SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH BREAKPOINTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1 - 38,200 AND WAS NOT ADJUSTED. THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON SAID UNADJUSTED TRAVERSE. THE SURVEY SHOWN HEREON IS A CLASS "A" URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS. BASIS OF BEARINGS: PC 1, SHEET 4357

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

10/21/10
DATE OF SIGNATURE

GLENN S TURNER, LICENSED PROFESSIONAL LAND SURVEYOR #2153

10/12/2007
DATE OF FIELD SURVEY

09/21/2010
DATE OF FINAL PLAT

STATE of KENTUCKY
GLENN S. TURNER
2153
LICENSED PROFESSIONAL LAND SURVEYOR

COUNTY ROAD DEPARTMENT CERTIFICATION

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

10-7-2010
DATE

OFFICIAL

TITLE

DRAINAGE AND STORM WATER RECEIVER

THE STORM WATER RECEIVER(S) OF THIS SUBDIVISION IS MILL CREEK BRANCH LOCATED ON THE SURVEY SITE.

DRIVEWAY ENTRANCE NOTE: (COUNTY ROAD)

ALL DRIVEWAY ENTRANCES MUST BE PROVIDED WITH DRAINAGE CULVERTS TO PROVIDE PROPER DRAINAGE. APPROVAL FROM THE HARDIN COUNTY ROAD DEPARTMENT IS REQUIRED FOR ALL NEW DRIVEWAY ENTRANCES CONSTRUCTED IN THIS SUBDIVISION. ALL DRIVEWAY CULVERTS MUST BE A MINIMUM DIAMETER OF 15 INCHES AND MINIMUM LENGTH OF 34 FEET, UNLESS OTHERWISE APPROVED BY THE COUNTY ROAD SUPERVISOR.

HARDIN COUNTY BOARD OF HEALTH CERTIFICATION

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEMS PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF KENTUCKY ON-SITE SEWAGE DISPOSAL SYSTEM REGULATION [902 KAR 10:085] AND ARE APPROVED.

10-8-10
HARDIN CO. HEALTH DEPT. OFFICIAL OR LICENSED PROFESSIONAL ENGINEER — DATE

LICENSE NUMBER: 6 2113

NATURAL FEATURES

AS INDICATED ON THE VINE GROVE, KY. U.S.G.S QUADRANGLE MAP DATED 1981. THERE IS A WATER COURSE (MILL CREEK BRANCH), & A FLOOD PLAIN BUT NO PONDS, SINKHOLES OR ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE SUBJECT PROPERTY, OR WITHIN 200' OF THIS DEVELOPMENT.

STORMWATER MAINTENANCE NOTE

IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERFORM CONTINUAL MAINTENANCE ON ALL DITCHES, DRAINAGE WAYS, DETENTION BASINS, AND OTHER STORM WATER FACILITIES TO ASSURE PROPER FUNCTION IN COMPLIANCE WITH THE APPROVED SUBDIVISION PLANS AND STORMWATER ORDINANCES.

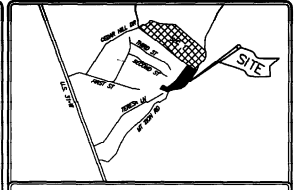
FLAT NOTE:

THE PURPOSE OF THIS AMENDED PLAT IS TO SUBDIVIDE LOT 3 OF ZION CAVE ESTATES AS RECORDED IN PLAT CABINET 1, SHEET 4357 OF THE HARDIN COUNTY CLERKS OFFICE INTO 3 SEPERATE PARCELS AS SHOWN HEREON. ADDITIONALLY LOT 4 IS BEING SHOWN TO REDUCE THE THE LOT SETBACKS TO MEET CURRENT REGULATIONS. HENCEFORTH THESE LOTS SHALL BE KNOWN AS LOTS 3A, 3B, 3C, & 4A OF ZION CAVE ESTATES.

