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TOTAL AREA OF SURVEY
147,218 ± SQ. FT.
3.39 ± ACRES

ADJACENT PROPERTY INFORMATION
L.O. S 187 213 427 F
MAGNOLIA HILLS SUBDIVISION
PO BOX 1180 BOWLING GREEN KY 40306
MAGNOLIA HILLS SUBDIVISION
PB 44 PG 121-123

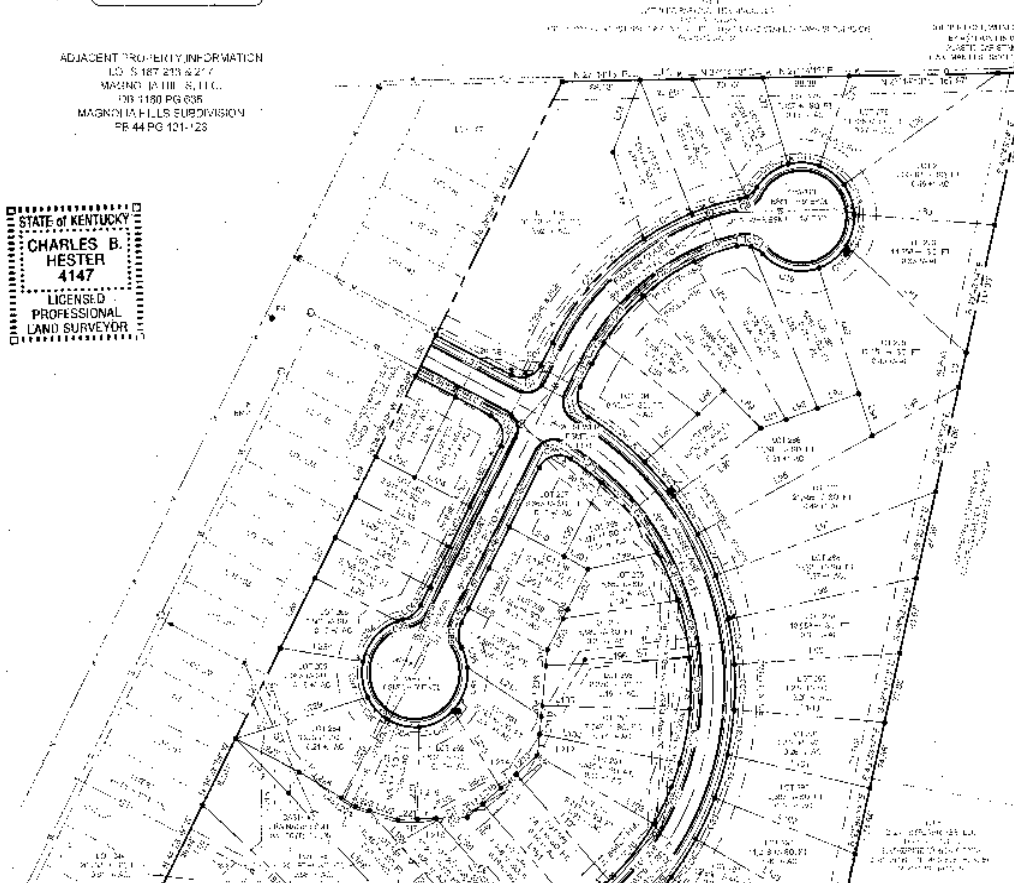
STATE OF KENTUCKY
CHARLES B. HESTER
4147
LICENSED PROFESSIONAL LAND SURVEYOR

VICINITY MAP

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY REPRESENTS A COMPILED SURVEY COMPLYING WITH 201 KAR 8:150, THAT AN URBAN SURVEY IS BEING PERFORMED ON A LOT 30, 222 AND WAS PERFORMED UNDER THE DIRECTION OF AN APPROPRIATE GPS METHOD FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL, AND ONLY BY THE METHOD OF RANDOM TRAVERSE. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL ACCURACY OF THE MONUMENTS ARE AS FOLLOWS: MEASUREMENT REQUIREMENTS FOR A SURVEY OF THIS CLASSIFICATION PURSUANT TO THE PROFESSIONAL STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS, 201 KAR 8:150, THE BOARD OF PROFESSIONAL LAND SURVEYORS HAVE NOT BEEN ADVISED FOR CLOSURE AND ARE BASED ON GPS CONTROL ESTABLISHED BY STATE PLANE COORDINATE SYSTEM 1983. NO CORRECTIONS WERE TAKEN FROM STATIC GPS OBSERVATIONS.

