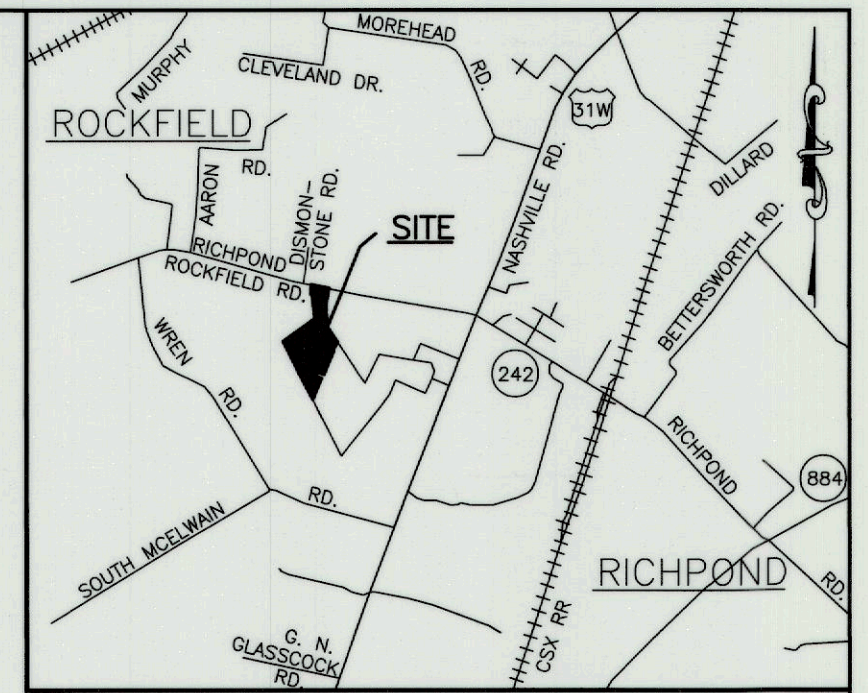


SOUTH GLEN GABLES RESIDENTIAL SUBDIVISION

SECTION FIVE LOTS 187-265



1 LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY, MADE BY ME, OR UNDER MY DIRECTION, BY METHODS THAT MEET OR EXCEED STANDARDS IN 201 KAR 18:150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

SGP LLC
REGISTERED PROFESSIONAL LAND SURVEYOR
PLS# 3569 DATE 9-18-23

CERTIFICATE OF OWNERSHIP, ACCESS, EASEMENT AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY 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 NOTED. THE SPACES OUTLINED BY DASHED LINES AND DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENTS AND THE RIGHT TO CUT DOWN OR TRIM ANY TREES WITHIN OR WITHOUT THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATION OF THE LINES. THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT OBSTRUCTIONS. ALL DRAINAGE EASEMENTS ARE DEDICATED FOR CITY/COUNTY ACCESS AND STORM WATER MANAGEMENT AND ARE HEREBY ESTABLISHED BY RECORDATION OF THIS PLAT. ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LOT(S) OVER WHICH SAID EASEMENTS CROSS AND NO DRAINAGE EASEMENTS SHALL BE ALTERED IN ANY WAY BY FILLING, CHANGING THE CONTOUR THEREOF OR BY BUILDING ANY STRUCTURE THEREON (INCLUDING FENCING), EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT, OR BY THE CITY, COUNTY, PLANNING COMMISSION OR APPROPRIATE GOVERNMENTAL AUTHORITY.

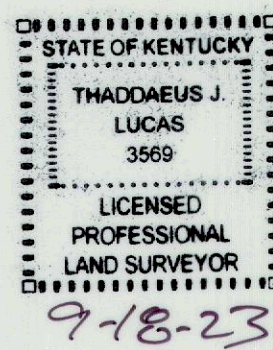
SGP LLC MEMBER
SGP LLC OWNER
9/18/2023

FLOOD INSURANCE NOTE:

I HEREBY CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS NOT IN A 100 YEAR FLOOD PLAIN AS LOCATED BY FLOOD INSURANCE RATE MAP NO. 21227C0295 E AND DATED MAY 2, 2007.

