

OWNER'S CERTIFICATION

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted herein, said property being (a portion of) the same property conveyed to me (us) by Mary Figs, Roberta Figs, et al. (See Also Sources of Title Hereon), by deed dated May 8, 1998, and recorded in Deed Book 232, page 654 in the Scott County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

Witness _____ Owner _____
 _____ Owner _____
 Address _____
 Date _____ Address _____

CERTIFICATION OF PROVISION OF WATER ONLY

I hereby certify that Kentucky American has facilities within the water distributions conveyance system to supply the property located at #5072 Newtown Pike (KY 922), that the water distribution system of said development meets the requirements of this agency and all other requirements of the proper distributions of water, and that Kentucky American shall supply said development with water service.

CERTIFICATION OF GIS DEPARTMENT APPROVAL

I hereby certify that the development plan or subdivision plat shown has been reviewed and found to comply with the digital submittal requirements set forth in the Subdivision and Development Regulations.

Date _____ GIS Analyst/Technician, Georgetown-Scott County Planning Commission

CERTIFICATION OF AVAILABILITY OF UTILITY SERVICES

I hereby certify that Kentucky Utilities shall supply the FIGGS property with electric services and that the proposed utility easements of said development meet the requirements of this agency and all other applicable requirements.

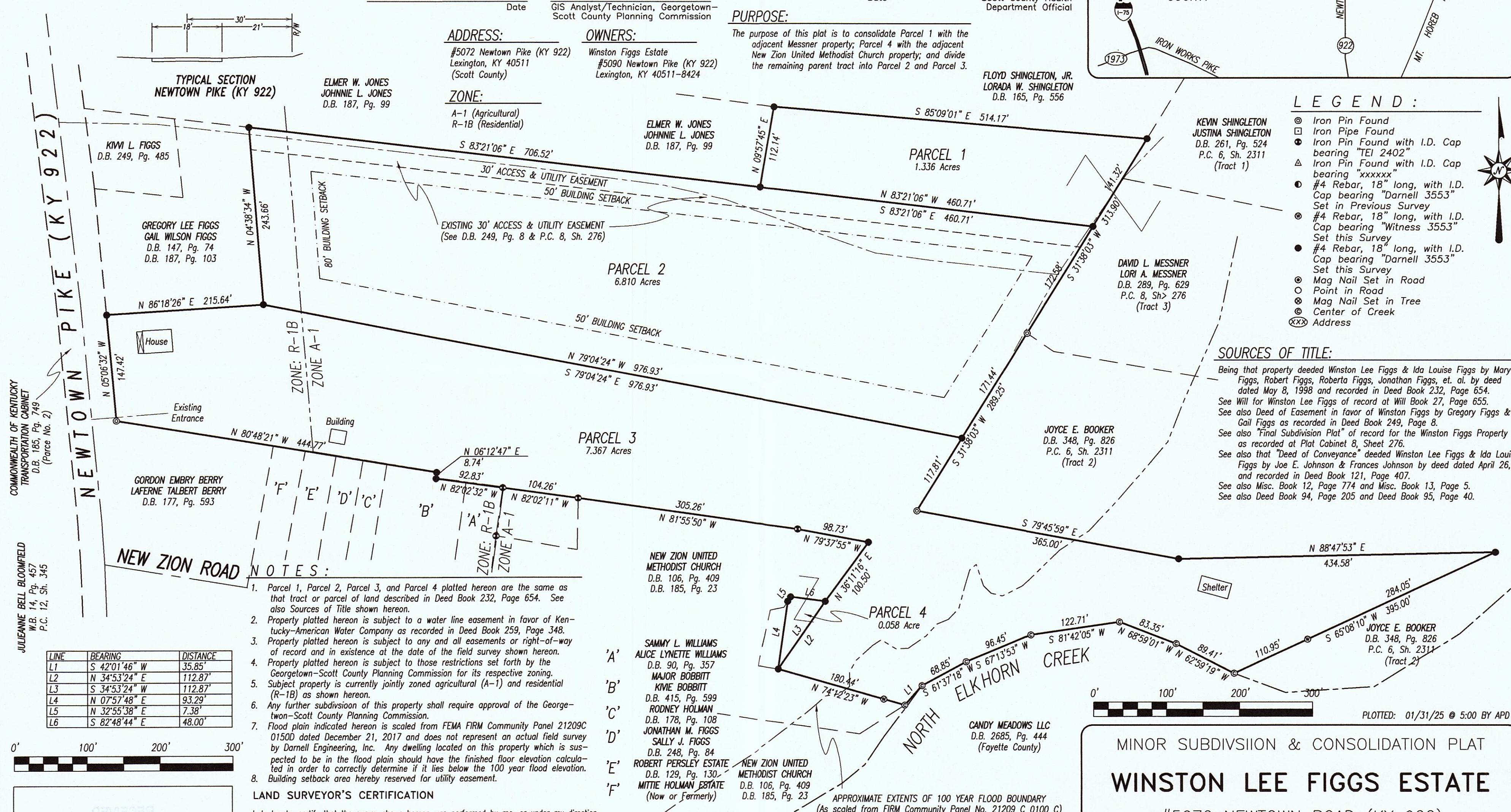
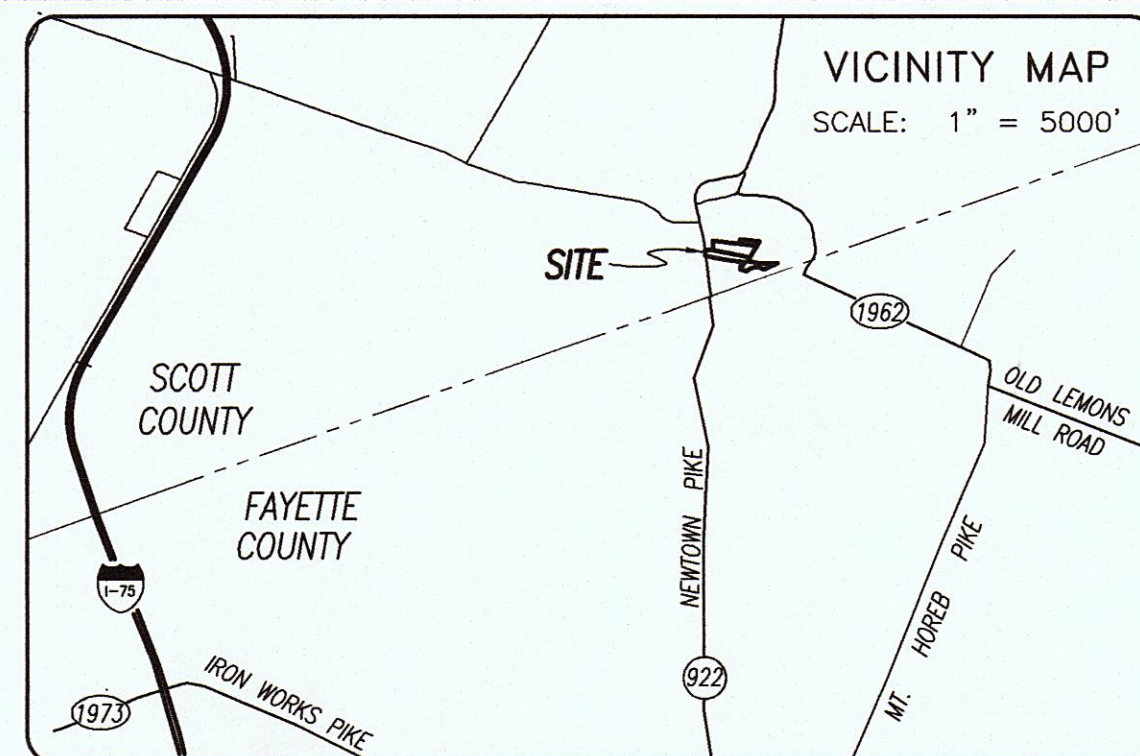
CERTIFICATION OF THE APPROVAL OF PRIVATE SEWERAGE SYSTEMS

I hereby certify that the private sewage disposal system installed, or proposed to be installed in the development entitled: Winston Lee Figs & Ida Louise Figs, et. al. fully meets the requirements of the Kentucky State Health Department and has been approved as shown hereon.

PURPOSE:

The purpose of this plat is to consolidate Parcel 1 with the adjacent Messner property; Parcel 4 with the adjacent New Zion United Methodist Church property; and divide the remaining parent tract into Parcel 2 and Parcel 3.

