

**RECORDING CERTIFICATE**

STATE OF KENTUCKY } SCT.  
EDMONSON COUNTY }  
I, BUTCH CARROLL, CLERK OF EDMONSON COUNTY DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ FILED TO BE KEPT ON FILE WITH THIS AND THE FOREGOING CERTIFICATE DULY RECORDED IN MY OFFICE ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

FILED: \_\_\_\_\_ AM \_\_\_\_\_ PM  
TIME: \_\_\_\_\_  
BUTCH CARROLL, EDMONSON CO. CLERK

BY: \_\_\_\_\_  
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

**CERTIFICATION OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND RECORDED IN DEED BOOK 197 PAGE 471, DATED SEPTEMBER 7, 2007 AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREET ALLEYS, WALKS, PARKS AND OTHER OPEN AREAS TO PUBLIC OR PRIVATE USE AS SHOWN IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF EDMONSON COUNTY, KENTUCKY, UNLESS OTHERWISE NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF AVAILABILITY OF ELECTRIC SERVICE**

I HEREBY CERTIFY THAT \_\_\_\_\_ SHALL SUPPLY THE SUBDIVISION WITH ELECTRIC SERVICE.

ENGINEER OR APPROPRIATE AUTHORITY OF THE AGENCY \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF THE EDMONSON COUNTY HEALTH DEPARTMENT**

SANITARY SEWER IS REQUIRED FOR THE PROPOSED SUBDIVISION, AREA, OR TRACT.

TENTATIVE APPROVAL FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS WITHIN THE PROPOSED SUBDIVISION, AREA, OR TRACT IS DENIED.

TENTATIVE APPROVAL FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS WITHIN THE PROPOSED SUBDIVISION AS A WHOLE OR FOR SPECIFIC TRACTS OR AREAS WITHIN THE SUBDIVISION IS HEREBY GRANTED. THE APPROVAL SHALL NOT BE CONSIDERED AS AN APPROVAL FOR ANY SPECIFIC LOT OR SITE FOR SYSTEM INSTALLATION. EACH INDIVIDUAL LOT OR SITE MUST STAND ON ITS OWN MERIT FOR APPROVAL OR DISAPPROVAL FOR ON-SITE SEWAGE DISPOSAL SYSTEM USE.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE EDMONSON JOINT CITY-COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE APPROPRIATE AUTHORITY.

RALPH ANDERSON, JR., P.L.S. #1838 DATE \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS & UTILITIES**

I HEREBY CERTIFY THAT ALL STREETS, CONSTRUCTION PLANS FOR ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN SUBDIVISION DO MEET THE COUNTY SPECIFICATIONS.

RALPH ANDERSON, JR., P.E. #897 DATE \_\_\_\_\_

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY SPECIFICATIONS IN \_\_\_\_\_ SUBDIVISION.

RALPH ANDERSON, JR., P.E. #897 DATE \_\_\_\_\_

**CERTIFICATION OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF EDMONSON COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCE, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE EDMONSON COUNTY CLERK.

CHAIR OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF WATER SERVICE**

CHECK ALL THAT APPLY:

WATER MAINS EXIST AND ARE LOCATED SUCH THAT DOMESTIC WATER MAY BE AVAILABLE FOR THE USE OF THE PROPOSED SUBDIVISION, AREA OR TRACTS. WATER SERVICES WILL BE PROVIDED AS PER CURRENT POLICIES.

WATER MAINS EXIST AND ARE LOCATED SUCH THAT DOMESTIC WATER MAY BE AVAILABLE FOR THE USE OF THE PROPOSED SUBDIVISION, AREA OR TRACTS. EACH LOT OR TRACT WILL BE PROVIDED OR DENIED WATER SERVICES BASED ON THE AVAILABILITY OF PROPER PRESSURES AND FLOWS AT THE TIME OF APPLICATION FOR SERVICE.

THE PROPOSED WATER DISTRIBUTION SYSTEM FOR THE SUBDIVISION SHOWN HEREON MEETS THE REQUIREMENTS OF THIS AGENCY AND ALL OTHER REQUIREMENTS FOR THE PROPERTY DISTRIBUTION OF DOMESTIC WATER. WATER SERVICES WILL BE PROVIDED AS PER OUR CURRENT POLICIES WHEN THE WATER MAINS ARE INSTALLED AND ACCEPTED IN THE SYSTEM.

NO WATER MAINS EXIST FOR THE DISTRIBUTION OF DOMESTIC WATER. THE EDMONSON COUNTY WATER DISTRICT WILL NOT PROVIDE WATER SERVICES UNLESS SUCH TIME THAT MAINS ARE INSTALLED. THE WATER DISTRICT SHALL NOT BE OBLIGATED TO PAY FOR THE INSTALLATION OF THE REQUIRED MAINS. MAINS SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF THIS AND ALL OTHER GOVERNING AUTHORITIES.