MAINTENANCE NOTES:

1. THE PROPERTY OWNER(S) OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR PROPERTY. THIS MAINTENANCE SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS, TO A HEIGHT NO GREATER THAN TEN (10) INCHES, REPAIRING ERODED AREAS AND REMOVING DEBRIS FROM INLET STRUCTURES. THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION IS ALSO RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE INFRASTRUCTURE (NOT ACCEPTED BY THE LOCAL GOVERNMENT) CONTAINED WITHIN THIS EASEMENT.
2. MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT LIMITED TO LANDSCAPING ON RIGHT-OF-WAY, ISLANDS, MEDIANS, ENTRYWAYS, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT.



3 PUBLIC WORKS CERTIFICATION

BOWLING GREEN
PUBLIC WORKS
1011 COLLEGE ST.

WARREN COUNTY
PUBLIC WORKS
638 5TH AVE.

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH CITY/COUNTY STANDARDS. GRADING, STORM WATER, AND EROSION CONTROL WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT COMPLIES WITH AN APPROVED SITE DEVELOPMENT PLAN AND REGULATIONS OF THE CITY, COUNTY, AND STATE. THE SAME AUTHORITY CERTIFIES THAT THE PROPERTY HAS PUBLIC ACCESS TO A CITY OR COUNTY OR STATE ROAD, BUT GRANTS THE RIGHT TO MAKE FINAL ACCESS APPROVAL AT THE TIME OF AN ACCESS PERMIT APPLICATION.

COUNTY 9/18/23
CITY/COUNTY DATE
Joshua Carr
SIGNED

4 WARREN RURAL ELECTRIC COOP CORP

951 FAIRVIEW AVENUE

Amanda Burden GIS - 7/19/2023
SIGNATURE TITLE DATE

SIGN IN BLACK INK PLEASE

5 WARREN COUNTY WATER DISTRICT

523 31-W BYPASS

WATER & SEWER DIVISION STAMP

THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAT AND, REGARDING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT, ACCEPTABLE EASEMENTS HAVE BEEN DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF EXISTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAT.

NO EXAMINATION OR REPRESENTATION IS MADE BY THE WATER DISTRICT AS TO FIRE FLOW, AVAILABILITY OF WATER OR SEWER SERVICES TO THE PROPERTY, THAT EITHER WATER OR SEWER SERVICES CAN BE EXTENDED, OR SEWER SERVICES CAN BE EXTENDED, OR THAT SERVICES PROPOSED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED.

Digitally signed by
Thomas Simpson 9/1/2023
SIGNATURE TITLE DATE

6 ATMOS ENERGY

2850 RUSSELLVILLE ROAD

NATURAL GAS SERVICE:

☒ IS ☐ IS NOT

AVAILABLE IN THIS AREA. HOWEVER, THE ABILITY TO SERVE FACILITIES IS ULTIMATELY DETERMINED BY INDIVIDUAL LOAD AND PRESSURE REQUIREMENTS.

Lisa S. Whitney 7/18/2023
SIGNATURE TITLE DATE

7 SPECTRUM

515 DOUBLE SPRINGS ROAD

ENGINEERING DIVISION

UTILITY EASEMENTS AS SHOWN
REVIEWED AND APPROVED

Robbie Hughes 7/17/2023
AUTHORIZED SIGNATURE DATE

8 AT&T

1150 STATE STREET

Travis Parsley 7-26-23
SIGNATURE TITLE DATE

9 BARREN RIVER DISTRICT HEALTH DEPARTMENT

1109 STATE STREET

ONSITE SEWAGE DISPOSAL SYSTEM TO ANY PROPOSED RESIDENCE OR OTHER BUILDING SHALL BE INSTALLED PURSUANT TO THE KENTUCKY ONSITE SEWAGE DISPOSAL SYSTEM REGULATIONS. 902 KAR 10:081 AND 902 KAR 10:085, AND EACH INDIVIDUAL LOT SHALL STAND ON ITS OWN MERIT AS TO APPROVAL OR DISAPPROVAL. SANITARY SEWER AVAILABILITY MAY REQUIRE CONNECTION PER LOCAL AGENCIES AND ZONING ORDINANCE.

