

RECORDING CERTIFICATE

STATE OF KENTUCKY
EDMONSON COUNTY } SCT.

I KEVIN ALEXANDER, CLERK OF EDMONSON COUNTY DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS THIS DAY OF AT, CAUSED TO BE AND IS, WITH THIS AND THE FOREGOING CERTIFICATE DULY RECORD IN MY OFFICE. GIVEN UNDER MY HAND THIS DAY OF 20

FILED: AM. PM.

TIME: AM. PM.
KEVIN ALEXANDER, EDMONSON CO. CLERK

BY: _____

PLAT BOOK _____ PAGE _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND RECORDED IN DEED BOOK 205 PAGE 662, DATED DECEMBER 30, 2009 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREET, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF EDMONSON COUNTY, KENTUCKY, UNLESS OTHERWISE NOTED.

OWNER DATE

OWNER DATE

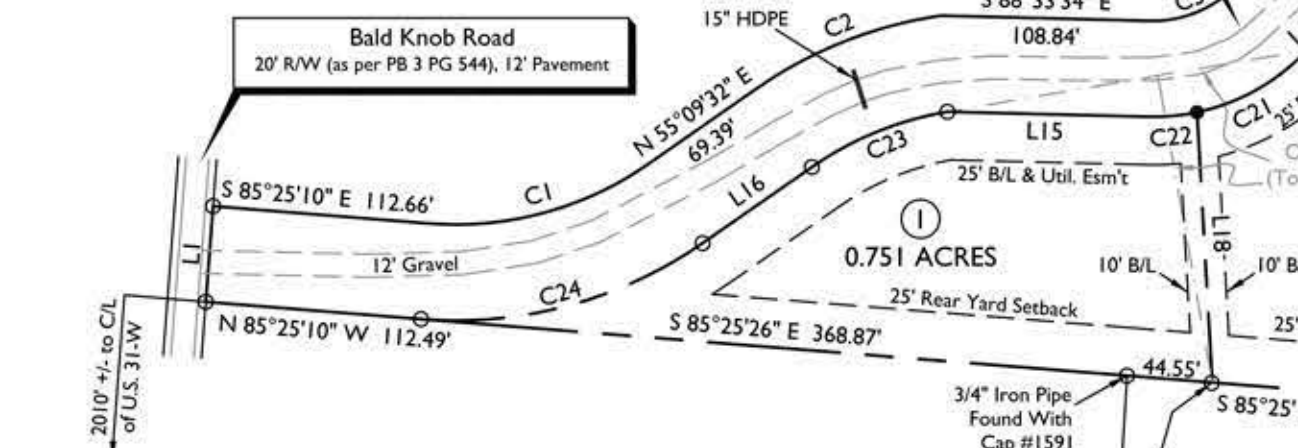
CURVE TABLE

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	175.00'	118.09'	N 74°53'58" E
C2	225.00'	103.05'	N 68°28'20" E
C3	60.00'	44.99'	N 69°25'15" E
C4	135.00'	119.29'	N 73°37'17" E
C5	75.00'	31.47'	N 65°29'01" E
C6	75.00'	27.03'	N 43°13'30" E
C7	75.00'	80.07'	N 78°24'11" E
C8	25.00'	29.34'	S 33°02'06" E
C9	75.00'	55.09'	S 16°33'32" W
C10	125.00'	35.06'	S 61°17'39" E
C11	25.00'	20.41'	N 24°12'36" E
C12	50.00'	14.84'	N 08°39'06" E
C13	50.00'	65.36'	N 58°00'02" E
C14	50.00'	50.00'	S 51°11'14" E
C15	50.00'	85.57'	S 37°39'13" W
C16	25.00'	20.41'	S 72°23'58" W
C17	125.00'	50.36'	S 18°32'11" E
C18	125.00'	35.34'	S 72°17'49" W
C19	125.00'	21.19'	N 85°01'14" W
C20	85.00'	75.11'	S 73°37'17" W
C21	110.00'	58.68'	S 62°41'01" W
C22	110.00'	25.87'	S 84°42'12" W
C23	175.00'	76.26'	S 67°49'08" W
C24	225.00'	151.84'	S 74°53'58" W
C25	75.00'	12.71'	S 85°01'14" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°23'07" E	50.00'
L2	N 47°24'04" E	30.90'
L3	S 80°09'30" E	34.82'
L4	S 89°52'59" E	19.80'
L5	S 04°51'56" E	73.70'
L6	S 38°18'29" W	54.95'
L7	N 48°18'17" E	53.92'
L8	N 48°18'17" E	77.73'
L9	N 08°48'46" E	45.93'
L10	S 06°55'22" E	65.83'
L11	N 89°52'59" W	24.59'
L12	N 80°09'30" W	24.09'
L13	N 80°09'30" W	10.71'
L14	S 47°24'04" W	30.90'
L15	N 88°33'34" W	104.32'
L16	S 55°09'32" W	69.39'
L17	N 68°48'46" E	23.01'
L18	N 03°14'12" W	140.96'

