

**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 SIDESHOTS; THE UNADJUSTED PRECISION RATIO OF THIS TRAVERSE WAS 1:30,000 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 REQUIREMENTS OF THIS CLASS. BASIS OF BEARINGS: P.C. 1, SHEET 181A.

I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND THE WORKMANSHIP INDICATED HEREON DO ACCURATELY 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.

DATE OF SIGNATURE: 6/29/2011  
SIGNATURE: GLENN S. TURNER, LICENSED SURVEYOR #2153

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

**OWNERS CERTIFICATION**

(I, WE) CERTIFY THAT (I, AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK #111 PAGE #11 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, DRAINAGEWAYS, WALKS, PUBLIC UTILITY LINES, PARKS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED AND ILLUSTRATED. FURTHER, (I, WE) GRANT UNDER THE BELOW NAMED UTILITY COMPANIES, THERE SUCCESSORS AND ASSIGNS AN EASEMENT OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "ELECTRIC AND TELEPHONE EASEMENTS" MAINLY HOLUN 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 HEREON 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.

JOHN FARRIS DATE 6/29/2011  
\*DOB: 11/30 PG-163  
OLIVIA FARRIS DATE 7/26/11  
\*DOB: 11/30 PG. 153  
DICK MULL DATE 7/26/11  
\*DOB: 9/69 PG. 717  
\*DOB: 9/69 PG. 721  
ALICE MULL DATE 7/26/11  
\*DOB: 9/69 PG. 717  
\*DOB: 9/69 PG. 721

**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 AND BELIEF.

DATE: 6/29/2011  
SIGNATURE: JERRY LUKASIK  
DATE COMMISSION EXPIRES: 01/28/2019

**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 \$1,000 HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 6/29/2011  
OFFICIAL: Glenn S. Turner  
TITLE: Surveyor

**DRAINAGE AND STORM WATER RECEIVER**

THE STORM WATER RECEIVER(S) OF THIS SUBDIVISION IS BULLY CREEK AND IT'S TRIBUTARIES LOCATED APPROX. 1,000 FEET SOUTHWEST OF THE SURVEY SITE.

AS INDICATED ON MAP NO. 21093 C 0281 D 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 8/16/07.

**FLOOD PLAIN NOTE**

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 24 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 10-008) AND ARE APPROVED.

DATE: 7/17/11  
OFFICIAL: Hardin Co. Health Dept.  
TITLE: Licensed Professional Engineer

**NATURAL FEATURES**

AS INDICATED ON THE "CECILIA" KY. U.S.G.S QUADRANGLE MAP DATED 1992, THERE ARE NO SINKHOLES, PONDS, FLOOD PLAINS, WATER COURSES, N/A OR ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE SUBJECT PROPERTY, OR WITHIN 200' OF THIS DEVELOPMENT.

**PLAT NOTE:**

THE PURPOSE OF THIS AMENDED PLAT OF LOT 21A AND 22C OF AVANTGARDE ESTATES SECTION 3 AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK IN PLAT BOOK 1, SHEET 2153 IS TO MERGE "PARCEL A" FROM LOT 21A TO LOT 22C. HEREFORTH THESE LOTS SHALL BE KNOWN AS LOTS 21B AND 22C OF AVANTGARDE ESTATES SECTION 3.

**STORMWATER MAINTENANCE NOTE**

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

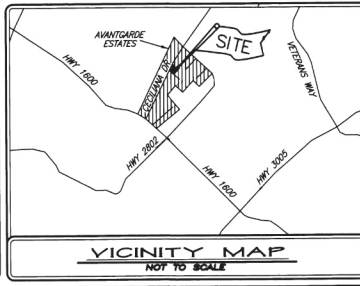
**COMMISSION CERTIFICATION**

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.

DATE: 23 August 2011  
CHAIRMAN OR DIRECTOR: [Signature]

**SOURCE WATER PROTECTION NOTE:**

THIS SUBDIVISION IS LOCATED IN THE WELLEDHEAD PROTECTION AREA. SITE ACTIVITIES MUST BE CONDUCTED IN COMPLIANCE WITH THE SOURCE WATER ASSESSMENT AND PROTECTION PLAN (SWAP). PLEASE CONTACT HARDIN COUNTY WATER DISTRICT FOR ADDITIONAL INFORMATION.