Cameron Carver 07/18/2023
SIGNATURE TITLE DATE

10 CITY-COUNTY PLANNING COMMISSION

922 STATE STREET

CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE

CHAIRMAN
CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY

EXECUTIVE DIRECTOR

11 STATE OF KENTUCKY DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS

900 MORGANTOWN RD

ACCESS TO HIGHWAY 242 WILL REQUIRE A PERMIT FROM THE DEPARTMENT OF HIGHWAYS. LOTS SHOWN ON THIS PLAT THAT ABUT SAID HIGHWAY MAY BE GRANTED ACCESS TO SAID HIGHWAY WITHIN THE PERMITTED ACCESS ENVELOPES, PROVIDED ALL CONDITIONS AND REQUIREMENTS OF THE DEPARTMENT PERMITS POLICY MANUAL, IN ADDITION TO THE CITY-COUNTY PLANNING COMMISSION REQUIREMENTS ARE MET. OWNERS SHALL CONTACT THE PERMITS ENGINEER WITH THE DEPARTMENT OF HIGHWAYS, AT THE DISTRICT #3 OFFICE IN BOWLING GREEN AT 270) 746-7898.

Shane Doughton 7-19-2023
SIGNED DATE

GENERAL NOTES:

1. THE METHOD OF CONVENTIONAL SURVEY WAS BY RANDOM CLOSED TRAVERSE. THE BEARINGS AND DISTANCES WERE ADJUSTED FOR CLOSURE AND ALL BEARINGS ARE BASED UPON GRID NORTH AS PER STATE PLANE COORDINATES, NAD 83, LAMBERT PROJECTION, KENTUCKY SINGLE ZONE. CONTROL POINTS WERE OBTAINED BY A G.P.S. R.T.K. SURVEY WITH AN ERROR OF 0.04± PER POINT IN A STATISTICAL ACCURACY FOR HORIZONTAL PRECISION, AND 0.04± PER POINT IN A STATISTICAL ACCURACY FOR VERTICAL PRECISION.
2. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR IN EXISTENCE.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCOVERED BY A FULL AND ACCURATE TITLE SEARCH.
4. SOURCE OF TITLE: DEED BOOK 1177, PAGE 862.
5. ALL SET IRON PINS ARE 5/8" X 18" REBAR WITH ONE INCH CAP STAMPED "T LUCAS KY 3569" UNLESS OTHERWISE STATED. WITNESS MONUMENTS ARE ARE 5/8"x 18" REBAR WITH ONE INCH CAP STAMPED "WITNESS MON KY3569".
6. TOTAL AREA 36.0768 ACRES.
7. THIS IS AN URBAN SURVEY.
8. ZONED - RS-1A WITH BINDING ELEMENTS (NOW KNOWN AS DEVELOPMENT PLAN CONDITIONS) (DPC). BINDING ELEMENTS RECORDED IN DEED BOOK 1014, PAGE 723.
9. PVA PARCEL NUMBER: 031A-17.
10. LOT 266 IS A NON-BUILDING LOT OF RECORD TO BE USED FOR DRAINAGE PURPOSES. LOT 266 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. A PORTION OF THIS PROPERTY WAS PREVIOUSLY PLATTED IN PLAT BOOK 37, PAGE 403.
12. DATE OF SURVEY: 09/13/2023.

PLAT RESTRICTIONS:

1. EACH RESIDENCE SHALL HAVE A MINIMUM OF 1,800 SQUARE FEET, EXCLUSIVE OF GARAGES AND PORCHES. ALL RESIDENCES SHALL HAVE AT LEAST A TWO-CAR ATTACHED GARAGE.
2. EACH RESIDENCE AND ACCESSORY BUILDING SHALL BE BUILT WITH 75% BRICK OR STONE, OR A COMBINATION OF THESE MATERIALS.

OWNER/DEVELOPER:
SOUTH GLEN PROPERTIES, LLC
1510 US 31W BYPASS
BOWLING GREEN, KY 42101

PRIVATE RESTRICTIONS:

DEED BOOK 1051, PAGE 464

CONTROL MONUMENTS:

MON.1
N:1845059.3597
E:1411687.9366
ELEV=583.83
IRON PIN W/ CAP

MON.2
N:1846430.4036
E:1412282.7611
ELEV=591.89
IRON PIN W/ CAP

MON.3
N:1845680.9013
E:1411997.1592
ELEV=582.09
MAGNAIL

MON.4
N:1847847.4418
E:1411636.6305
ELEV=603.64
PKNAIL IN PVM'T.