Charles B. Hester
4147
MAGNOLIA HILLS, PLAT 4147



PARCEL OWNER, ADDRESS AND SOURCE OF TITLE
MAGNOLIA HILLS, LLC
2321 HUNTING CREEK DRIVE
BOWLING GREEN, KY 42104
DAPD BOOK 116, PAGE 536
PLAT BOOK 44 PAGE 121-123

TOTAL AREA R/W DEDICATION
156,920 ± SQ. FT.
3.58 ± ACRES

BENCHMARK DATA
BENCH MARK 1
IRON PIN LOCATED IN THE
NORTH SIDE OF
N 183408 42
E 144567 57
KY SPC (SGLT):
ELEV 570.75
BENCH MARK 2
IRON PIN LOCATED AT THE
INTERSECTION OF ANISE LANE
S 192781 77
E 144567 57
KY SPC (SGLT):
ELEV 563.35

GPS NOTE
1. ALL SURVEY POINTS WERE MEASURED USING DATA COLLECTED BY A GARMIN TRIPPOINTER GPS RECEIVER WITH REAL TIME CORRECTION (RTK) DATA COLLECTED FOR THIS SURVEY WAS DOWNLOADED FROM THE GARMIN TRIPPOINTER CONTROL POINTS WHEN NECESSARY. THE ACCURACY OF THE CONTROL POINTS USED TO LOCATE CONTROL MONUMENTS BY CONVENTIONAL METHODS WAS VERIFIED BY TRIPPOINTER CONTROL MEASUREMENTS. THE ACCURACY OF THE CONTROL POINTS WAS VERIFIED BY TRIPPOINTER CONTROL MEASUREMENTS. THE ACCURACY OF THE CONTROL POINTS WAS VERIFIED BY TRIPPOINTER CONTROL MEASUREMENTS.

STATION	RADIUS	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
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2	100.00	100.00	100.00	100.00	100.00	100.00	100.00
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89	100.00	100.00	100.00	100.00	100.00	100.00	100.00
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BOUNDARY SURVEY TABLE

Table with columns: CURVE, HADIUS, ARC LENGTH, CHORD, POINT, DISTANCE, BEARING, etc. Lists survey data for various points and curves.

Table with columns: CURVE, HADIUS, ARC LENGTH, CHORD, POINT, DISTANCE, BEARING, etc. Continuation of survey data.

Table with columns: POINT, DISTANCE, BEARING, etc. Lists specific points and their coordinates.

ADJACENT PROPERTY INFORMATION: MAGNOLIA HILLS, LLC, 3187-2-3 & 7, 1067 15th FC 630, MAGNOLIA HILLS SUBDIVISION, FB 44 PG 121-123.

