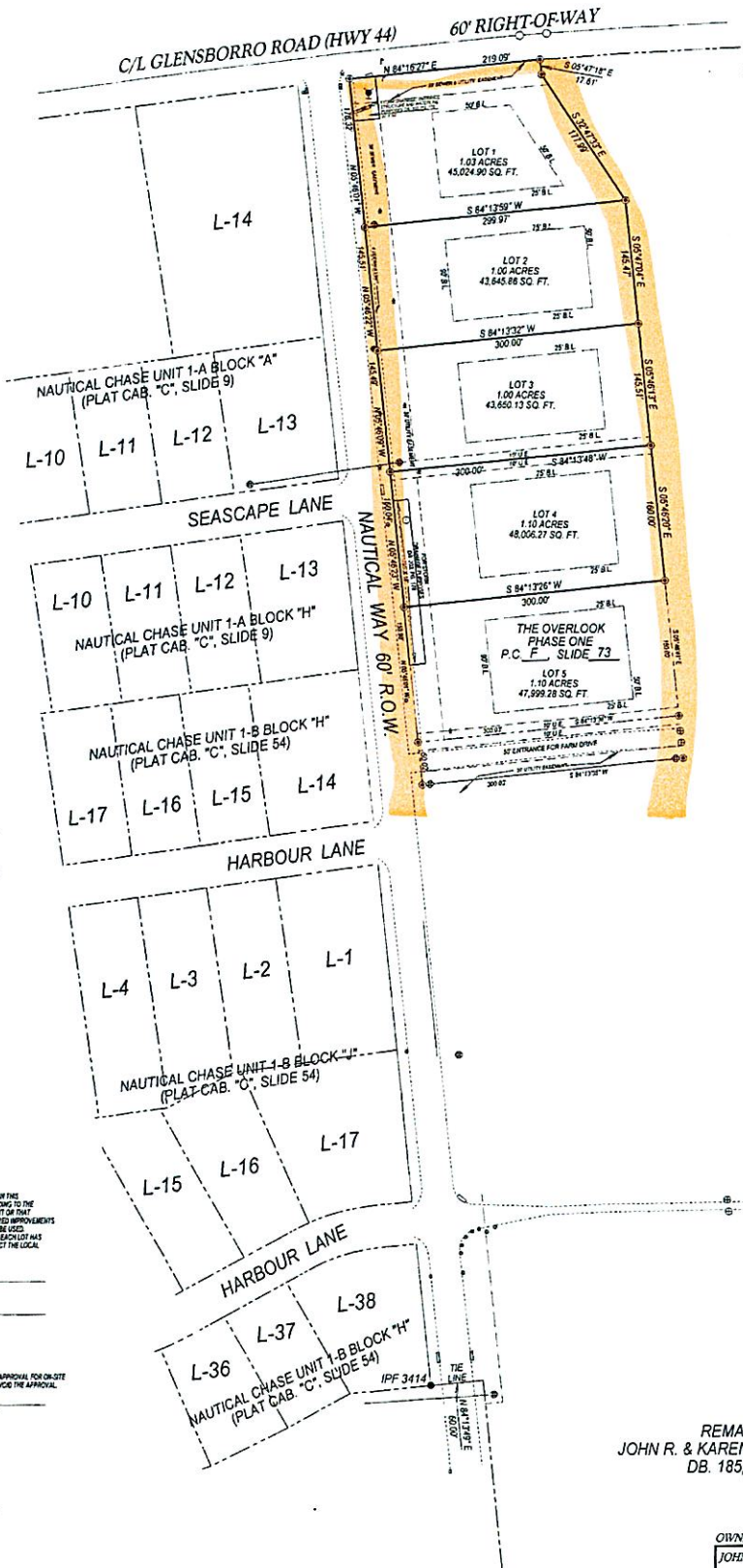
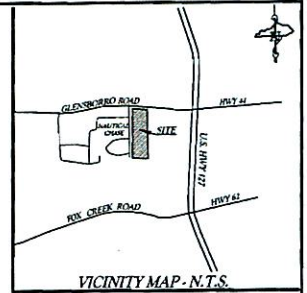




Scale 1" = 100'