File location: Projects\2014\14220\Phases 5 & 6\14220 RECORD PLAT PHASE 5 & 6.dwg

**SOUTH GLEN GABLES
RESIDENTIAL SUBDIVISION
SECTION FIVE**
GABLEWOOD AVENUE & UPPER GABLE WAY
BOWLING GREEN, WARREN COUNTY, KY

**LEI
LANDMARK
ENGINEERING**

Civil Engineering
Transportation
Materials Testing
Land Surveying
Land Planning
Landscape Architecture

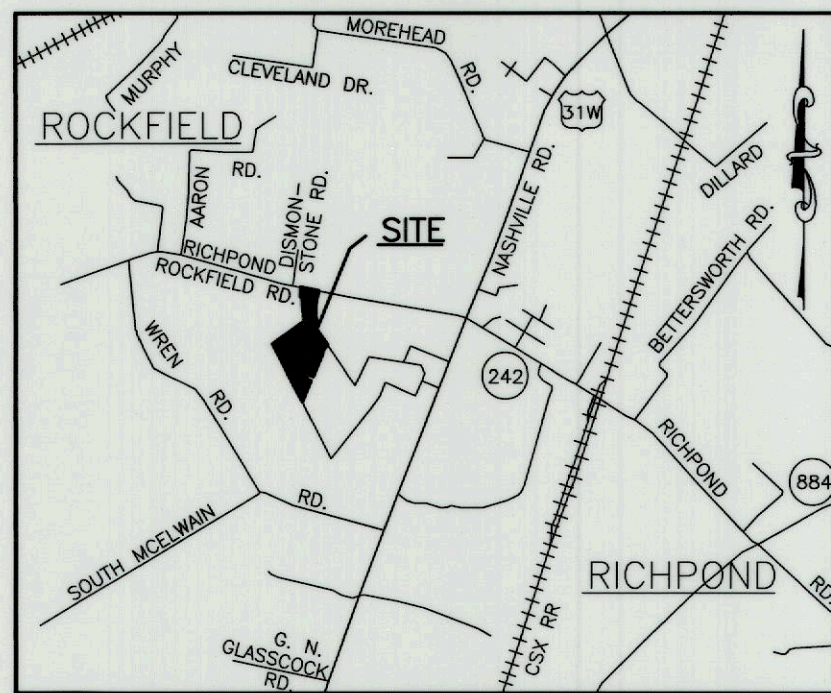
Landmark Engineering, Inc.
183 Saint Charles Street
Bowling Green, KY 42101
P: 270.842.0812
F: 270.842.0910
lei@landmarkengineering.net