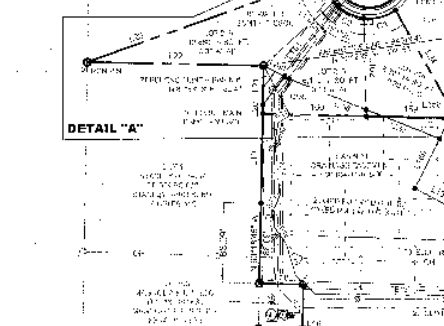
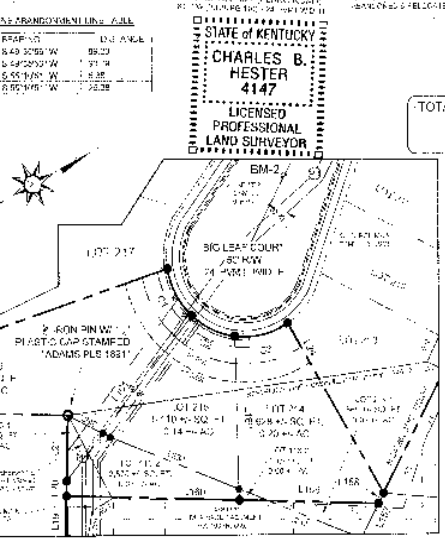
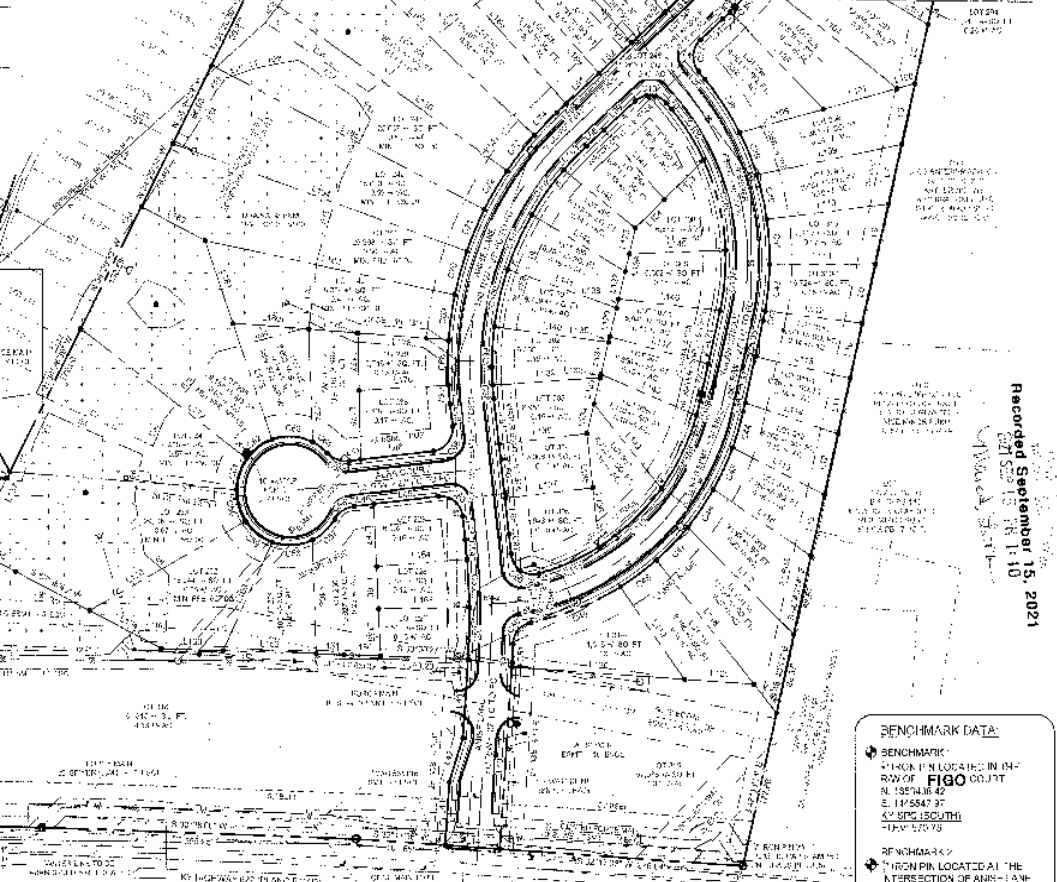


Table with columns: LINE, BEARING, DISTANCE, POINT, DISTANCE, BEARING, etc. Lists boundary survey data for various lines.

Table with columns: LINE, BEARING, DISTANCE, POINT, DISTANCE, BEARING, etc. Continuation of boundary survey data.

Table with columns: LINE, BEARING, DISTANCE, POINT, DISTANCE, BEARING, etc. Continuation of boundary survey data.

Table with columns: LINE, BEARING, DISTANCE, POINT, DISTANCE, BEARING, etc. Continuation of boundary survey data.



Professional Land Surveyor information for Charles B. Hester, License No. 4147, State of Kentucky.

Subdivision Plat information for Lot 116 & Lots 214, 215 & 216 of Section 3 of the Magnolia Hills Subdivision, owned by Magnolia Hills, LLC.

Recorded September 15, 2021

Benchmark Data section listing benchmark locations and coordinates.

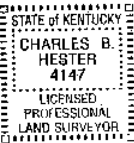
Graphic scale bar showing 0, 100, 200, 300 feet.