**VARIANCE NOTE**

A VARIANCE WAS GRANTED BY THE HARDIN COUNTY BOARD OF ADJUSTMENT ON 18, NOV 2004 FOR A PORTION OF THE FRONT BUILDING SETBACK LINE ON CECILIANA DRIVE AND ROSE MARIE ROAD TO ACCOMMODATE THE EXISTING DWELLING AND EXISTING GARAGE ON LOT 21B AS SHOWN HEREON. A CONDITION OF THE VARIANCE IS THAT THE EXISTING FRONT PORCH MAY NOT BE ENCLOSED.

**SUBDIVISION RESTRICTIONS**

THE SUBDIVISION RESTRICTIONS FOR THIS DEVELOPMENT ARE RECORDED IN DEED BOOK 211 PAGE 133.

**VARIANCE NOTE**

A VARIANCE WAS GRANTED BY THE HARDIN COUNTY BOARD OF ADJUSTMENT ON 16, SEPT. 2004 FOR A PORTION OF THE FRONT BUILDING SETBACK LINE AND THE SIDE BUILDING SETBACK LINE TO ACCOMMODATE THE EXISTING DWELLING AS SHOWN HEREON ON LOT 21B.

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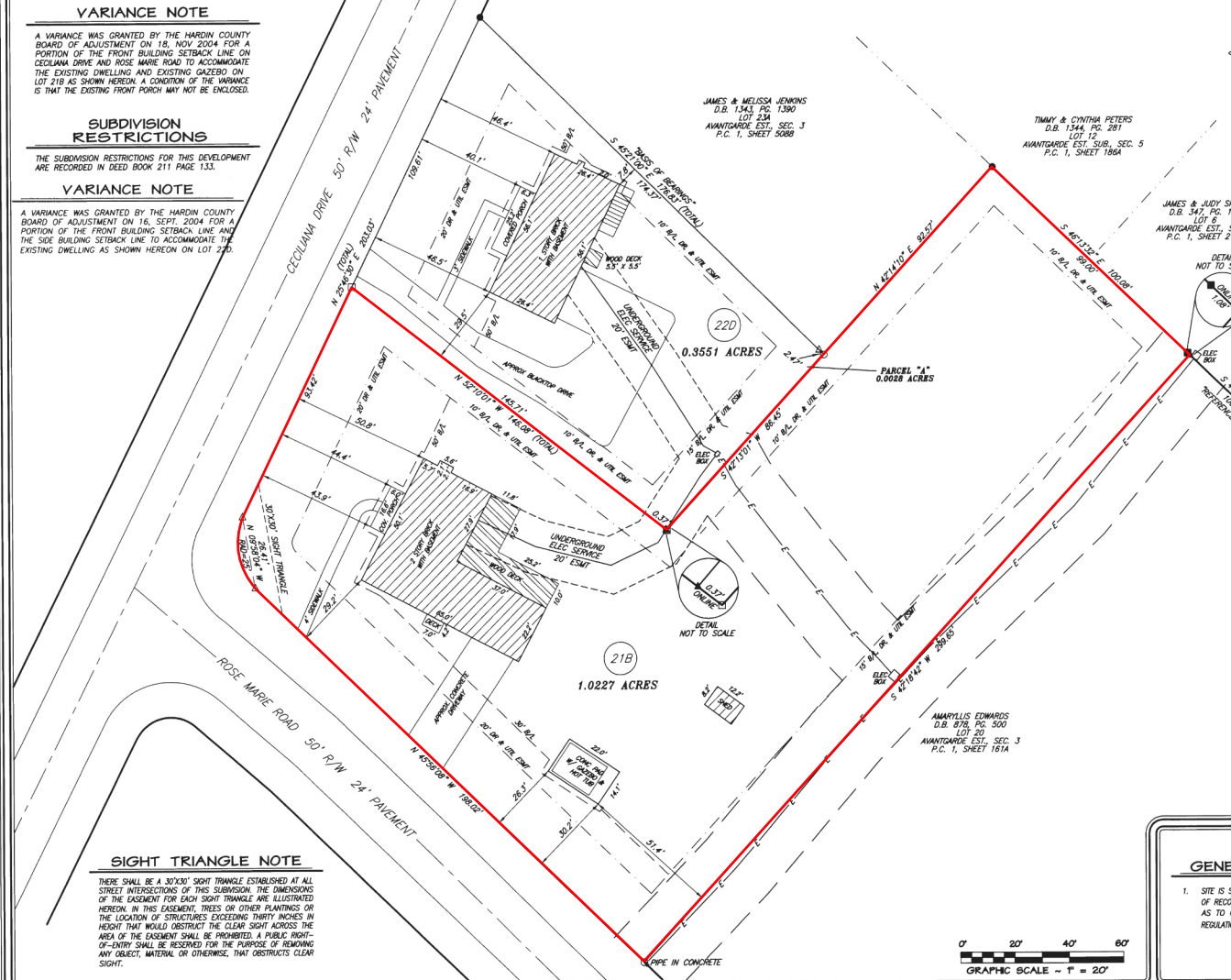
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DATE: 6/29/2011  
SIGNATURE: JERRY LUKASIK  
DATE COMMISSION EXPIRES: 01/28/2019