Date _____ Kentucky Utilities Representative _____
 Date _____ Scott County Health Department Official _____



- LEGEND:**
- ⊙ Iron Pin Found
 - ⊠ Iron Pipe Found
 - Iron Pin Found with I.D. Cap bearing "TEI 2402"
 - ▲ Iron Pin Found with I.D. Cap bearing "xxxxxx"
 - #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set in Previous Survey
 - #4 Rebar, 18" long, with I.D. Cap bearing "Witness 3553" Set this Survey
 - #4 Rebar, 18" long, with I.D. Cap bearing "Darnell 3553" Set this Survey
 - ⊙ Mag Nail Set in Road
 - Point in Road
 - ⊙ Mag Nail Set in Tree
 - ⊙ Center of Creek
 - ⊗ Address

SOURCES OF TITLE:
 Being that property deeded Winston Lee Figs & Ida Louise Figs by Mary Figs, Robert Figs, Roberta Figs, Jonathan Figs, et. al. by deed dated May 8, 1998 and recorded in Deed Book 232, Page 654. See Will for Winston Lee Figs of record at Will Book 27, Page 655. See also Deed of Easement in favor of Winston Figs by Gregory Figs & Gail Figs as recorded in Deed Book 249, Page 8. See also "Final Subdivision Plat" of record for the Winston Figs Property as recorded at Plat Cabinet 8, Sheet 276. See also that "Deed of Conveyance" deeded Winston Lee Figs & Ida Louise Figs by Joe E. Johnson & Frances Johnson by deed dated April 26, and recorded in Deed Book 121, Page 407. See also Misc. Book 12, Page 774 and Misc. Book 13, Page 5. See also Deed Book 94, Page 205 and Deed Book 95, Page 40.

- NOTES:**
- Parcel 1, Parcel 2, Parcel 3, and Parcel 4 platted hereon are the same as that tract or parcel of land described in Deed Book 232, Page 654. See also Sources of Title shown hereon.
 - Property platted hereon is subject to a water line easement in favor of Kentucky-American Water Company as recorded in Deed Book 259, Page 348.
 - Property platted hereon is subject to any and all easements or right-of-way of record and in existence at the date of the field survey shown hereon.
 - Property platted hereon is subject to those restrictions set forth by the Georgetown-Scott County Planning Commission for its respective zoning.
 - Subject property is currently jointly zoned agricultural (A-1) and residential (R-1B) as shown hereon.
 - Any further subdivision of this property shall require approval of the Georgetown-Scott County Planning Commission.
 - Flood plain indicated hereon is scaled from FEMA FIRM Community Panel 21209C 01500 dated December 21, 2017 and does not represent an actual field survey by Darnell Engineering, Inc. Any dwelling located on this property which is suspected to be in the flood plain should have the finished floor elevation calculated in order to correctly determine if it lies below the 100 year flood elevation.
 - Building setback area hereby reserved for utility easement.

LAND SURVEYOR'S CERTIFICATION
 I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the use of record documents and field survey measurements, and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. A portion of the boundary survey was performed by GPS equipment using RTK and static observations. Spectra SP 80 Base and Spectra SP 80 Rover were used for this survey, serial numbers of each are on file in the office of the surveyor. This survey meets or exceeds the accuracy requirements of a "Rural" survey as specified in 201 KAR 18:150 established by the Commonwealth of Kentucky; and bearings are rotated to Kentucky North Zone State Plane.

January 31, 2025 Date _____ P.O. Box 175
 Cynthia, Kentucky 41031

- LINETYPE LEGEND:**
- Survey Boundary
 - Road Centerline
 - - - Building Line
 - - - Adjacent Property Line
 - - - Entrance Driveway Centerline
 - - - Easement Line
 - - - Existing Overhead Utility Lines

MINOR SUBDIVISION & CONSOLIDATION PLAT
WINSTON LEE FIGGS ESTATE
 #5072 NEWTOWN ROAD (KY 922)

STATE OF KENTUCKY	SCALE 1" = 100'	DATE 04/16/24
ALLEN PATRICK DARNELL 3553	FILE NO. 24-5693	FILENAME FIGGSWINS3
LICENSED PROFESSIONAL LAND SURVEYOR	FIELD CREW JF/WR/AM	CRD FILE FIGGSWIN
	DRAWN BY APD	CHECKED BY APD

DARNELL ENGINEERING, INC.
 P.O. Box 175
 Cynthia, Kentucky 41031
 (859) 234-8957

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

LINE	BEARING	DISTANCE
L1	S 42°01'46" W	35.85'
L2	N 34°53'24" E	112.87'
L3	S 34°53'24" W	112.87'
L4	N 07°57'48" E	93.29'
L5	N 32°55'38" E	7.38'
L6	S 82°48'44" E	48.00'

