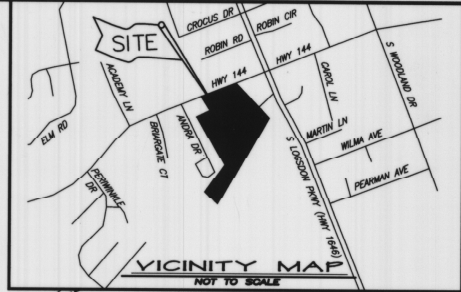


LINE	BEARING	DISTANCE
L1	S 21°38'21" E	38.00
L2	N 68°21'39" E	45.00
L3	S 55°56'41" W	30.00
L4	N 33°52'27" E	61.68
L5	N 68°21'39" E	112.19
L6	S 32°59'15" W	17.98
L7	S 45°20'23" W	26.71
L8	S 45°20'23" W	26.28
L9	S 88°45'01" E	74.51
L10	S 59°45'01" E	141.51
L11	S 00°22'08" W	104.18
L12	S 00°22'08" W	104.18
L13	N 33°52'27" E	61.68
L14	N 33°52'27" E	61.68
L15	N 68°21'39" E	78.37
L16	N 68°21'39" E	86.49
L17	N 59°31'15" E	124.09
L18	N 03°21'02" E	74.58
L19	N 21°38'21" W	114.41
L20	N 21°38'21" W	60.09

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00	75.41	167.73	N 29°11'28" W	59°07'07"
C2	100.00	113.05	107.13	N 49°13'50" W	64°46'27"
C3	300.00	158.91	157.06	N 37°01'39" W	30°21'01"
C4	332.00	35.09	35.07	N 37°01'39" W	6°03'20"
C5	288.00	37.98	37.95	N 37°59'43" W	7°59'27"
C6	128.00	64.41	63.73	N 53°56'47" E	28°49'46"
C7	138.00	142.39	136.16	N 29°11'28" W	59°07'07"
C8	202.00	208.43	199.30	N 29°11'28" W	59°07'07"
C9	132.00	149.23	141.41	N 32°01'07" W	64°46'27"
C10	68.00	76.88	72.85	N 32°01'07" W	64°46'27"
C11	288.00	170.29	167.44	N 46°12'10" W	36°24'21"
C12	332.00	175.87	173.82	N 49°13'50" W	30°21'01"
C13	332.00	46.30	46.27	N 37°59'43" W	7°59'27"
C14	172.00	75.27	74.67	N 59°49'28" E	25°04'26"



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIGHTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS GREATER THAN 1 : 48,700 AND WAS NOT ADJUSTED. THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON UNADJUSTED TRAVERSE. THE SURVEY SHOWN HEREON IS A CLASS "A" URBAN SURVEY AND THE ACCURACY AND DISTANCES SHOWN ON THIS PLAT MEETS ALL THE SPECIFICATIONS OF THIS CLASS. BASIS OF BEARINGS: STATE PLANE KY SOUTH ZONE 1602

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

10/23/10
DATE OF FIELD SURVEY
11/15/2010
DATE OF FINAL PLAT

GLENN S TURNER, LICENSED PROFESSIONAL LAND SURVEYOR #2163

UTILITY 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 EASEMENTS THAT HAVE BEEN APPROVED PREVIOUSLY.

11-23-10
DATE
11/23/10
DATE
11/23/10
DATE
12-2-10
DATE
11/20/10
DATE
11/20/10
DATE

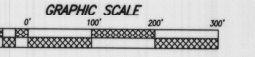
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JOINT ACCESS & UTILITY EASEMENT NOTE

THE JOINT ACCESS & UTILITY EASEMENTS SHOWN ON THIS PLAT WILL ALLOW FOR FREE FLOW OF TRAFFIC & UTILITIES THROUGH LOTS 2A, 2C, AND 2D OF W.C. NELSON ESTATE SUBDIVISION AS SHOWN.