- LEGEND**
- IPS IRON PIN SET (1/2"x18" REBAR WITH ID CAP# 3432)
 - IPF IRON PIN FOUND (SIZE AND TYPE STATED)
 - MAG NAIL SET (2 1/4" MAG NAIL W/ WASHER ID #3432)
 - PLAT CALL (NO MONUMENT FOUND OR SET)
 - UTILITY POLE
 - WATER METER
 - STORM DRAIN
 - FIRE HYDRANT
 - FLAG POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER EASEMENT STUB OUT
 - ATMOS GAS MARKER
 - SURVEYED BOUNDARY
 - ADJOINING BOUNDARIES
 - CENTERLINE ROADWAY (STATED)
 - OVERHEAD UTILITY LINE

PURPOSE: TO CREATE TRACTS 1, 2, 3, & 4 OUT OF THE JOHN AND SUE LITKENHUS PROPERTY DB. 185, PG. 203.

SITE DATA:

LOT 1	1.03 ACRES	(45,024.90 SQ. FT.)
LOT 2	1.00 ACRES	(43,645.86 SQ. FT.)
LOT 3	1.00 ACRES	(43,850.13 SQ. FT.)
LOT 4	1.10 ACRES	(48,006.27 SQ. FT.)

TOTAL SURVEYED AREA: 4.13 ACRES

ZONE: A-1

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT IN COMPLIANCE WITH EXISTING ZONING, RESIDUE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SPACE TO PUBLIC OR PRIVATE USE AS NOTED, AND UNDERSTAND AND AGREE TO ABIDE BY THE FOLLOWING RESTRICTIONS.

UTILITY EASEMENT RESTRICTIONS

THE SPACES OUTLINED BY DASHED LINES AND MARKED "UTILITY EASEMENTS" ARE HEREBY RESERVED FOR THE USE OF THE UTILITY COMPANIES FOR UTILITY PURPOSES, WHICH INCLUDE:

- 1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES AND OR UNDERGROUND CABLE SYSTEMS AND PIPES
- 2) THE RIGHT OF ACCESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED
- 3) THE RIGHT TO REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE AND
- 4) THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD TO MAINTENANCE OF PROPER SERVICE. NO PERMANENT STRUCTURE SHALL BE ERRECTED WITHIN THE EASEMENT. SHRUBBERY, FENCE, AND GARAGE MAY OCCUPY EASEMENTS AT OWNERS RISK.

THE EASEMENTS SHOWN ON THIS PLAT SHALL BE MAINTAINED AND PRESERVED IN THEIR PRESENT CONDITION AND NO ENCROACHMENT THEREON AND NO CHANGE OF GRADE OR ELEVATION SHALL BE MADE BY ANY PERSON OR LOT OWNER WITHOUT THE CONSENT, IN WRITING, OF THE UTILITIES OCCUPYING THE EASEMENT.

THERE EXISTS, BUT IS NOT SHOWN, A RYE (5 FOOT UTILITY EASEMENT ALONG EACH SIDE LOT LINE.

John R. Litkenhus 10/23/2024
OWNER DATE

Karen Sue Litkenhus 10/23/2024
OWNER DATE

KYNP 76439
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-26-27

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LAWRENCEBURG, ANDERSON COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCE, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

Ronald D. Dyer 10/24/24
CHAIRMAN DATE

LAWRENCEBURG, ANDERSON CO. PLANNING COMMISSION

REMAINDER
JOHN R. & KAREN SUE LITKENHUS
DB. 185, PG. 203

OWNER/CLIENT:
JOHN R. & KAREN SUE LITKENHUS
1551 BYPASS SOUTH
LAWRENCEBURG, KY 40342

ADDITIONAL NOTES:

PROPERTY OWNERSHIP INFORMATION PROVIDED HEREON IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E. ANDERSON COUNTY CLERK (DB. 185, PG. 203), ANDERSON COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION, OR THE APPROPRIATE GRAPHICAL REPRESENTATION OF SUCH ADJOINING PROPERTY LINES, INCLUDING EASEMENT, ETC.)

- SURVEY NOTES:**
- 1) THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL, CITY AND COUNTY ZONING ORDINANCES.
 - 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 3) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE RECORDS OF RECORD THAT THE COUNTY CLERK OF THE PROPERTY VALUATION OFFICE MAY HAVE.
 - 4) THIS SURVEY COMPLETES WITH 201 KAR 18:130.