Cave Valley Drive
50' R/W (as per PB 3 PG 544)



STATE OF KENTUCKY
ANDREW HAWKINS
3894
LICENSED PROFESSIONAL LAND SURVEYOR

Billy and Beverly
Goodwin
DB 145 PG 257

Witness Pin Found
#3375, 5/8" Rebar
S 48°51'24" W 0.40' from
a Sycamore Snag

Bobby Martin
DB 217 PG 584

Robert and Sheri
Harabedian
DB 202 PG 679

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT IS A BOUNDARY SURVEY PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF REAL TIME KINEMATIC GPS MEASUREMENT AND/OR RANDOM TRAVERSE WITH SIDESHOTS. 95% OF THIS SURVEY WAS PERFORMED USING TOPCON HIPER V DUAL FREQUENCY RECEIVERS WITH THE REMAINDER USING A TOPCON GTS SERIES TOTAL STATION BY METHOD OF RANDOM CLOSED TRAVERSE. THE ACCURACY OF EACH MONUMENT AND CONTROL POINT IS +/- 0.05' FOR HORIZONTAL PRECISION AND +/- 0.05' FOR VERTICAL PRECISION. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:10,956 AND WAS NOT ADJUSTED. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND MEETS OR EXCEEDS ALL APPLICABLE STANDARDS OF 201 KAR 18.150.

ANDREW T. HAWKINS P.L.S. #3894

DATE

CERTIFICATION OF THE EDMONSON COUNTY HEALTH DEPARTMENT

SANITARY SEWER IS REQUIRED FOR THE PROPOSED SUBDIVISION, AREA, OR TRACT.

☐ TENTATIVE APPROVAL FOR THE USE OF ONSITE SEWAGE DISPOSAL SYSTEMS WITHIN THE PROPOSED SUBDIVISION, AREA, OR TRACT IS DENIED.

☐ TENTATIVE APPROVAL FOR THE USE OF ONSITE SEWAGE DISPOSAL SYSTEMS WITHIN THE PROPOSED SUBDIVISION AS A WHOLE, OR FOR SPECIFIC TRACTS OR AREAS WITHIN THE SUBDIVISION IS HEREBY GRANTED. THE APPROVAL SHALL NOT BE CONSTRUED AS AN APPROVAL FOR ANY SPECIFIC LOT OR SITE FOR SYSTEM INSTALLATION. EACH INDIVIDUAL LOT OR SITE MUST STAND ON ITS OWN MERIT FOR APPROVAL OR DISAPPROVAL FOR ONSITE SEWAGE DISPOSAL SYSTEM USE.

SIGNATURE DATE

CERTIFICATION OF AVAILABILITY OF ELECTRIC SERVICE

I HEREBY CERTIFY THAT _____ SHALL SUPPLY THE SUBDIVISION WITH ELECTRIC SERVICES.

ENGINEER OR APPROPRIATE AUTHORITY OF THE AGENCY DATE

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE EDMONSON JOINT CITY-COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE APPROPRIATE AUTHORITY.

ANDREW T. HAWKINS P.L.S. #3894 DATE

CERTIFICATION OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF EDMONSON COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCE, 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 EDMONSON COUNTY CLERK.

CHAIR OF PLANNING COMMISSION DATE

CERTIFICATE OF WATER SERVICE

CHECK ALL THAT APPLY:

☐ WATER MAINS EXIST AND ARE LOCATED SUCH THAT DOMESTIC WATER IS AVAILABLE FOR THE USE OF THE PROPOSED SUBDIVISION, AREA OR TRACTS. WATER SERVICES WILL BE PROVIDED AS PER CURRENT POLICIES.

☐ WATER MAINS EXIST AND ARE LOCATED SUCH THAT DOMESTIC WATER MAY BE AVAILABLE FOR THE USE OF THE PROPOSED SUBDIVISION, AREA OR TRACT(S). EACH LOT OR TRACT WILL BE PROVIDED OR DENIED WATER SERVICES BASED ON THE AVAILABILITY OF PROPER PRESSURES AND FLOWS AT THE TIME OF APPLICATION FOR SERVICE.