SITE STATISTICS

- ACREAGE IN STREET R/W = 0
- ACREAGE IN LOTS = 19.887 AC.
- ACREAGE TOTAL = 19.5987 AC.
- AVERAGE LOT SIZE = 9.7994 AC.
- LINEAL FEET OF STREETS = 0
- ZONING CLASSIFICATION = LOT 2C & 2D - R6
- LAND USE CLASSIFICATION = VACANT
- DENSITY OF DEVELOPMENT = 0.102 LOTS PER ACRE

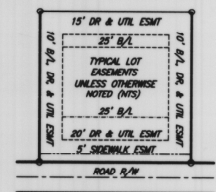


RECORD BEARINGS
STATE PLANE
KY SOUTH ZONE 1602
RADCLIFF, MONUMENT 200516

**MAGNOLIA POINT PUD OWNERS
PLAT CABINET 1, SHEET 2023**

- | | |
|--|--|
| KRISTINA MORENO
D.B. 1261, PG. 659
LOT 11
LAND USE: S.F.D.D.U.
ZONING: PUD | SHARLA WARD
D.B. 1269, PG. 253
LOT 11
LAND USE: S.F.D.D.U.
ZONING: PUD |
| MORDES & BLANCA CASTRO
D.B. 914, PG. 374
LOT 7
LAND USE: S.F.D.D.U.
ZONING: PUD | KRIS JANEL
D.B. 1238, PG. 73
LOT 12
LAND USE: S.F.D.D.U.
ZONING: PUD |
| KATHRYN CATHCART
D.B. 1185, PG. 90
LOT 7
LAND USE: S.F.D.D.U.
ZONING: PUD | DEBORAH WINSTON
D.B. 941, PG. 647
LOT 13
LAND USE: S.F.D.D.U.
ZONING: PUD |
| DAM & MARTINA STOJPE
D.B. 1211, PG. 62
LOT 7
LAND USE: S.F.D.D.U.
ZONING: PUD | MICHAEL ENGLAND
D.B. 1274, PG. 495
LOT 14
LAND USE: S.F.D.D.U.
ZONING: PUD |
| CHRIS & SUN FRICK
D.B. 896, PG. 266
LOT 5
LAND USE: S.F.D.D.U.
ZONING: PUD | BRIDGET KASER
D.B. 1074, PG. 859
LOT 15
LAND USE: S.F.D.D.U.
ZONING: PUD |
| SONG H. JACKSON
D.B. 874, PG. 354
LOT 8
LAND USE: S.F.D.D.U.
ZONING: PUD | MARK PRITT
D.B. 1214, PG. 288
LOT 16
LAND USE: S.F.D.D.U.
ZONING: PUD |
| MEGH RIVKAGE
D.B. 1063, PG. 501
LOT 17
LAND USE: S.F.D.D.U.
ZONING: PUD | VICTORIA FERRINHA
D.B. 1038, PG. 497
LOT 17
LAND USE: S.F.D.D.U.
ZONING: PUD |
| KELLY & ANN JONES
D.B. 1052, PG. 714
LOT 8
LAND USE: S.F.D.D.U.
ZONING: PUD | CHEYLA FRIEDMAN
D.B. 1038, PG. 352
LOT 18
LAND USE: S.F.D.D.U.
ZONING: PUD |
| BRESSE & MICHAEL HARRIS
D.B. 1175, PG. 732
LOT 19
LAND USE: S.F.D.D.U.
ZONING: PUD | WILLIAM & MARA PARKER
D.B. 1226, PG. 728
LOT 19
LAND USE: S.F.D.D.U.
ZONING: PUD |
| WOODSON LANDRY
D.B. 1104, PG. 626
LOT 20
LAND USE: S.F.D.D.U.
ZONING: PUD | WOODSON LANDRY
D.B. 1226, PG. 728
LOT 20
LAND USE: S.F.D.D.U.
ZONING: PUD |

LOT TYPICAL



OWNERS CERTIFICATION

(I/WE) CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK #, PAGE # IN THE HARDIN COUNTY CLERK'S OFFICE, AND THAT I ACCEPT THIS SUBDIVISION PLAT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, DRIVEWAYS, WALKS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. I UNDERSTAND AND AGREE THAT IF THE CITY OF RADCLIFF HAS TO USE THE FINANCIAL SURETY TO COMPLETE THE IMPROVEMENTS, ANY UNUSED FUNDS WILL BE RETURNED TO THE DEVELOPER. IF THE COST IS MORE THAN THE SURETY, THEN THE DEVELOPER/OWNER SHALL PAY THE DIFFERENCE.