Drawn By: D. Faller
Checked By: T. Lucas
Approved By: T. Lucas

Job Number: 14220

Plot Date: Sep. 18, 2023

**RECORD PLAT
SHEET
1 of 3**



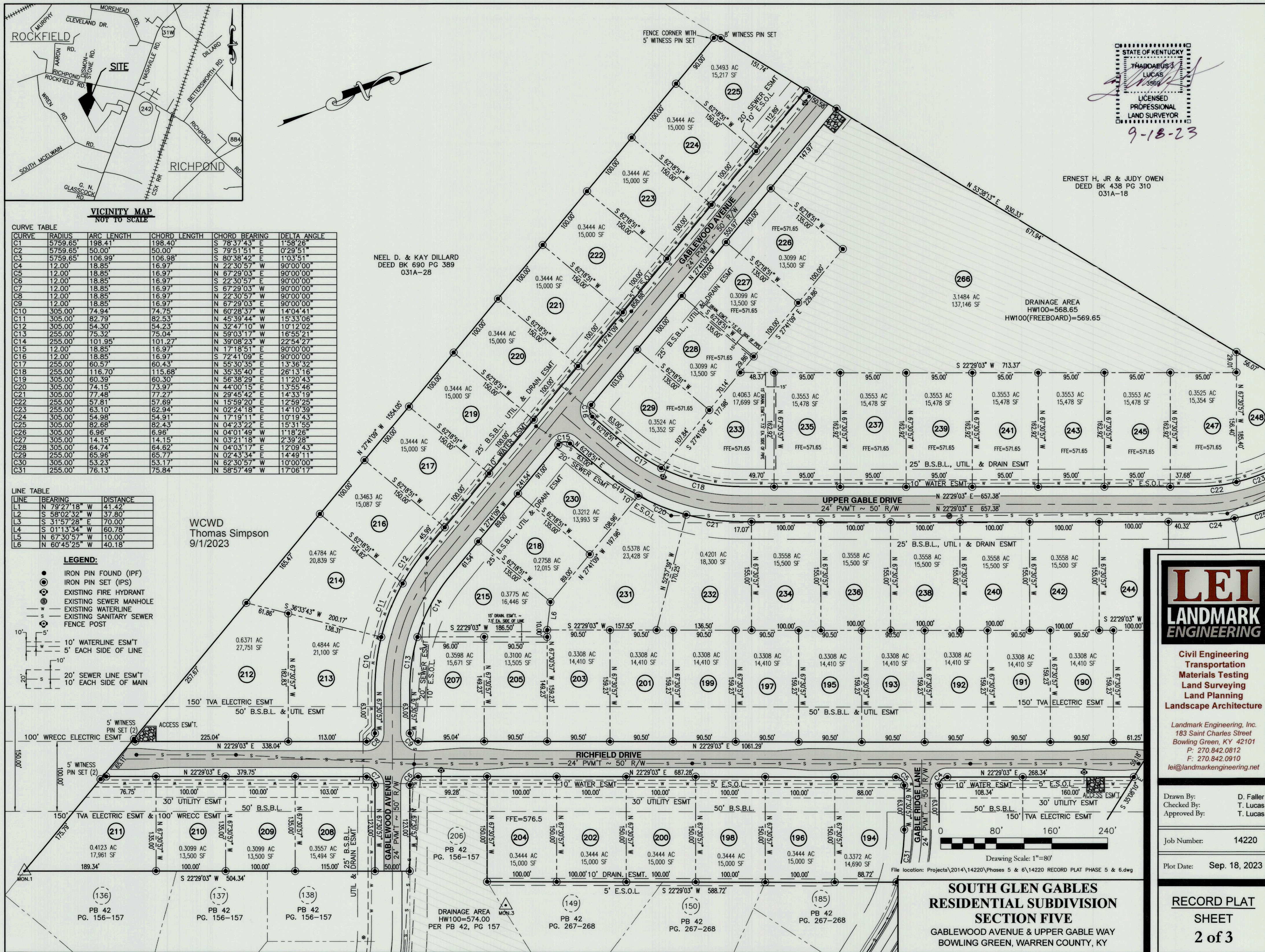
VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5759.65'	198.41'	198.40'	S 78°37'43" E	1°58'26"
C2	5759.65'	50.00'	50.00'	S 79°51'51" E	0°29'51"
C3	5759.65'	106.99'	106.98'	S 80°38'42" E	1°03'51"
C4	12.00'	18.85'	16.97'	N 22°30'57" W	90°00'00"
C5	12.00'	18.85'	16.97'	N 67°29'03" E	90°00'00"
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C12	305.00'	54.30'	54.23'	N 32°47'10" W	10°12'02"
C13	255.00'	75.32'	75.04'	N 59°03'17" W	16°55'21"
C14	255.00'	101.95'	101.27'	N 39°08'23" W	22°54'27"
C15	12.00'	18.85'	16.97'	N 17°18'51" E	90°00'00"
C16	12.00'	18.85'	16.97'	S 72°41'09" E	90°00'00"
C17	255.00'	60.57'	60.43'	N 55°30'35" E	13°36'32"
C18	255.00'	116.70'	115.68'	N 35°35'40" E	26°13'16"
C19	305.00'	60.39'	60.30'	N 56°38'29" E	11°20'43"
C20	305.00'	74.15'	73.97'	N 44°00'15" E	13°55'46"
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LINE	BEARING	DISTANCE
L1	N 79°27'18" W	41.42'
L2	S 58°02'32" W	37.80'
L3	S 31°57'28" E	70.00'
L4	S 01°13'34" W	60.78'
L5	N 67°30'57" W	10.00'
L6	N 60°45'25" W	40.18'

LEGEND:

- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING SEWER MANHOLE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- FENCE POST
- 10' WATERLINE ESM'T
5' EACH SIDE OF LINE
- 20' SEWER LINE ESM'T
10' EACH SIDE OF MAIN



