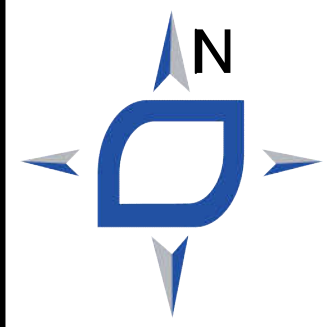




CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT OF MCGRAW FAMILY WEALTH TRUST PROPERTY HAS BEEN APPROVED BY THE TRIPLE S PLANNING COMMISSION.

TRIPLE S PLANNING COMMISSION DATE

SITE INFORMATION:

OWNER/CLIENT: MCGRAW FAMILY WEALTH TRUST
1320 BELLWOOD AVENUE
LOUISVILLE, KY 40204

TOTAL ACREAGE: 260.685 ACRES
NUMBER OF LOTS: 12

PURPOSE STATEMENT:

- TO RETRACE THE BOUNDARY OF THE PROPERTIES DESCRIBED IN DB 524 PG 372, DB 524 PG 366 AND DB 569 PG 701.
- TO CONSOLIDATE THE PROPERTY DESCRIBED IN DB 569 PG 701, DB 524 PG 366, AND DB 524 PG 372.
- TO DIVIDE THE NEWLY COMBINED TRACT, CREATING TRACTS 1-12.

LINE	BEARING	DISTANCE
L1	N 52°58'35" E	250.00'
L2	N 52°58'30" E	22.07'
L3	N 71°42'43" E	97.19'
L4	S 77°07'30" E	76.86'
L5	S 77°07'30" E	101.52'
L6	S 79°59'15" E	100.12'
L7	S 76°52'32" E	148.35'
L8	S 76°52'32" E	63.21'
L9	S 47°53'00" W	88.68'
L10	S 47°53'00" W	30.59'
L11	S 47°43'27" W	219.41'
L12	S 47°43'27" W	250.00'
L13	N 42°32'07" W	250.00'
L14	N 42°32'07" W	275.65'
L15	N 52°58'30" E	87.73'
L16	N 58°41'08" E	100.50'
L17	N 50°46'35" E	90.18'
L18	N 89°53'20" E	35.49'
L19	N 89°53'20" E	17.81'
L20	S 69°52'13" E	79.02'
L21	S 77°07'30" E	338.40'
L22	S 77°07'30" E	73.80'
L23	S 85°47'09" E	77.45'
L24	S 73°07'09" E	10.89'
L25	N 08°55'22" E	46.34'
L26	N 04°19'46" E	47.40'
L27	N 00°53'17" E	50.34'
L28	N 03°42'54" W	32.43'
L29	N 08°02'14" W	53.97'
L30	N 11°05'58" W	40.46'
L31	N 12°33'03" W	317.64'
L32	N 11°55'28" W	190.07'
L33	N 12°56'44" W	341.41'
L34	N 11°05'38" W	68.24'
L35	S 74°07'58" W	10.50'
L36	N 54°42'17" W	233.03'
L37	N 74°33'18" W	35.28'
L38	N 86°02'25" W	133.08'
L39	N 81°01'50" W	133.63'

ZONING NOTE:

ZONE R: VERY LOW DENSITY RESIDENTIAL
MIN. LOT AREA ON SEWER: 12,500 SQFT
MIN. LOT WIDTH: 75'
MIN. FRONT YARD: 30'
MIN. SIDE YARD: 15'
MIN. REAR YARD: 25'
MAX. BLDG HEIGHT: 36' OR 3 STORIES

ZONE A: AGRICULTURAL DISTRICT
MIN. LOT AREA: 5 ACRES
MIN. LOT WIDTH AT BLDG LINE: 250'
MIN. FRONT YARD: 100'
MIN. SIDE YARD: 25'
MIN. REAR YARD: 25'
MAX. BLDG HEIGHT: 36' OR 3 STORIES

EASEMENT NOTE:

- 30' GENERAL UTILITY EASEMENT ALONG FRONT PROPERTY LINES
- 30' GENERAL UTILITY EASEMENT CENTERED ALONG ALL SIDE PROPERTY LINES
- 15' GENERAL UTILITY EASEMENT ALONG REAR PROPERTY LINES

LINE	BEARING	DISTANCE
L40	S 86°40'58" W	297.40'
L41	S 84°28'53" W	398.96'
L42	S 75°07'47" W	145.30'
L43	S 82°03'17" W	233.24'
L44	S 72°46'20" W	149.20'
L45	S 56°34'05" W	137.88'
L46	S 36°51'34" W	185.84'
L47	S 19°39'57" W	196.72'
L48	S 45°48'08" W	236.33'
L49	S 37°48'31" W	139.78'
L50	S 17°39'10" E	97.72'
L51	S 17°39'10" E	152.21'
L52	N 85°24'42" W	139.80'
L53	N 65°51'02" W	94.65'
L54	S 46°49'51" W	98.86'
L55	S 01°43'50" E	115.37'
L56	S 15°34'48" E	41.13'
L57	N 59°03'44" E	60.18'
L58	S 74°40'50" E	90.19'
L59	S 02°32'39" W	121.75'
L60	S 41°01'58" W	63.49'
L61	S 27°33'04" W	87.84'
L62	S 09°36'53" W	105.67'
L63	N 74°08'08" E	127.97'
L64	N 37°25'01" E	117.34'
L65	N 38°02'56" E	289.28'
L66	N 36°30'42" E	169.89'
L67	S 64°52'22" E	124.64'
L68	S 44°06'25" E	312.27'
L69	S 67°25'57" E	104.33'
L70	S 49°21'38" E	51.62'
L71	S 35°44'59" E	169.15'
L72	S 50°50'41" E	30.27'
L73	S 14°35'14" E	45.77'
L74	S 53°08'23" E	124.16'
L75	S 62°02'28" E	117.48'
L76	S 76°17'50" E	120.50'
L77	S 47°51'31" E	205.36'
L78	S 56°00'38" E	300.20'
L79	S 31°54'48" E	80.48'
L80	S 64°14'42" E	87.14'
L81	S 54°20'10" E	201.39'
L82	S 48°46'03" E	97.98'
L83	S 56°48'57" E	109.62'
L84	S 43°43'05" E	143.89'
L85	S 75°53'43" E	86.31'
L86	N 47°54'22" E	57.42'
L87	S 65°30'59" W	253.97'
L88	S 02°03'01" W	230.17'

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS BY UTILITY & TELECOMMUNICATIONS COMPANIES:

I, BEING A DULY AUTHORIZED AGENT OF THE CITED UTILITY/TELECOMMUNICATIONS COMPANY, HEREBY ACCEPT THE UTILITY/TELECOMMUNICATIONS EASEMENTS SHOWN ON THIS PLAT ON BEHALF OF SAID UTILITY COMPANY.

KENTUCKY UTILITIES	DATE	AT&T	DATE
SHELBY ENERGY	DATE	GAS COMPANY	DATE
WATER COMPANY	DATE	SEWER COMPANY	DATE
SPECTRUM	DATE		
OWNER	DATE	OWNER	DATE

THE SPACES INDICATED BY DASHED LINES AND MARKED "UTILITY & TELECOMMUNICATIONS EASEMENTS" ARE HEREBY RESERVED FOR THE USE OF THE UTILITY/TELECOMMUNICATIONS COMPANIES LISTED ABOVE FOR UTILITY PURPOSES AND WATER AND GAS COMPANIES FOR UNDERGROUND PIPES, ELECTRIC UTILITIES, AND TELECOMMUNICATIONS PURPOSES, WHICH INCLUDE:

- THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD POLE LINES AND/OR PIPES, AND/OR UNDERGROUND CABLE SYSTEMS AND ALL APPURTENANCES THERETO.
- THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
- THE RIGHT TO TRIM OR REMOVE ANY TREES NECESSARY TO MAINTAIN PROPER SERVICE.
- THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD TO THE SAID PIPES, PIPES, CABLES, OR LINES, AND
- IT IS UNDERSTOOD THAT AS A PART OF THIS RESERVATION THE OWNERS, THEIR HEIRS, OR ASSIGNS HEREBY AGREE THAT NO EXCAVATION WILL BE ATTEMPTED WITHIN FIVE (5) FEET OF ANY BURIED PIPE AND/OR CABLE INSTALLED, OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD POLE LINES WITHIN THE EASEMENTS HEREIN DEFINED. PROPERTY OWNERS ARE TO USE AND ENJOY THE SAID LANDS INCLUDED IN THE EASEMENT STRIPS SHOWN HEREON BUT SUCH USE SHALL NOT INTERFERE WITH THE RIGHTS AND PRIVILEGES HEREIN GRANTED.

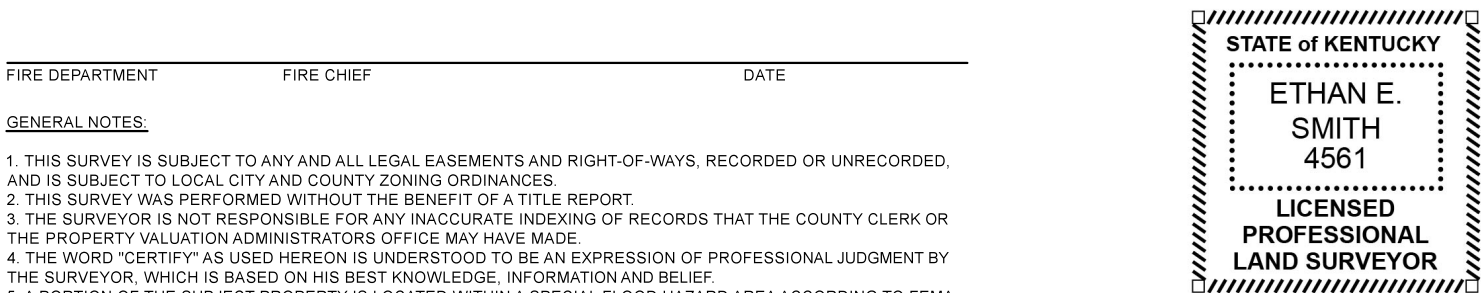
FIRE PROTECTION CERTIFICATE:

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON LIES WITHIN THE SERVICE AREA OF THIS FIRE DEPARTMENT OR FIRE DISTRICT AND WILL BE SERVED BY THIS AGENCY. ADDITIONALLY, THE SUBDIVISION HEREON MEETS OR EXCEEDS FIRE PROTECTION REQUIREMENTS FOR THE CITY OF SHELBYVILLE AND THE COUNTY OF SHELBY. THE CURRENT ISO FIRE RATING OF THIS SUBDIVISION SHOWN HEREON IS _____.

FIRE DEPARTMENT FIRE CHIEF DATE

GENERAL NOTES:

- THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS, RECORDED OR UNRECORDED, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION ADMINISTRATORS OFFICE MAY HAVE MADE.
- THE WORD "CERTIFY" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD MAP NUMBER(S) 212110020C AND 212110022C, EFFECTIVE DATE 2ND DAY OF SEPTEMBER, 2009.
- THIS SURVEY IS NOT INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.



BUYERS NOTE:

THE TRACTS OF LAND SHOWN HEREON ARE LOCATED IN AN AGRICULTURAL ZONE AND WILL BE SUBJECT TO NORMAL AGRICULTURAL ACTIVITIES ON ADJOINING FARMS WHICH WILL INCLUDE, BUT ARE NOT LIMITED TO, NORMAL ODORS ASSOCIATED WITH THE DISTRIBUTION OF FARM WASTE PRODUCTS, APPLICATION OF FERTILIZERS AND PESTICIDES, AND THE NOISES ASSOCIATED WITH NORMAL FARMING PRACTICES.