10/23/10
DATE
GLENN TURNER
DEED BOOK 1169, PAGE 556
11/23/10
DATE
SANDRA TURNER
DEED BOOK 1169, PAGE 556

NOTARY CERTIFICATION

I CERTIFY THAT I AM A NOTARY FOR THE STATE OF KENTUCKY. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (S, ARE) LEGAL AND (HAS, HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

11/22/10
DATE
11-24-2014
DATE COMMISSION EXPIRES

FLOOD PLAIN NOTE

AS APPROVED IN MAP NO. 21093 C 01300 OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. MAP DATED 08/16/2002.

SIDEWALK MAINTENANCE NOTE

ALL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED SIDEWALKS ADJACENT TO THEIR PROPERTY.

MONUMENTATION NOTE

ALL MONUMENTATION SHALL BE INDICATED AS REQUIRED IN ARTICLE 4, SECTION 6 OF THESE SUBDIVISION REGULATIONS. DATED 2/3/2009.

WATER & SEWER CERTIFICATION

I CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET ALL REQUIREMENTS AND ARE APPROVED.

10/23/10
DATE
REPRESENTATIVE
11/23/10
DATE

EASEMENT MAINTENANCE NOTE

ALL LOT OWNERS ARE RESPONSIBLE FOR THE UPKEEP OF EASEMENTS ON THEIR LOT, INCLUDING DITCHES, SWALES AND OTHER VEGETATED AREAS UNLESS THE CITY HAS ACCEPTED RESPONSIBILITY FOR MAINTAINING THE AREA.

COMMISSION CERTIFICATION

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

10/23/10
DATE
CHAIRMAN OR AUTHORIZED AGENT

PLAT NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO DIVIDE LOT 2B OF W.C. NELSON ESTATE SUBDIVISION, RECORDED IN P.C. 1, SHEET 4788, INTO 2 LOTS. HENCEFORTH THESE LOTS SHALL BE KNOWN AS LOTS 2C & 2D OF AMENDED RECORD PLAT OF W.C. NELSON ESTATE SUBDIVISION, LOT 2B.

IMPROVEMENT CERTIFICATION

I CERTIFY THAT THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH ALL APPROPRIATE REGULATIONS. I FURTHER CERTIFY THAT A FINANCIAL SURETY IN THE AMOUNT OF \$ 20,000 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

10-23-10
DATE
JURISDICTION OFFICIAL

ELECTRIC LINE EASEMENTS

ELECTRIC EASEMENTS SHOWN ON THIS PLAN SHALL BE RELEASED IF THE ELECTRIC LINES ARE RELOCATED.

AMENDED RECORD PLAT OF:

**W.C. NELSON ESTATE
SUBDIVISION LOT 2B**

WEST WINE STREET (HWY 144), RADCLIFF, HARDIN CO., KENTUCKY

OWNER: GLENN & SANDRA TURNER (270) 737-3232
5735 NORTH DIXIE HWY.
ELIZABETHTOWN, KY. 42701

SCALE: 1 IN. = 100 FT. DATE: 10/22/2010 AREA: 19.5987 ACRES PER P140-00-00-008-03
RECORDED: 12/03/2010 AT 10:51:04 AM
FILED: 11/23/2010
HARDIN COUNTY CLERK
KENTUCKY

TURNER ENGINEERING
DIVISION OF NEW BANKS INC.
5735 NORTH DIXIE HIGHWAY
ELIZABETHTOWN, KENTUCKY 42701
PH. (270) 737-3232 FAX (270) 769-5497

11/23/2010
RECORDED
FILED
HARDIN COUNTY CLERK
KENTUCKY
FILE# 5067

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

By: LUCY JANE RECTOR, ds