LAND SURVEYORS' OATH (BOOK 1)

I HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE PROPERTY SHOWN ON THE ABOVE MAP AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF KENTUCKY...

Charles B. Hester
Professional Land Surveyor

4147
Kentucky



Francis Parsley
Professional Land Surveyor

7-4-21
Professional Land Surveyor

7/8/2021
Professional Land Surveyor

DEFINITION OF OWNERSHIP, ACCESS, EASEMENT AND ALLOCATION

THE PARTIES HERETO, CHARLES B. HESTER AND FRANCIS PARSLEY, SURVEYORS, HAVE BEEN EMPLOYED BY THE PARTIES TO THIS INSTRUMENT TO SURVEY THE PROPERTY SHOWN ON THE ABOVE MAP...

Randy Rogers 9-15-21
Professional Land Surveyor

4147
Kentucky

7-4-21
Professional Land Surveyor

7-4-21
Professional Land Surveyor

7-4-21
Professional Land Surveyor

7-4-21
Professional Land Surveyor

7-4-21
Professional Land Surveyor

7-4-21
Professional Land Surveyor

7-4-21
Professional Land Surveyor

Digital signatures verified by staff

PUBLIC UTILITIES INFORMATION

THE PARTIES HERETO HAVE BEEN ADVISED BY THE PUBLIC UTILITIES COMPANIES THAT THE PROPERTY SHOWN ON THE ABOVE MAP IS SERVED BY THE FOLLOWING UTILITIES...

7-4-21
Professional Land Surveyor

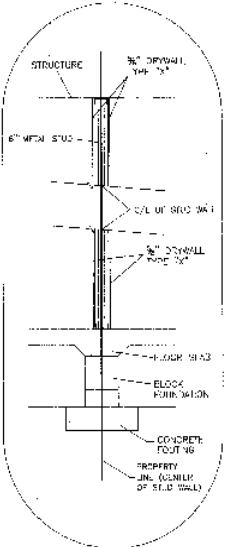
WARNING INFORMATION

THE PARTIES HERETO HAVE BEEN ADVISED THAT THE PROPERTY SHOWN ON THE ABOVE MAP IS SERVED BY THE FOLLOWING UTILITIES...

7-4-21
Professional Land Surveyor

LEGEND

- IRON PIN IN 1/2" PLASTIC CAP STAMPED "B, HESTER 315 2147" FOUND UNLESS OTHERWISE NOTED
CORNER POSITION
IRON PIN SET
CONCRETE BENCH MONUMENT
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN OUT
ANCHOR
UTILITY POLE
SIGNAL POLE
ELECTRIC BOX
LLCIR CEMENT
GAS VALVE
WATER VALVE
WATER METER
FIRE HYDRANT
GAS METER
TELEPHONE FEEDSTAIL
STORM SEWER MANHOLE
JUMP BOX INLET
CURB BOX INLET
LAMP POLE
BUILDING SET BACK LINE
EACH SIDE OF LINE
PUBLIC UTILITY EASEMENT
FINISHED FLOOR ELEVATION



PARTYWALL DETAIL (NOT TO SCALE)