NOTE FOR THE DEPARTMENT OF TRANSPORTATION APPROVAL FOR ACCESS TO A STATE / FEDERAL HIGHWAY

THE APPROVAL OF THESE PARCELS DOES NOT GUARANTEE ACCESS BY THIS TRACT TO EACH TRACT TO THE ADJACENT PUBLIC RIGHT-OF-WAY. AN ENTRANCE / ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION DISTRICT SEVEN OFFICE.

ENCROACHMENT PERMIT
DEPARTMENT OF HIGHWAYS
PERMIT NO. N/A

CERTIFICATE OF STREETS AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE APPLICABLE SPECIFICATIONS AND THE KENTUCKY STATE HEALTH DEPARTMENT OF THAT A SECURITY BOND HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT. IN CASE OF DEFAULT, THESE IMPROVEMENTS ARE TO BE USED AS NOTED. THAT ALTHOUGH THE SUBDIVISION AREAS HAVE BEEN SITE EVALUATED, EACH LOT HAS NOT BEEN INDIVIDUALLY PERMITTED AND THE LANDOWNER SHOULD CONTACT THE LOCAL HEALTH AUTHORITY PRIOR TO BUILDING CONSTRUCTION.

[Signature] HEALTH SUPERVISOR
[Signature] HEALTH DISTRICT
LOCAL HEALTH AUTHORITY HEALTH DISTRICT

CERTIFICATE OF ON-SITE SEWAGE DISPOSAL

THE LOT OF LOTS CONTAINED WITHIN THIS PLAT HAVE BEEN EVALUATED AND APPROVAL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS. ANY CHARGES FROM THE ORIGINAL PLAT WILL HOLD THE APPROVAL.

LOCAL HEALTH AUTHORITY DATE

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION. 100% OF THIS SURVEY WAS COMPLETED BY METHOD OF FREED RITE GNSS OBSERVATIONS USING SINGLE FREQUENCY RECEIVERS, A SPECTRA SPREAD BASE AND A SPECTRA LINES POWER, WITH AN UNADJUSTED RELATIVE HORIZONTAL ACCURACY OF 3.0 CM + 1 MM PER KM AND HAS NOT BEEN ADJUSTED. THIS IS AN URBAN CLASS SURVEY. THE BASIS FOR BEASING IS KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE, NAD 83, GEOIDAL). ALL MONUMENTS HAVE BEEN SET AS SHOWN ON FINAL PLAT.

BEAR PHILLIPS, P.L.L.C. DATE

DPS
LAND SURVEYORS, INC.
DAN PHILLIPS
1138 BEAR CREEK ROAD
LAWRENCEBURG, KY. 40342
LAWRENCEBURG: 1-502-859-5534
EMAIL:
dpslandsurveying@gmail.com