**SIGHT TRIANGLE NOTE**

THERE SHALL BE A 30'x20' SIGHT TRIANGLE ESTABLISHED AT ALL STREET INTERSECTIONS OF THIS SUBDIVISION. THE DIMENSIONS OF THE EASEMENT FOR EACH SIGHT TRIANGLE ARE ILLUSTRATED HEREON. IN THIS EASEMENT, TREES OR OTHER PLANTINGS OR THE LOCATION OF STRUCTURES EXCEEDING THIRTY INCHES IN HEIGHT THAT WOULD OBSTRUCT THE CLEAR SIGHT ACROSS THE AREA OF THE EASEMENT SHALL BE PROHIBITED. A PUBLIC RIGHT-OF-ENTRY SHALL BE RESERVED FOR THE PURPOSE OF REMOVING ANY OBJECT, MATERIAL OR OTHERWISE, THAT OBSTRUCTS CLEAR SIGHT.



**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 REVOKE MY PREVIOUSLY GRANTED EASEMENTS.

DATE	REPRESENTATIVE	ELECTRIC COMPANY
6-24-11	[Signature]	[Signature]
7-12-2011	[Signature]	[Signature]
7-12-11	[Signature]	[Signature]
DATE	REPRESENTATIVE	WATER COMPANY
7-12-11	[Signature]	[Signature]
DATE	REPRESENTATIVE	GAS COMPANY
		[Signature]

**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"
- EXISTING 1/2" DIA. STEEL REBAR WITH ID CAP STAMPED "JOHNSON PLS 3300"
- EXISTING 1/2" IRON PIPE WITH NO ID CAP UNLESS OTHERWISE NOTED
- E- 0/4 OF 30' ELEC. ESMT.
- △ UNMARKED MEANDER POINT
- ▲ EXISTING 1/2" DIA. REBAR WITH NO ID CAP

**AMENDED RECORD PLAT OF:**

**AVANTGARDE ESTATES SECTION 3**  
**LOTS 21A & 22C**  
CECILIANA DRIVE, ELIZABETHTOWN, HARDIN COUNTY, KY

OWNER/CLIENT: DICK & ALICE MULL (270) 737-4959  
132 CECILIANA DRIVE  
ELIZABETHTOWN, KY 42701

OWNER/CLIENT: JOHN & OLIVIA FARRIS  
136 CECILIANA DRIVE  
ELIZABETHTOWN, KY 42701

SCALE: 1 IN. = 20 FT. DWG. BY: W. McCLURE  
DATE: 6/8/2011 AREA: 1,377.8 ACRES  
SHEET: 11- SOURCE: D.B. 969, PG. 717 & 721 & D.B. 1130, PG. 153

**TURNER ENGINEERING**  
A DIVISION OF NEW BANKS INC.  
5735 NORTH DIXIE HIGHWAY  
ELIZABETHTOWN, KENTUCKY 42701  
PH. (270) 737-3232 ~ FAX (270) 789-5497

**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.

Kenneth L. Tabb, County Clerk of Hardin County, Kentucky, hereby certifies that the foregoing instrument has been duly recorded in my office.  
By: ANITA GOODIN, CL