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 116 OF THE MAGNOLIA HILLS SUBDIVISION PREVIOUSLY AS RECORDED IN PLAT BOOK 44 PAGE 12-123 OR INCORPORATED BY REFERENCE TO THE SAME...
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON AND ALL FACTS THAT MAY BE ASCERTAINED BY A FULL AND ACCURATE TITLE SEARCH...
3. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO FEDERAL FLOOD INSURANCE RATE MAPS FOR HARRISON COUNTY, KENTUCKY, SAID AREA IS SHOWN ON MAP PANEL NO. 212270320C AS DATED MAY 5, 2007...
4. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE INFORMATION ON FILE IN THE PUBLIC RECORDS OF THE COUNTY OF HARRISON, KENTUCKY...
5. SURVEYING INSTRUMENTS USED IN THIS SURVEY WERE CALIBRATED AND FOUND TO BE ACCURATE AND IN GOOD WORKING ORDER...
6. A PORTION OF LOT 31E IS ZONED R-14 WITH DEVELOPMENT PLAN CONDITIONS AS RECORDED IN GLE 10 PAGE 951 AND A PORTION OF LOTS 31A & 31B ARE ZONED R-14 WITH DEVELOPMENT PLAN CONDITIONS RECORDED IN GLE 10 PAGE 241...
7. ALL PROPERTIES OWNERS ON HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR PROPERTY...
8. LOT 227 THROUGH LOT 244 ARE ZONED R-14 WITH DEVELOPMENT PLAN CONDITIONS AS RECORDED IN GLE 10 PAGE 241...
9. LOT 116-1 IS NOT BUILT AS LOT OF RECORD, BUT IS BEING ADDED TO LOT 215 TO CREATE A NEW LOT 216...
10. LOT 116-2 IS NOT BUILT AS LOT OF RECORD, BUT IS BEING ADDED TO LOT 215 TO CREATE A NEW LOT 217...
11. LOT 116-3 IS NOT BUILT AS LOT OF RECORD, BUT IS BEING ADDED TO LOT 215 TO CREATE A NEW LOT 218...
12. LOT 116-4 IS NOT BUILT AS LOT OF RECORD, BUT IS BEING ADDED TO LOT 215 TO CREATE A NEW LOT 219...
13. LOT 116-5 IS NOT BUILT AS LOT OF RECORD, BUT IS BEING ADDED TO LOT 215 TO CREATE A NEW LOT 220...
14. LOT 116-6 IS NOT BUILT AS LOT OF RECORD, BUT IS BEING ADDED TO LOT 215 TO CREATE A NEW LOT 221...
15. LOT 116-7 IS NOT BUILT AS LOT OF RECORD, BUT IS BEING ADDED TO LOT 215 TO CREATE A NEW LOT 222...
16. LOTS 206 THROUGH 211 ARE DESIGNATED AS TRINCH LOTS

PLAT RESTRICTIONS FOR LOTS 214, 216 & 227 314-1

- 1. THE SINGLE FAMILY RESIDENTIAL STRUCTURE SHALL HAVE A MINIMUM OF 1200 SQUARE FEET HEATED, COOLED, FINISHED LIVING SPACE EXCLUSIVE OF GARAGE SPACES...
2. OUTDOOR PARKING OF TRAILERS, CAMPER, BOATS AND RECREATIONAL VEHICLES WILL BE PROHIBITED...
3. THE EXTERIOR OF ALL RESIDENCES AND OTHER STRUCTURES SHALL CONSIST OF BRICK, STONE, UNPAVED FLAGSTONE, MAN-MADE STONE, WITH THE STONE BEING USED FOR OTHER EXTERIOR MASONRY AND FINISHES AT LEAST 30% OF THE EXTERIOR SHALL BE COMPOSED OF BRICK OR MAN-MADE STONE ON THE ENTIRE EXTERIOR BRICK STONE MAN-MADE STONE OR SPLIT FACED BLOCK SHALL BE ALLOWED, NO SPLIT-FACE Y STRUCTURE SHALL CONTAIN EXPOSED SPLIT FACED OR MAN-MADE BLOCK...
4. ALL DRIVEWAYS SHALL BE UNRESTRICTED OF CONCRETE...
5. THE DEVELOPER SHALL ESTABLISH A NEIGHBORHOOD ASSOCIATION FOR THE SUBJECT RESIDENTIAL PROPERTIES ALL LOT OWNERS WITHIN THE PROPERTY SHALL BE REQUIRED TO JOIN AND PARTICIPATE INDIVIDUALLY IN THE MAGNOLIA HILLS HOMEOWNERS ASSOCIATION, LLC...
6. ALL MASHING AND GRINDING DEVICES SHALL BE KEPT INDOOR AND SHUT OFF WITH THE EXCEPTION OF COLLECTOR DRAINAGE

SUBDIVISION PLAT REVISION OF LOT 116 & LOTS 214, 215 & 216 OF SECTION 3 OF THE MAGNOLIA HILLS SUBDIVISION

MAGNOLIA HILLS, LLC 3021 HUNTING CREEK DRIVE BOWLING GREEN, KY 42104

AROLD CONSULTING ENGINEERING SERVICES, INC. P.O. BOX 1338 BOWLING GREEN KY 42107 PHONE (270) 780-9445