JOB NO. 23-025PHASETWO

FIELD COMPLETION DATE: 07-16-2024

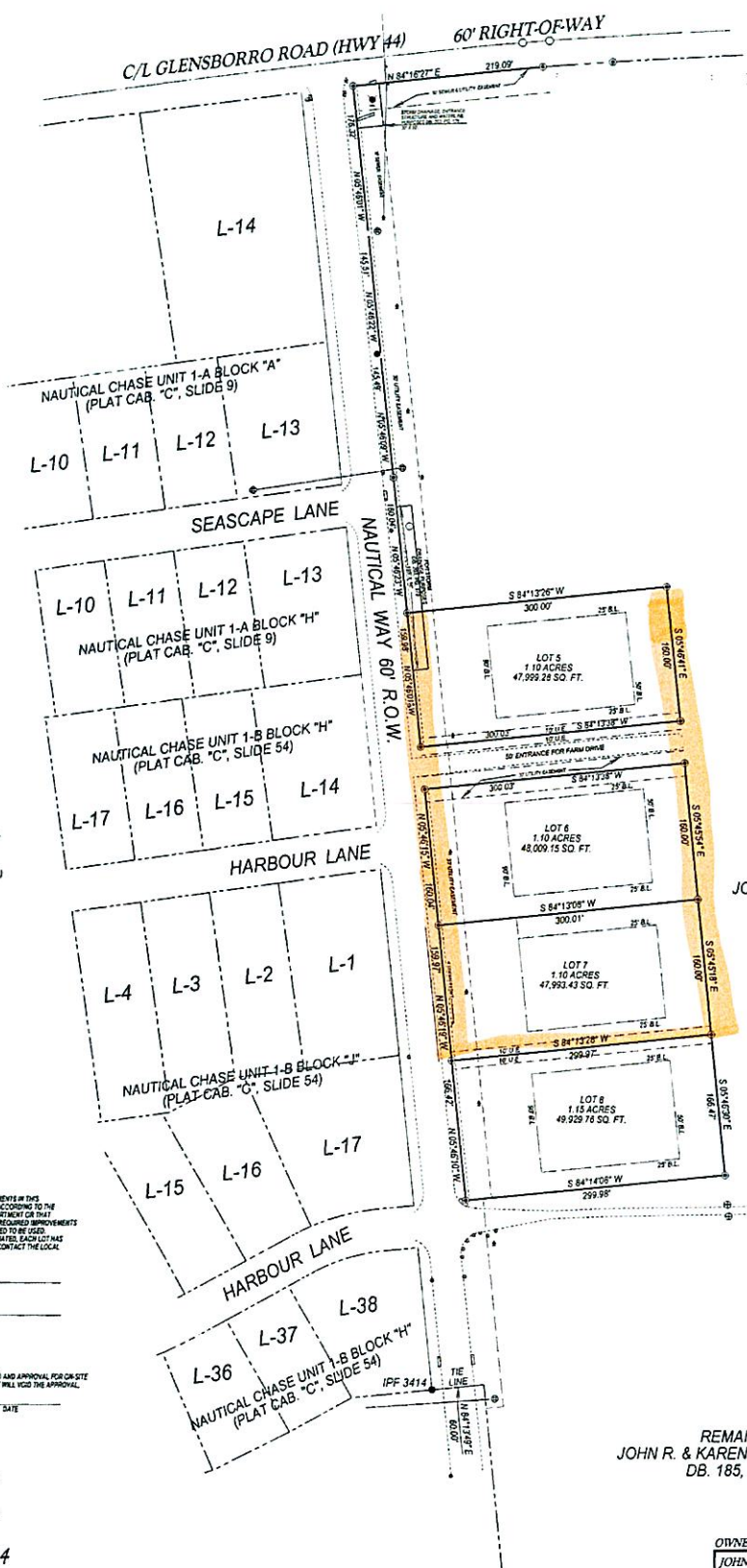
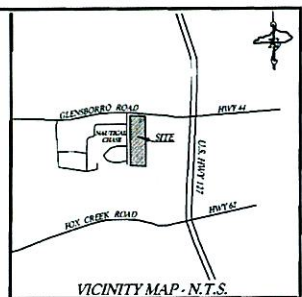
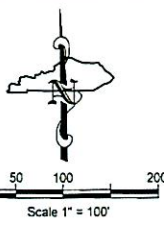
PLAT COMPLETION DATE: 07-31-2024

DRAWN BY: DAN/AUSTIN

CHECKED BY: DAN PHILLIPS

MINOR SUBDIVISION PLAT
OF
THE OVERLOOK
PHASE TWO
LOCATED ON
NAUTICAL WAY
LAWRENCEBURG, KY 40342
SOURCE: S.D.B. 185, PG. 203
ANDERSON COUNTY, KENTUCKY

DOCUMENT NO. 281512
RECORDED: October 28, 2024 03:52:00 PM
TOTAL FEES: \$50.00
COUNTY CLERK: JASON DENNY
DEPUTY CLERK: JAMIE PHILLIPS
COUNTY: ANDERSON COUNTY
BOOK: PCF PAGES: 81 - 81



- LEGEND**
- IPS IRON PIN SET (1/2"x16" REBAR WITH ID CAP# 3432)
 - IPF IRON PIN FOUND (SIZE AND TYPE STATED)
 - MAG NAIL SET (2 1/4" MAG NAIL, W/ WASHER ID #3432)
 - PLAT CALL (NO MONUMENT FOUND OR SET)
 - UTILITY POLE
 - WATER METER
 - STORM DRAIN
 - FIRE HYDRANT
 - FLAG POLE
 - SANITARY SEWER TAPS
 - ATMOS GAS MARKER
 - SURVEYED BOUNDARY
 - ADJOINING BOUNDARIES
 - CENTERLINE ROADWAY (STATED)
 - OVERHEAD UTILITY LINE

PURPOSE: TO CREATE TRACTS 5, 6, 7, & 8 OUT OF THE JOHN AND SUE LITKENHUS PROPERTY DB. 185, PG. 203.