COMMISSION CERTIFICATION

I CERTIFY THAT THIS RECORD PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE REGULATIONS ADMINISTERED BY THE HARDIN COUNTY PLANNING AND DEVELOPMENT COMMISSION, AND THAT THIS PLAT IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

21 Oct 2010
DATE — CHAIRMAN OR DIRECTOR



VICINITY MAP
NOT TO SCALE

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 CLERKS OFFICE AND (I, WE) ADOPT THIS PLAN OF DEVELOPMENT WITH OUR FREE CONSENT. ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE ALL STREETS, DRAINAGE WAYS, WALKS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, (I, WE) GRANT UNTO THE BELOW NAMED UTILITY COMPANIES, THERE SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "ELECTRIC AND TELEPHONE EASEMENTS", NAMELY NOLIN RECC COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ELECTRIC UTILITY AND WINDSTREAM COMPANY, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES MARKED "UTILITY AND DRAINAGE EASEMENTS", SAID EASEMENTS TO INCLUDE THE FOLLOWING:

1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERETO.

2) THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED HEREON.

3) THE RIGHT TO TRIM OR REMOVE ANY TREES THAT MAY INTERFERE WITH THE PROPER MAINTENANCE AND SERVICE OF THE UTILITY.

4) THE RIGHT TO KEEP EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THE COMPANY DEEMS A HAZARD TO SAID POLE LINES, PIPES OR CABLE; &

5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY BURIED PIPE AND/OR CABLE HEREIN MENTIONED, OR CHANGE OF GRADE THAT WILL INTERFERE WITH OVERHEAD OR BURIED POWER LINES.

THE UNDERSIGNED HEREBY GRANTS THE FURTHER RIGHT, TO SAID ELECTRIC UTILITY COMPANY, TO INSTALL, EITHER OVERHEAD OR UNDERGROUND, NECESSARY WIRING FOR STREET LIGHTS, THAT IS REQUESTED AND/OR REQUIRED, BUT IN NO CASE SHALL SAID WIRING BE INSTALLED MORE THAN FIVE (5) FEET FROM ANY LOT LINE.

LOT OWNERS ARE TO USE AND ENJOY SAID LANDS INCLUDED IN EASEMENTS SHOWN HEREON, BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

GLENN TURNER — DATE
***D.B. 1241, PG. 163

SANDRA TURNER — DATE
***D.B. 1241, PG. 163

NOTARY CERTIFICATION

STATE OF KENTUCKY, COUNTY OF HARDIN

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

10/21/2010
DATE — NOTARY PUBLIC

August 25, 2012
DATE COMMISSION EXPIRES

PLAT LEGEND

- □ 1/2" x 24" STEEL REBAR SET WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- ● 1/2" X 24" STEEL REBAR SET WITH AN ORANGE ID CAP STAMPED "witness PLS 2153"
- ● 1/2" STEEL REBAR FOUND WITH A YELLOW ID CAP STAMPED "G.S. TURNER PLS 2153"
- ○ EXISTING 1/2" DIA. REBAR WITH NO ID CAP UNLESS OTHERWISE NOTED
- △ UNMARKED MEANDER POINT
- -℄- C/L OF 30' ELEC. ESMT.
- (FFE) ESTABLISHED FINISH FLOOR ELEVATIONS AS SHOWN ALONG THE CREEK
- CREEK FLOOD WAY & 25' STREAM BUFFER ZONE
- APPROX. LOCATION OF 100 YEAR FLOOD ZONE