STATE OF KENTUCKY
THADDAEUS J. LUCAS
3569
LICENSED
PROFESSIONAL
LAND SURVEYOR

9-18-23

ERNEST H. JR & JUDY OWEN
DEED BK 438 PG 310
031A-18

DRAINAGE AREA
HW100=568.65
HW100(FREEBOARD)=569.65

WCWD
Thomas Simpson
9/1/2023

LEI
LANDMARK
ENGINEERING

Civil Engineering
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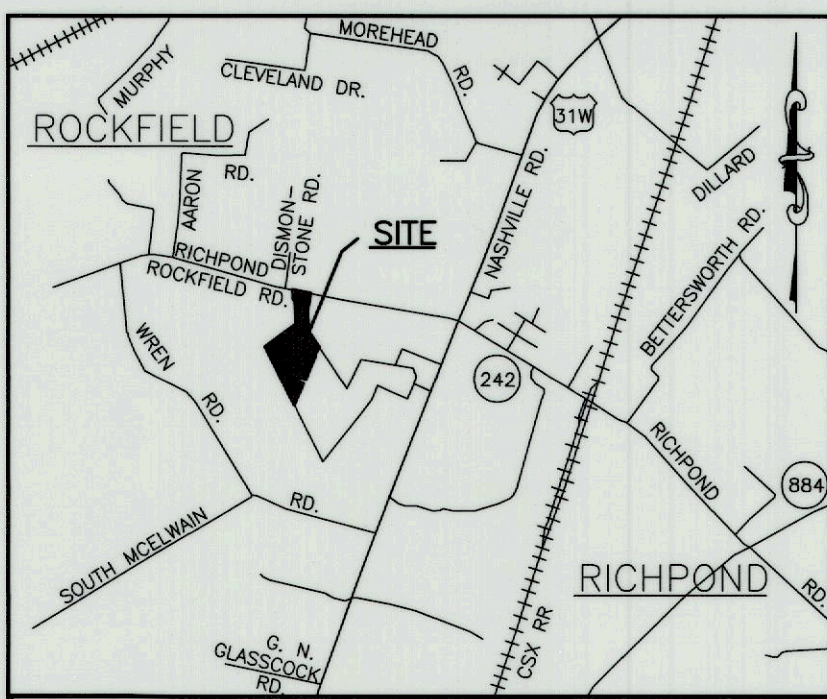
Drawn By: D. Faller
Checked By: T. Lucas
Approved By: T. Lucas