SITE DATA:

LOT 5	1.10 ACRES	(47,999.28 SQ. FT.)
LOT 6	1.10 ACRES	(48,009.15 SQ. FT.)
LOT 7	1.10 ACRES	(47,999.43 SQ. FT.)
LOT 8	1.15 ACRES	(49,929.76 SQ. FT.)

TOTAL SURVEYED AREA: 4.45 ACRES

REMAINDER
JOHN R. & KAREN SUE LITKENHUS
 DB. 185, PG. 203

ZONE A-1

ADDITIONAL NOTES:
 PROPERTY OWNERSHIP INFORMATION PROVIDED HEREIN IS BASED ON INFORMATION OBTAINED FROM READILY AVAILABLE SOURCES (I.E. ANDERSON COUNTY CLERK [DB. 185, PG. 203], ANDERSON COUNTY PVA, ETC.). THEREFORE, NO WARRANTY IS PROVIDED REGARDING THE ACCURACY OF OWNERSHIP INFORMATION, OR THE APPROXIMATE GRAPHICAL REPRESENTATION OF SUCH ADJOINING PROPERTY LINES, INCLUDING EASEMENTS, ETC.)

SURVEY NOTES:
 1) THIS SURVEY IS SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 3) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INADEQUATE RECORDS OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION SERVICE MAY HAVE MADE.
 4) THIS SURVEY COMPLETES WITH 2011 KAR 16.030.

NOTE FOR THE DEPARTMENT OF TRANSPORTATION APPROVAL FOR ACCESS TO A STATE/FEDERAL HIGHWAY:
 THE APPROVAL OF THIS PLAT (THESE PARCELS) DOES NOT GUARANTEE ACCESS BY THIS PLAT TO EACH TRACT TO THE ADJACENT PUBLIC RIGHT-OF-WAY. AN ENCUMBRANCE ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION, DISTRICT SEVEN OFFICE.

ENCROACHMENT PERMIT:
 DEPARTMENT OF HIGHWAYS
 PERMITS BRANCH
 ENCROACHMENT PERMIT NO. **N/A**

CERTIFICATE OF STREETS AND UTILITIES
 I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN THIS SUBDIVISION HAVE BEEN Laid IN AN ACCEPTABLE MANNER AND ACCORDING TO THE APPLICABLE SPECIFICATIONS AND THE KENTUCKY STATE HEALTH DEPARTMENT OR THAT A SECURITY BOND HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE CASE OF DEFAULT. WHERE SEWER TANK SYSTEMS ARE PROPOSED TO BE Laid, NOTE THAT ALSO UNDER THE SUBDIVISION AREA HAS BEEN SITE EVALUATED. EACH LOT HAS NOT BEEN INDIVIDUALLY TESTED AND THE LANDOWNER SHOULD CONTACT THE LOCAL HEALTH AUTHORITY PRIOR TO BEGGINING CONSTRUCTION.

ROAD SUPERVISOR: WATER DISTRICT
LOCAL HEALTH AUTHORITY: SEWER DISTRICT

CERTIFICATE OF ON-SITE SEWAGE DISPOSAL:
 THE LOT OR LOTS CONTAINED WITHIN THIS PLAT HAVE BEEN EVALUATED AND APPROVAL FOR ON-SITE SEWAGE DISPOSAL SYSTEMS. ANY CHANGES FROM THE ORIGINAL PLAT WILL VOID THE APPROVAL.
LOCAL HEALTH AUTHORITY: DATE

SURVEYORS CERTIFICATE:
 I, DAN PHILLIPS, HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION, 100% OF THIS SURVEY WAS COMPLETED BY METHOD OF FIXED STAR POINT OBSERVATIONS USING SINGLE FREQUENCY RECEIVER, A SPECTRA SPIN BASE AND A SPECTRA SPIN SERVO WITH AN UNADJUSTED RELATIVE POSITIONAL ACCURACY OF 1/25 FT. + 100 PPM AND HAS NOT BEEN ADJUSTED. THIS IS AN OPEN CLASS SURVEY. THE BASIS FOR MEASUREMENT IS KENTUCKY STATE PLANE COORDINATE SYSTEM SINGLE ZONE, NAD 83. GEODETIC ALL MONUMENTS HAVE BEEN SET AS SHOWN ON THIS PLAT.