☐ THE PROPOSED WATER DISTRIBUTION SYSTEM FOR THE SUBDIVISION SHOWN HEREON MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPERTY DISTRIBUTION OF DOMESTIC WATER. WATER SERVICES WILL BE PROVIDED AS PER OUR CURRENT POLICIES WHEN THE WATER MAINS ARE INSTALLED AND ACCEPTED IN THE SYSTEM.

☐ NO WATER MAINS EXIST FOR THE DISTRIBUTION OF DOMESTIC WATER. THE EDMONSON COUNTY WATER DISTRICT WILL NOT PROVIDE WATER SERVICES UNTIL SUCH TIME THAT MAINS ARE INSTALLED. THE WATER DISTRICT SHALL NOT BE OBLIGATED TO PAY FOR THE INSTALLATION OF THE REQUIRED MAINS. MAINS SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THIS AND ALL OTHER GOVERNING AUTHORITIES.

☐ OTHER - _____

AUTHORIZED SIGNATURE DATE
EDMONSON COUNTY WATER DISTRICT

CERTIFICATE OF APPROVAL OF STREETS & UTILITIES

I HEREBY CERTIFY THAT ALL STREETS, CONSTRUCTION PLANS FOR ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN SUBDIVISION DO MEET THE COUNTY SPECIFICATIONS.

ANDREW T. HAWKINS P.E. #30162 DATE

The Fortress Group, Inc.
DB 205 PG 662

A Portion Of
Cave Valley Drive
50' R/W, To Be Abandoned



The Fortress Group, Inc.
DB 205 PG 662

Robert and Sheri
Harabedian
DB 202 PG 679

Old Lot 14 Lot Lines
(as per PB 3 PG 544)
To Be Removed & being
added to Cave Valley Drive,
Lot 13, & Lots 15-18

Cave Valley Court
50' R/W (created this survey)

LEGEND

BOUNDARY LINE (THIS SURVEY) _____
EASEMENT LINE _____
FENCE X-X-X-X-X-X-X-X
OLD LOT LINE (TO BE REMOVED) _____
OVERHEAD UTILITY O.H.U.
CORNER STONE Δ
IRON PIN (SET) ●
IRON PIN (FOUND #3375, 5/8" REBAR UNLESS OTHERWISE NOTED) ○



CEDAR POINTE SUBDIVISION REVISION OF LOTS 1-3, & 13-18

OWNERS The Fortress Group 3431 Red Oak Dr. Bowling Green, KY 42104		Bald Knob Road & Cave Valley Drive Edmonson County, Kentucky			
JOB NO. 14-234	DRAWN BY WCD	CHECKED BY AH	SCALE 1"=100'	SHEET NAME SUBD. REVISION	
DATE 1-6-15	REVISED			SHEET NO. 1 OF 1	

ANDERSON ENGINEERING & LAND SURVEYING, PLLC
102 East First Street P.O. Box 277 Smiths Grove, KY 42171 ph 270.563.2911 fax 270.563.2921 www.aengr.net

NOTES

- 1) BEARINGS ARE BASED ON KENTUCKY STATE PLANE COORDINATES (SOUTH ZONE 1602); HORIZONTAL DATUM - NAD 83, VERTICAL DATUM - NAVD 88, GEOID 12.
- 2) TOTAL AREA IS 6.433 ACRES.
- 3) THIS SURVEY IS SUBJECT TO ANY EXISTING RIGHT-OF-WAYS OR EASEMENTS.
- 4) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 5) ALL CORNERS ARE IRON PINS (SET) UNLESS OTHERWISE NOTED.
- 6) ALL IRON PINS (SET) ARE 18"x1/2" REBAR WITH RED, PLASTIC CAPS STAMPED "HAWKINS 3894".
- 7) ALL IRON PINS (FOUND) ARE 5/8" REBAR WITH PLASTIC CAPS STAMPED "CROWE 3375", UNLES OTHERWISE NOTED.
- 8) SOURCE OF TITLE ARE DEED BOOK 205 PAGE 662.
- 9) PVA PARCEL NUMBER IS 088-00-00-003.00.
- 10) NO CEMETERY OR GRAVE SITE WAS OBSERVED OR EVIDENT DURING THE PERFORMANCE OF THIS SURVEY, UNLESS OTHERWISE SHOWN.
- 11) LOT 14 OF PB 3 PG 544 IS BEING REMOVED AND ADDED TO CAVE VALLEY DRIVE R/W, LOT 13, & LOTS 15-18.
- 12) ALL EASEMENTS AND SETBACK LINES ON PB 3 PG 544 FOR LOTS 1,2,3,13,14,15,16,17, & 18 ARE NOW ABANDONED AND THE NEW EASEMENTS ARE SHOWN HEREON.
- 13) THIS PROPERTY WAS PREVIOUSLY RECORDED IN PB 3 PG 544.