Job Number: 14220

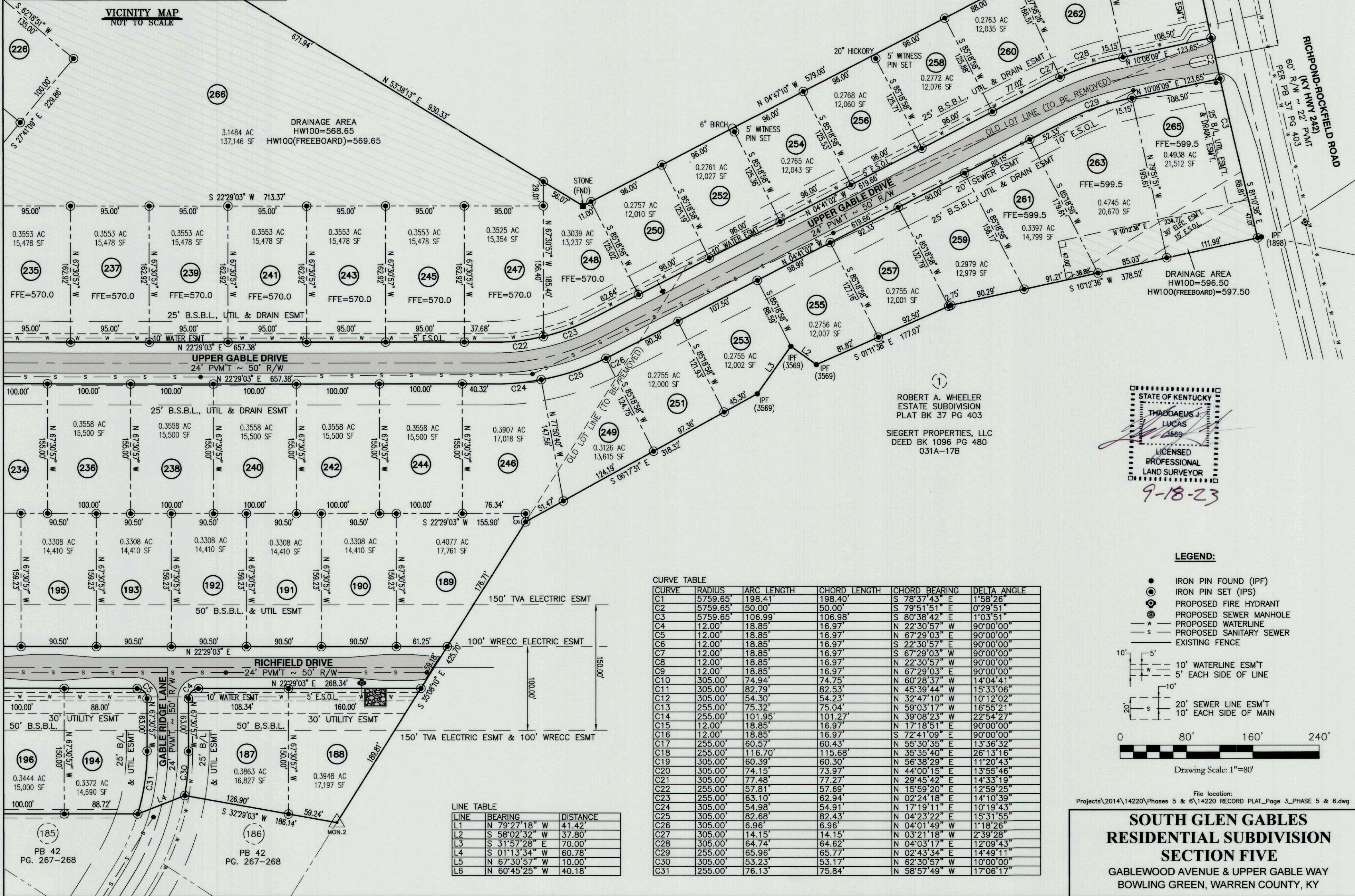
Plot Date: Sep. 18, 2023

**SOUTH GLEN GABLES
RESIDENTIAL SUBDIVISION
SECTION FIVE**
GABLEWOOD AVENUE & UPPER GABLE WAY
BOWLING GREEN, WARREN COUNTY, KY

RECORD PLAT
SHEET
2 of 3



VICINITY MAP
NOT TO SCALE



ERNEST H. JR. & JUDY OWEN
DEED BK 438 PG 310
031A-18

JACOB HARRIS
HEATHER PATTISON
DEED BK 1142 PG 162
031A-18-001

DISMON STONE RD
50' R/W ~ 12' PVMT
PER PB 37 PG 115

RICHMOND-ROCKFIELD ROAD
(KY HWY 242)
60' R/W ~ 22' PVMT
PER PB 37 PG 403

DETAIL
NOT TO SCALE

WCWD
Thomas Simpson
9/1/2023

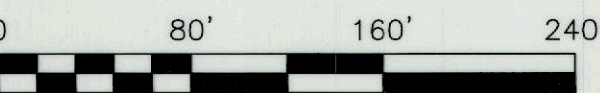
ROBERT A. WHEELER
ESTATE SUBDIVISION
PLAT BK 37 PG 403

SIEGERT PROPERTIES, LLC
DEED BK 1096 PG 480
031A-17B

STATE OF KENTUCKY
THADDAEUS J. LUCAS
3669
LICENSED
PROFESSIONAL
LAND SURVEYOR
9-18-23

LEGEND:

- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED SEWER MANHOLE
- w— PROPOSED WATERLINE
- s— PROPOSED SANITARY SEWER
- x— EXISTING FENCE
- 10' WATERLINE ESM'T
5' EACH SIDE OF LINE
- 20' SEWER LINE ESM'T
10' EACH SIDE OF MAIN



Drawing Scale: 1"=80'

File location:
Projects\2014\14220\Phases 5 & 6\14220 RECORD PLAT_Page 3_PHASE 5 & 6.dwg

**SOUTH GLEN GABLES
RESIDENTIAL SUBDIVISION
SECTION FIVE**
GABLEWOOD AVENUE & UPPER GABLE WAY
BOWLING GREEN, WARREN COUNTY, KY

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ENGINEERING

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Drawn By: D. Faller
Checked By: T. Lucas
Approved By: T. Lucas

Job Number: 14220

Plot Date: Sep. 18, 2023

RECORD PLAT
SHEET
3 of 3