PLAT
GREER ESTATE AUCTION

LINE TABLE

Id	Bearing	Distance
L1	S 66°01'31" W	89.99'
L2	S 69°25'31" W	129.10'
L3	S 74°22'59" W	124.99'
L4	S 83°11'10" W	102.03'
85	N 42°12'36" W	93.56'
L6	S 81°21'32" E	80.04'

EASEMENT NOTES

a.) There is a 20' general utility easement across the front of each lot, unless otherwise noted.

b.) There is a 10' general util. and drainage easement across the rear of each lot, unless otherwise noted.

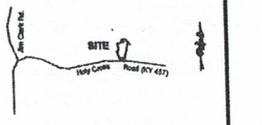
c.) There is a 10' general utility and drainage easement centered on each side of the lot line being 5' on each side of the line, unless otherwise noted.

d.) Owners of any lot within this subdivision shall be responsible for the maintenance of drainage and other easement areas, unless otherwise noted.

e.) Easements granted and conveyed to utility companies, for utility purposes include: 1.) the right to trim and remove any and all trees, structures and obstacles located on the easements, or in such proximity thereto, that in felling, might interfere with the maintenance and/or operation of said facilities; 2.) no building or other structures shall be erected, and no landfill or excavation or other change of grade shall be performed upon said easements after installation of facilities; 3.) the right of ingress and egress to the users of the utility easements as required to construct, operate, maintain and reinforce facilities within said easements.

f.) Electrical easements: A distance of 15' on the property side of the road right of way (running parallel to the road) on both sides of the street and a 10' wide guying easement, 5' on each side of the property line, and 30' deep (from the road right of way) wherever a utility pole is erected.

g.) All entrances providing access to public right of way must receive an entrance permit from the appropriate governmental agency. Plat approval does not relieve property owners of the responsibility to obtain an entrance permit, nor does it guarantee approval of a permit, even if properly applied for.



KEY MAP

2023001683
NELSON CO, KY FEE $50.00
PRESENTED / LODGED: 02-17-2023 10:15:39 AM
RECORDED 02-17-2023
JEANETTE HALL SIDEBOTTOM
CT. CLK.
BY: WENDY PEARCH
DP, PG/TY, CLK DEP

BK: PLAT CB22
PG: 178-178

SANDRA GREER ESTATE
WB 70 - P 113

TRACT 2

CAPITAL "G" DIVISION
P. CBT. 9 - SLOT 106

TRACT 3

Shed

House

JAMES NALLEY
DB 427 - P 219

Barn

Barn

TRACT 2A
0.690 Acres

TRACT 2B
0.488 Acres

JAMES L. GREER
DB 417 - P 691

DB 610 - P 388

TRACT 2
10.412 Acres

REVISED TRACT 1
6.388 Acres
(Includes Tract 2A)

1" Pipe Found

THRESA DONAHUE
DB 340 - P 338

DANIEL JACKSON
DB 329 - P 739

PATRICIA BLANFORD
DB 610 - P 607
0.466 Acres
(By Survey)

Fence & Agreed Line
(See Certificate)

HOLY CROSS ROAD (KY 457) 60' R/W

STATE OF KENTUCKY
C. R. MEYER
2225
LICENSED PROFESSIONAL LAND SURVEYOR

CURRENT ZONING
All tracts shown on this plat are currently zoned A-1.

AMENDED CLIFFORD GREER MINOR PLAT
Affecting Tracts 1 and 2 as previously recorded in Plat Cbt. 9 - Slot 158
2888 Holy Cross Road
New Haven, KY 40051

ZONING
Division of property on Holy Cross Road about 1000' west of Clarktown Road

COUNTY Nelson
RECORDED IN WB 70 - P 113

MEYER LAND SURVEYS
CHARLES R. MEYER
134 Casey Rock Road, Bardstown, KY 40004
PHONE: (502) 348-4567

SCALE 1" = 100'
0 50' 100' 200'

DATE SURVEY COMPLETED Jan. 27, 2023
REVISED

OWNER'S CERTIFICATION
I (we) do hereby certify that I am (we are) the owners of record of the property shown and described hereon and recorded in WB Book 70 - Page 113 in the Nelson County Clerk's Office; do hereby adopt this plan of lots for this property ; do hereby dedicate the streets and any other spaces as indicated to public use; and do establish and reserve the indicated easements for public utilities and drainage purposes.

James L. Greer EXEC 2-16-23
Owner Date

Owner Date

BOUNDARY LINE AGREEMENT
We, the undersigned, do hereby adopt the existing fence line between our respective properties as the agreed boundary line.

James L. Greer EXEC 2-14-23
Greer Estate Date

Patricia Blanford 2/15/23
Patricia Blanford Date

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nelson County, Kentucky and is hereby approved for recording in the office of the County Clerk.
Date 2/17/2023

Administrative Officer, City County Planning Commission

FLOOD HAZARD CERTIFICATION
I hereby certify that the property shown hereon does not lie in a Flood Hazard Area as shown on FIRM Map 21179C0300D dated 8/24/2011

SURVEYOR'S CERTIFICATE
I hereby certify that this plat depicts a survey made by me, or under my direction, by the method of random traverse. The unadjusted precision ratio of the traverse was 1:24950 , and it was not adjusted for closure. The survey shown hereon is a Rural survey and the accuracy and precision of the survey conforms to the requirements of 201 KAR 18:150.

Charles R. Meyer, LS 2225 2-08-23 Date

LEGEND
- 1/2" Rebar with Plastic Cap Stamped "MEYER 2225" Set this Survey
- 1/2" Rebar Found with Cap Stamped "J.V. HOWARD - 3778"
- 5/8" Rebar Found with Cap Stamped "J.V. HOWARD - 3778"
- Wooden Post Found
- Existing Fence
- Point not set, or as otherwise noted

CONSOLIDATION NOTE
Tract 2A is to be added to, and become a permanent part of the Jeanie Greer tract (DB 610 - P 388). Tract 2B is to be added to and become a permanent part of the Jeanie L. Greer tract (DB 417 - P 691). Neither tract shall not be sold separately without approval of the Planning Commission.