CERTIFICATE OF APPROVAL FOR GAS SERVICE:

I HEREBY CERTIFY THAT THIS PLAT OF MCGRAW FAMILY WEALTH TRUST PROPERTY LIES IN THE SERVICE AREA OF GAS COMPANY AND SAID UTILITY HAS THE CAPACITY TO SUPPLY ADEQUATE GAS SERVICE TO SAID SUBDIVISION.

GAS COMPANY REPRESENTATIVE DATE

STATE ROADWAY ENTRANCE CERTIFICATE:

I HEREBY CERTIFY THAT AN ENTRANCE FORM THE PROPOSED DEVELOPMENT MAY BE GRANTED ONTO THE STATE ROUTE, AT THE LOCATION SHOWN HEREON, SUBJECT TO MEETING ALL CRITERIA OF, AND OBTAINING A STATE ENCROACHMENT PERMIT FOR THE ENTRANCE. THERE SHALL BE NO ADDITIONAL DIRECT VEHICULAR ACCESS TOT HE STATE ROUTE UNLESS SHOWN ON THE PLAN.

KYTC OFFICIAL DATE

ROADWAY ENTRANCE CERTIFICATE:

I HEREBY CERTIFY THAT AN ENTRANCE FROM THE PROPOSED DEVELOPMENT WILL BE GRANTED ONTO THE COUNTY ROAD IN THE PLAT DESCRIBED HEREON, HOWEVER, AN ENTRANCE PERMIT FOR EACH LOT WILL BE REQUIRED AFTER STRUCTURE LOCATION IS ESTABLISHED.

COUNTY ROAD SUPERVISOR DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS "URBAN" SURVEY SHOWN HEREON WAS PERFORMED BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION AND THAT THE FACTS AND STATEMENTS CONTAINED HEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL OF THIS SURVEY WAS PERFORMED USING A HEMISPHERE 5631 MULTI-FREQUENCY BASE AND ROVER REAL TIME KINEMATIC (RTK) GPS SYSTEM. THE PRECISION OF THESE INSTRUMENTS FOR THE RTK SURVEY WAS 8 MM + 1 PPM. THE HORIZONTAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83), WITH ALL COORDINATES, DISTANCES, AND BEARINGS, PROJECTED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SPCS), SINGLE ZONE. THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B. 5/8" REBARS WITH RED PLASTIC SURVEY CAPS STAMPED PLS #451 HAVE BEEN SET AS SHOWN HEREON.

ETHAN E. SMITH, PLS #4561

7/10/2024
DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT WE HEREBY ADOPT THIS PLAN WITH OUR FREE CONSENT. THIS DIVISION DOES NOT VIOLATE ANY PRIVATE SUBDIVISION RESTRICTIONS.

OWNER: DATE

OWNER: DATE

CURVE	RADIUS	ARC L	CHORD L	CHORD BRG	DELTA ANGLE
C1	1880.49'	227.93'	227.79'	N 54°56'36" E	6°56'41"
C2	1880.49'	65.17'	65.17'	N 59°24'31" E	1°59'08"
C3	909.93'	247.80'	247.03'	N 69°46'35" E	15°36'11"
C4	922.76'	165.84'	165.61'	S 89°33'03" E	10°17'49"
C5	1879.81'	294.50'	294.20'	S 80°05'48" E	8°58'34"
C6	2834.79'	186.79'	186.76'	S 75°14'15" E	3°46'31"
C7	1921.11'	307.28'	306.95'	N 53°51'46" E	9°09'52"
C8	1004.93'	101.42'	101.38'	N 64°51'58" E	5°46'57"
C9	1004.93'	100.00'	99.96'	N 70°36'30" E	5°42'05"
C10	1004.93'	72.24'	72.23'	N 75°31'07" E	4°07'08"
C11	995.02'	230.92'	230.40'	N 87°13'38" E	13°17'49"
C12	1936.94'	306.24'	305.92'	S 80°09'03" E	9°03'32"
C13	2894.79'	88.72'	88.72'	S 76°14'49" E	1°45'22"

PVA ID: 079-00-005
HUBERT I. BERGEN, SR., TRUST
LOIS A. BERGEN TRUST
708 BEARDS LANE
BAGDAD, KY 40003
DB 278 PG 615
ZONE A

