\PROJECT\MISC-BS\HAGAN-GLENDALE\HAGAN.DWG

OWNER/DEVELOPER:
WILLIAM ROBERT HAGAN et. al.
470 WEST 24TH ST. APT. 7-F
NEW YORK, NY 10011

DB 1202 PG 031
DB 1038 PG 072
DB 1049 PG 187
PVA # 207-00-00-030

SURVEYOR / ENGINEER:
ENGINEERING DESIGN GROUP, INC.
315 SOUTH MULBERRY ST
P.O. BOX 2484
ELIZABETHTOWN, KY. 42702-2484
(270) 769-1436 (270)765-9908 FAX
MBILLINGS_EDG@WINDSTREAM.NET

Engineering Design Group EDG

-60' 0' 30' 60' 120' 240'

DATE: JULY 9, 2013 SCALE: 1" = 60'

AMENDED RECORD PLAT OF HAGAN FARM SUBDIVISION LOT 1

1055 GLENDALE HODGENVILLE ROAD
GLENDALE, KY 42740

Doc ID: 009182980001 Type: PLA
Kind: PLAT
Recorded: 08/08/2013 at 03:31:39 PM
Receipt #: 2013-00012036
Page 1 of 1
Fees: $20.00
Hardin County Clerk
Kenneth L. Tabb Clerk
File 5482

I Kenneth L. Tabb, County Clerk of Hardin County, Kentucky, hereby certify that the foregoing instrument has been duly recorded in my office.

By: ANITA G GOODIN, dc