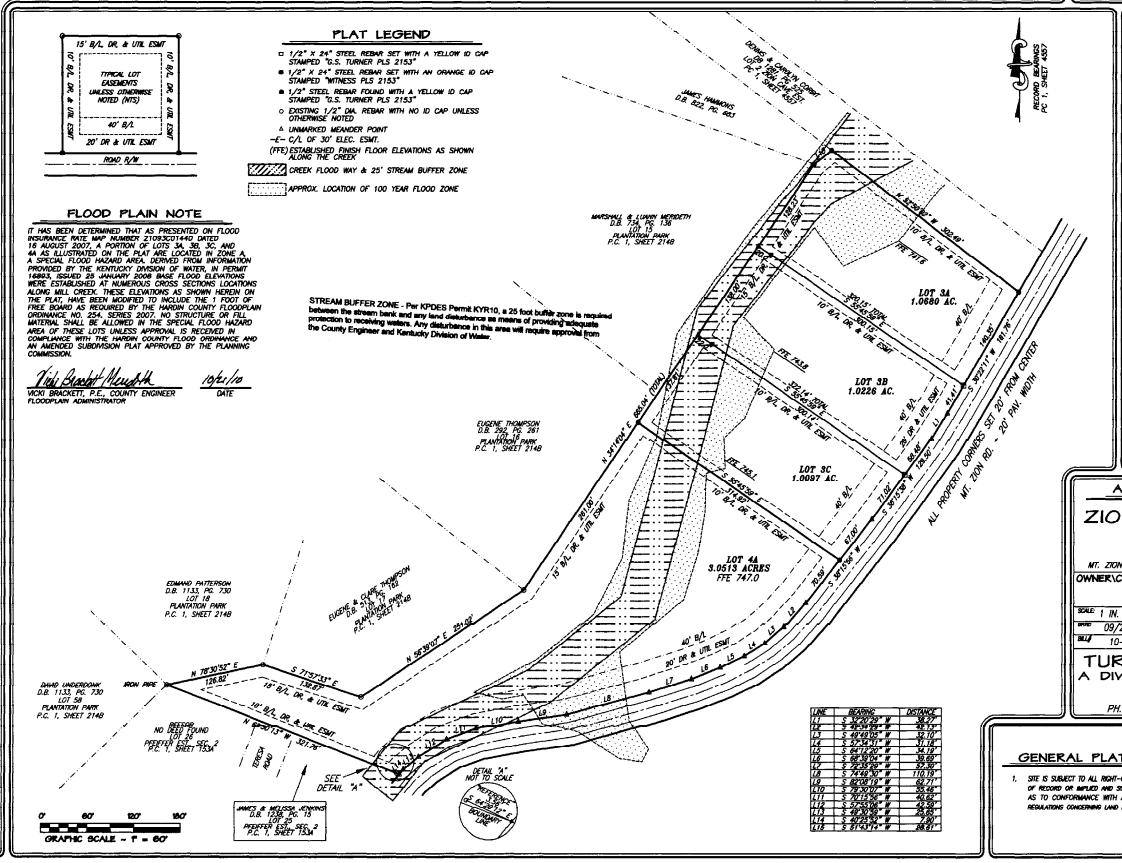
15' B/L DR. & UTIL ESMT
10' B/L DR. & UTIL ESMT
TYPICAL LOT EASEMENTS UNLESS OTHERWISE NOTED (NTS)
40' B/L
20' DR & UTIL ESMT
ROAD R/W

FLOOD PLAIN NOTE

IT HAS BEEN DETERMINED THAT AS PRESENTED ON FLOOD INSURANCE RATE MAP NUMBER 21093C0144D DATED 16 AUGUST 2007, A PORTION OF LOTS 3A, 3B, 3C, AND 4A AS ILLUSTRATED ON THE PLAT ARE LOCATED IN ZONE A, A SPECIAL FLOOD HAZARD AREA, DERIVED FROM INFORMATION PROVIDED BY THE KENTUCKY DIVISION OF WATER, IN PERMIT 16883. ISSUED 28 JANUARY 2008. BASE FLOOD ELEVATIONS WERE ESTABLISHED AT NUMEROUS CROSS SECTIONS LOCATIONS ALONG MILL CREEK. THESE ELEVATIONS AS SHOWN HEREON ON THE PLAT, HAVE BEEN MODIFIED TO INCLUDE THE 1 FOOT OF FREE BOARD AS REQUIRED BY THE HARDIN COUNTY FLOODPLAIN ORDINANCE NO. 254, SERIES 2007. NO STRUCTURE OR FILL MATERIAL SHALL BE ALLOWED IN THE SPECIAL FLOOD HAZARD AREA OF THESE LOTS UNLESS APPROVAL IS RECEIVED IN COMPLIANCE WITH THE HARDIN COUNTY FLOOD ORDINANCE AND AN AMENDED SUBDIVISION PLAT APPROVED BY THE PLANNING COMMISSION.