CERTIFICATION OF AVAILABILITY OF WATER SERVICES:

I HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION SHOWN HEREON LIES WITHIN THE SERVICE AREA OF NORTH SHELBY WATER DISTRICT AND THAT SAID UTILITY HAS THE CAPACITY TO SUPPLY WATER TO THE PROPOSED SUBDIVISION, SUBJECT TO THE WATER DISTRIBUTION SYSTEM BEING INSTALLED WITHIN SAID SUBDIVISION. ACCORDING TO THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS THAT MAY APPLY, THEN WATER SERVICE SHALL BE SUPPLIED BY THIS AGENCY.

AUTHORIZED REPRESENTATIVE DATE

HEALTH DEPARTMENT CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION SHOWN HEREON IS SITUATED IN AN AREA GENERALLY SUITABLE FOR ON SITE SEWAGE DISPOSAL WITH EACH TRACT REQUIRING AN ON SITE EVALUATION TEST TO DETERMINE THE EXACT LOCATION AND TYPE OF SYSTEM TO BE INSTALLED.

HEALTH DEPARTMENT REPRESENTATIVE DATE

CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE:

I HEREBY CERTIFY THAT THIS PLAT OF MCGRAW FAMILY WEALTH TRUST PROPERTY LIES IN THE SERVICE AREA OF SHELBY ENERGY COOPERATIVE, INC AND SAID UTILITY HAS THE CAPACITY TO SUPPLY ADEQUATE ELECTRIC SERVICE TO SAID SUBDIVISION.

SHELBY ENERGY COOPERATIVE REPRESENTATIVE DATE

PVA ID: 079-00-006
GENERATION WEAKEY FARM, LLC
104 WICKFIELD DRIVE
LOUISVILLE, KY 40245
DB 520 PG 616
ZONE A

SOURCE OF TITLE:
MCGRAW FAMILY WEALTH TRUST
A) DB 524 PG 372
B) DB 524 PG 366
C) DB 569 PG 701

EXISTING STRUCTURE
ENCROACHES ON
BLDG SETBACK

EXISTING STRUCTURE NOTE
THIS EXISTING STRUCTURE IS A NONCONFORMING USE AS GOVERNED BY KRS 100.253 AND IS EXEMPT FROM THE BUILDING SETBACK LINES. ANY ADDITIONS TO THIS STRUCTURE SHALL BE SUBJECT TO THE BUILDING SETBACK LINES

LEGEND

○ 5/8" X 18" STEEL REBAR PIN W/ RED
PLASTIC SURVEY CAP BEARING PLS #4561 SET

△ MONUMENT FOUND

● SURVEY POINT (NO MONUMENT SET)

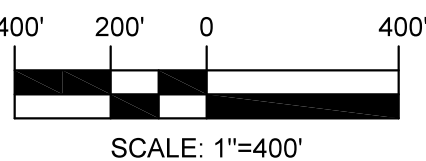
— BOUNDARY LINE OF OPTIC SURVEY
— ADJOINING PROPERTY BOUNDARY
LINE PER DEEDED DESCRIPTION
- - - BOUNDARY LINE TO BE ABOLISHED
- - - EASEMENT BOUNDARY
x x EXISTING FENCE

AGRICULTURAL PLAT MCGRAW FAMILY WEALTH TRUST PROPERTY

BENSON PIKE
SHELBYVILLE, SHELBY COUNTY, KENTUCKY
PVA PARCEL ID 070-00-014,A,B

PLAT REPRESENTS A BOUNDARY SURVEY
AND COMPLIES WITH 201 KAR 18:150

OWNER/CLIENT:
MCGRAW FAMILY WEALTH TRUST
1320 BELLWOOD AVENUE
LOUISVILLE, KENTUCKY 40204



PO BOX 872
LANCASTER, KY 40444

(859) 339-1401
www.opticpllc.com

DATE: 7/10/2024
SCALE: 1"=400'
DRAWN/CHECKED BY: EES/EES
JOB NUMBER: 158004

