

VICINITY MAP: 1"=1000'

OWNERS CERTIFICATION:

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DB235 PG1 IN THE OFFICE OF THE CLERK IN GREEN COUNTY, KENTUCKY, AND THAT I (WE) ADOPT THIS SURVEY AND PLAN OF DEVELOPMENT/SUBDIVISION INCLUDING THE DEDICATION OF EASEMENTS AND/OR RIGHT OF WAYS SHOWN HEREON AS BINDING.

OWNER: Brad W. Mitchell DATE: 6-17-24

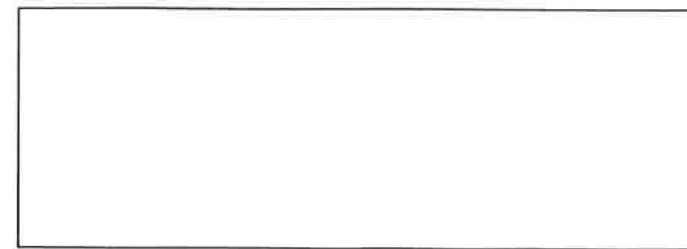
OWNER: _____ DATE: _____

SITE SUMMARY

MINIMUM STANDARDS

ZONING: R-1
 Minimum Lot Size: 12,500 Square Feet
 Minimum Lot Frontage: 75 Feet
 Minimum Front Yard Depth: 40 Feet
 Minimum Side Yard Depth: 20 Feet
 Minimum Rear Yard Depth: 30 Feet
 Maximum Height of Building: 35 Feet

Off-Street Parking Spaces: A paved driveway and either an enclosed two-car garage or two-car carport.



NOTES:

- NORTH REFERENCED TO GRID (NAD 83-KY 12) NORTH AS MEASURED 05-16-2024 BASIS OF BEARING REFERENCED HEREON. SURVEY COMPLETED 06-14-2024
- THIS PLAT DEPICTS ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD ONLY AS DISCOVERED DURING THE COURSE OF THIS SURVEY AND DOES NOT WARRANT THE DEPICTION OF ALL EASEMENTS AND/OR ENCUMBRANCES.
- ROAD RIGHT-OF-WAYS ARE AS FOLLOWS:
 HICKORY LANE (30') - ASSUMED PER CURRENT MONUMENTATION AS REFERENCED IN DEED BOOK 265 PAGE 370 AND DEED BOOK 235 PAGE 1. THE ENTIRETY OF THE EXISTING PAVEMENT SHOWN HEREON WHICH MAKES UP HICKORY LANE IS MAINTAINED BY THE CITY OF GREENSBURG AND IS PRESUMED TO BE A PUBLIC ROAD ACCORDING TO KRS 178.025
- THE TRACTS SHOWN HEREON ARE SITUATED IN THE CITY OF GREENSBURG, GREEN COUNTY, KY.
- ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS. ANY CONTRACTOR, OWNER OR DESIGNER USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
- THIS PLAT DEPICTS ONLY WHAT SITE FEATURES WERE DISCOVERED DURING FIELD OBSERVATIONS. THIS DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ITEMS SHOWN OR NOT SHOWN.
- SET MONUMENTATION IS AS FOLLOWS UNLESS OTHERWISE NOTED: TRACT CORNERS ARE 1/2"x18" REBAR WITH A YELLOW CAP STAMPED G.BILLS PLS 4365, WITNESS MARKERS ARE 1/2"x18" REBAR WITH A RED CAP STAMPED WITNESS MONUMENT G.BILLS PLS 4365. ALL TREES CALLED FOR AS CORNER MONUMENTS ARE TAGGED WITH AN STAINLESS TAG STAMPED G.BILLS PLS 4365.
- THIS SURVEY IS NOT A VERIFICATION OF TITLE, ONLY AN OPINION OF WHERE THE BOUNDARIES ARE LOCATED. 201 KAR 18:150 STANDARDS OF PRACTICE SECTION 3. (2) A PROFESSIONAL LAND SURVEYOR SHALL NOT REPRESENT THAT: (a) A BOUNDARY SURVEY DETERMINES LAND OWNERSHIP; OR (b) A BOUNDARY SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND; OR (c) LAND OWNERSHIP CAN BE ESTABLISHED BY ANY SURVEY.
- THE EXISTING INGRESS/EGRESS EASEMENT SHOWN HEREON IS REFERENCED IN DEED BOOK 250 PAGE 200 AND SHOWN ON THE ATTACHED PLAT IN DEED BOOK 235 PAGE 1.

CERTIFICATE OF APPROVAL FOR RECORDING:

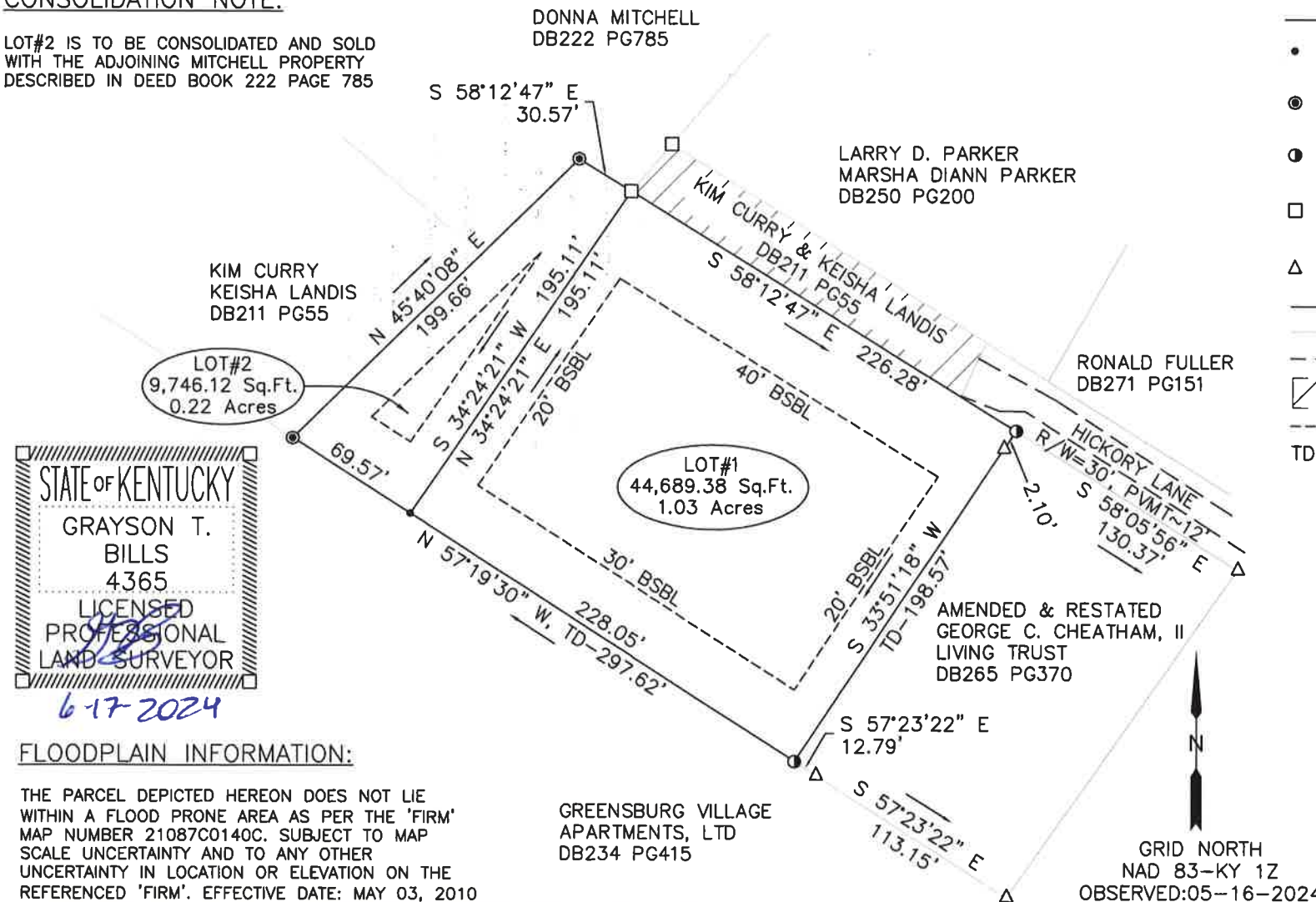
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR GREENSBURG, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK OF GREEN COUNTY.

DATE: 6/20/24

 CHAIRMAN OR PLANNING COMMISSION STAFF

CONSOLIDATION NOTE:

LOT#2 IS TO BE CONSOLIDATED AND SOLD WITH THE ADJOINING MITCHELL PROPERTY DESCRIBED IN DEED BOOK 222 PAGE 785



STATE OF KENTUCKY
 GRAYSON T. BILLS
 4365
 LICENSED PROFESSIONAL LAND SURVEYOR
 6-17-2024

FLOODPLAIN INFORMATION:

THE PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD PRONE AREA AS PER THE 'FIRM' MAP NUMBER 21087C0140C. SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED 'FIRM'. EFFECTIVE DATE: MAY 03, 2010

CERTIFICATE OF SURVEY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION. THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY PITMAN GREEN LLC USING STATIC AND RTK METHODS WITH DUAL FREQUENCY CARLSON BRX7 BASE AND BRX7 ROVER RECEIVERS. THE ENTIRETY OF DATA FOR THIS SURVEY WAS COLLECTED FROM GPS MEANS WHEN ACCEPTABLE OR CONVENTIONAL MEANS THROUGH GPS CONTROL POINTS WITH TRIMBLE TOTAL STATIONS. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH HRMS OF 0.02' OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE SURVEY SHOWN HEREON IS AN URBAN SURVEY.

NAME: J. Bill PLS#: 4365 DATE: 6-17-2024

LEGEND

- SET 1/2"x18" REBAR WITH YELLOW CAP STAMPED G.BILLS PLS 4365
- FOUND IRON PIN WITH CAP STAMPED T.A. PHIPPS PLS 2488
- FOUND IRON PIN WITH CAP STAMPED MCKINNEY PLS3318
- FOUND IRON PIN WITH CAP STAMPED E.L. COX PLS 2131
- △ FOUND 1/2" IRON PIN (UNCAPPED)
- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EXISTING PAVEMENT
- ▨▨▨▨ INGRESS/EGRESS EASEMENT
- - - BUILDING SET BACK LINE
- TD--TOTAL DIASTANCE

TITLE SOURCE

A PORTION OF:
 DEED BOOK 235 PAGE 1
 PVA PARCEL: 71.02-10
 OWNERS: BRAD & DONNA MITCHELL
 298 NANCY ST.
 GREENSBURG, KY 42743
 PROPERTY ADDRESS: HICKORY LANE
 GREENSBURG, KY 42743



2024 MITCHELL DIVISION PLAT
 FOR DURRETT REALTY
 118 S MAIN ST.
 GREENSBURG, KY 42743
 GREEN COUNTY, KENTUCKY

SCALE: 1"=80'
 DATE: 06-17-2024
 PROJECT: 24-091
 DRAWN: GTB
 CHECKED: BANF
 TOTAL ACRES: 1.25
 SHEET 1 OF 1