VICKI BRACKETT, P.E., COUNTY ENGINEER
FLOODPLAIN ADMINISTRATOR — 10/21/10 DATE

STREAM BUFFER ZONE - Per KPDES Permit KYR10, a 25 foot buffer zone is required between the stream bank and any land disturbance as means of providing adequate protection to receiving waters. Any disturbance in this area will require approval from the County Engineer and Kentucky Division of Water.



LINE	BEARING	DISTANCE
L1	S 34°47'29" W	28.73'
L2	S 24°10'49" W	33.71'
L3	S 49°49'05" W	32.70'
L4	S 57°14'31" W	31.18'
L5	S 64°17'20" W	34.78'
L6	S 68°30'02" W	39.69'
L7	S 72°29'39" W	37.35'
L8	S 74°49'10" W	110.79'
L9	S 82°39'11" W	32.77'
L10	S 78°21'10" W	33.46'
L11	S 74°13'56" W	40.62'
L12	S 57°43'09" W	42.99'
L13	S 42°29'56" W	34.60'
L14	S 40°23'53" W	29.80'
L15	S 40°23'53" W	7.80'
L16	S 51°43'14" W	28.81'

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 MY PREVIOUSLY GRANTED EASEMENTS.

10-6-10 — DATE — REPRESENTATIVE — NOLIN — ELECTRIC COMPANY

10-7-10 — DATE — REPRESENTATIVE — TELEPHONE COMPANY

10-7-10 — DATE — REPRESENTATIVE — WATER COMPANY

DATE — REPRESENTATIVE — GAS COMPANY

ADDITIONAL NOTE BY OWNERS:

IT IS THE INTENT OF THE OWNERS THAT THE AFOREMAD UTILITY EASEMENTS HEREIN GRANTED ON THE REAR AND SIDE OF THE LOTS MAY ALSO BE UTILIZED FOR INSTALLATION OF AN ON-SITE SEWAGE DISPOSAL SYSTEM OR FUTURE SANITARY SEWER LINES.

NOLIN R.E.C.C. — DATE
WINDSTREAM — 10-7-10 DATE
HARDIN CO. WATER DISTRICT #2 — 10-7-10 DATE

AMENDED RECORD PLAT OF:

ZION CAVE ESTATES LOTS 3 & 4

MT. ZION ROAD, ELIZABETHTOWN, HARDIN CO., KENTUCKY 42701

OWNER\CLIENT: GLENN & SANDRA TURNER
5735 NORTH DIXIE HWY
ELIZABETHTOWN, KY 42701

SCALE: 1 IN. = 60 FT.	DWG. BY: JLYNCH PLS	TAX ID: 088-00-00-012.00 & 088-00-00-012.07
DATE: 09/21/2010	AREA: 6.1516 ACRES	FILE: G:\MILLCREEK\ZIONCAVEESTATES\LAND\LOT3
BLA 10-332	SOURCE: D.B. 1241, PG. 163	

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

GENERAL PLAT NOTES:

1. SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.

Doc ID: 008376800001 Type: PLA
Kind: PLAT MAP
Recorded: 10/13/2010 at 03:07:58 PM
Fee Amt: $25.00 Page 1 of 1
Prepared by:
Pages: 1 of 1
Hardin County Clerk
Karen Lee Hale Clerk
File 5048

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

By DEBBIE DONNELLY , DC

Book , Page , File Number 5048