Dan Phillips 09-17-2024
 DAN PHILLIPS, P.L.S. 35431 DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT IN COMPLIANCE WITH EXISTING ZONING, DEEDS, ETC. ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SPACE TO PUBLIC OR PRIVATE USE AS NOTED, AND UNDERSTAND AND AGREE TO ABIDE BY THE FOLLOWING RESTRICTIONS:

UTILITY EASEMENT RESTRICTIONS
 THE SPACES OUTLINED BY DASHED LINES AND MARKED "UTILITY EASEMENTS" ARE HEREBY RESERVED FOR THE USE OF THE UTILITY COMPANIES FOR UTILITY PURPOSES, WHICH INCLUDE:

- 1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, OR REBUILD POLE LINES AND OR UNDERGROUND CABLE SYSTEMS AND TRENCHES.
- 2) THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM SAID EASEMENTS INDICATED.
- 3) THE RIGHT TO REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE AND
- 4) THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT MAY CREATE A HAZARD TO MAINTENANCE OF PROPER SERVICE. NO PERMANENT STRUCTURE SHALL BE ERECTED WITHIN THE EASEMENT. SHRUBBERY, FENCES, AND GARDENS MAY OCCUPY EASEMENTS AT OWNERS RISK.

THE EASEMENTS SHOWN ON THIS PLAT SHALL BE MAINTAINED AND PRESERVED IN THEIR PRESENT CONDITION AND NO ENCROACHMENT THEREON AND NO CHANGE OF GRADE OR ELEVATION SHALL BE MADE BY ANY PERSON OR LOT OWNER WITHOUT THE CONSENT, IN WRITING, OF THE UTILITIES OCCUPYING THE EASEMENT. IF SUCH UTILITIES EXIST, BUT IS NOT SHOWN, A FIVE (5) FOOT UTILITY EASEMENT ALONG EACH SIDE OF LINE.

OWNER: John R. Litkenhus 9/17/2024
DATE:
OWNER: Karen Sue Litkenhus 9/17/2024
DATE:
BY COMMISSION EXPIRES: 07-26-2027

REMAINDER
JOHN R. & KAREN SUE LITKENHUS
 DB. 185, PG. 203

CERTIFICATE OF PLAT APPROVAL
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR LAWRENCEBURG/ANDERSON COUNTY, KENTUCKY, WITH THE EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.
CHAIRMAN OF THE CHAIRMAN: [Signature] 9/17/24
DATE:
 LAWRENCEBURG/ANDERSON CO. PLANNING COMMISSION

OWNER/CLIENT:
 JOHN R. & KAREN SUE LITKENHUS
 1581 BYPASS SOUTH
 LAWRENCEBURG, KY 40342

DPS
LAND SURVEYORS, INC.
DAN PHILLIPS
 1138 BEAR CREEK ROAD
 LAWRENCEBURG, KY. 40342
 LAWRENCEBURG: 1-502-859-5534
 EMAIL: dpslandsurveying@gmail.com



JOB NO. 23-025PHASEONE
FIELD COMPLETION DATE: 07-16-2024
PLAT COMPLETION DATE: 07-31-2024
DRAWN BY: DAN/AUSTIN
CHECKED BY: DAN PHILLIPS

MINOR SUBDIVISION PLAT
 OF
THE OVERLOOK
 PHASE ONE
 LOCATED ON
 NAUTICAL WAY
 LAWRENCEBURG, KY 40342
 SOURCE(S): DB. 185, PG. 203
ANDERSON COUNTY, KENTUCKY

DOCUMENT NO: 230357
RECORDED: September 19, 2024 09:24:00 AM
TOTAL FEES: \$50.00
COUNTY CLERK: JASON DENNY
DEPUTY CLERK: JAIME PHILLIPS
COUNTY: ANDERSON COUNTY
BOOK: PCF PAGES 73 - 73