OTHER \_\_\_\_\_

AUTHORIZED SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
EDMONSON COUNTY WATER DISTRICT

**DEED RESTRICTIONS**

THE PURPOSE FOR THESE RESTRICTIVE COVENANTS IS TO CREATE AND MAINTAIN A NEAT NEIGHBORHOOD OF MINIMUM STANDARDS AS FOLLOWS AND TO PROTECT EVERY PROPERTY OWNER IN THIS DEVELOPMENT. THESE RESTRICTIONS SHALL BE BINDING UPON ALL FUTURE OWNERS.

- 1) ALL LOTS IN THIS DEVELOPMENT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS FOR SINGLE FAMILY HOUSES.
- 2) ALL STRUCTURES SHALL BE CONSTRUCTED WITH EXTERIORS APPROVED BY DEVELOPER.
- 3) DETACHED GARAGES OR STORAGE BUILDINGS WILL BE PERMITTED IF THE DESIGN IS APPROVED BY THE DEVELOPER. ONLY ONE DETACHED BUILDING WILL BE ALLOWED PER LOT, UNLESS OTHERWISE DETERMINED BY DEVELOPER.
- 4) NO LOT SHALL BE USED FOR COMMERCIAL USE.
- 5) NO TRAILER, BASEMENT, TENT, SHACK, BARN OR OTHER OUTBUILDING ERECTED ON THE TRACT SHALL BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.
- 6) RESIDENTIAL DWELLING IS SET AT A MINIMUM OF 1200 SQUARE FEET.
- 7) PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE DEVELOPER.
- 8) THERE WILL BE NO NEW OR USED CAR LOTS, GARAGES, JUNK YARDS, IMMOBILE TRUCKS, CARS, ETC., STORED ON THE PROPERTY HEREIN CONVEYED.
- 9) THE DEVELOPMENT SHALL ALSO RESTRICT THE PROPERTY OWNER FROM THE PARKING OF TRACTOR-TRAILER TRUCKS, HEAVY FARM EQUIPMENT (50 HORSEPOWER OR LESS TRACTORS FOR GARDENS AND ATTACHMENTS ARE EXCLUDED), TRAILERS, MOBILE HOMES, ANY MANUFACTURED HOUSING, OR ANY OTHER USE THAT WOULD BE UNSIGHTLY TO THE NEIGHBORHOOD AS DETERMINED BY THE DEVELOPER.
- 10) THE MOVING OF A COMPLETED HOUSE OR OTHER BUILDING FROM ANOTHER LOCATION IS NOT PERMITTED, INCLUDING MANUFACTURED OR MODULAR HOMES.
- 11) ANY FENCING SHALL NOT BE INSTALLED BEYOND THE FRONT CORNER OF THE HOUSE AND SHALL NOT EXCEED 6 FEET IN HEIGHT. THE FENCING SHALL BE MAINTAINED AND PAINTED OR STAINED IF CONSTRUCTED OF WOOD MATERIALS IN A MANNER TO IMPROVE THE CHARACTER OF THE NEIGHBORHOOD.
- 12) PURCHASERS OF THESE LOTS SHALL BE RESPONSIBLE FOR INSTALLING ADEQUATE CULVERT TILE AND GRAVEL TO AVOID DAMAGE TO THE ROAD, DITCH LINE, AND GRASS.
- 13) IT IS THE DESIRE OF THE DEVELOPER TO PRESERVE THE NATURAL VEGETATION OF MOUNTAINDIER BLUFFS TO THE GREATEST EXTENT POSSIBLE AND TO PRECLUDE THE CUTTING OF TREES UNNECESSARILY. THEREFORE, NO TREES, SHRUBS OR OTHER VEGETATION SHALL BE REMOVED FROM ANY LOT WITHOUT APPROVAL FROM THE DEVELOPER.
- 14) EACH LOT OWNER WILL KEEP APPEARANCE OF LOT ACCEPTED TO DEVELOPER.
- 15) NO NOXIOUS OR OFFENSIVE ACTIVITIES SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE AN ANNOYANCE OR NUISANCE TO NEIGHBORING LOT OWNERS.
- 16) NO MORE THAN TWO DOGS OR TWO CATS SHALL BE PERMITTED PER HOUSEHOLD AND THEY SHALL BE CONFINED TO THE OWNERS' LOT. ANY OUTSIDE DWELLING PET SHALL BE CONTROLLED BY LEASH OR PEN. NO FOWL, LIVESTOCK OR ANY OTHER ANIMALS SHALL BE PERMITTED.
- 17) NO ANIMALS ARE TO BE RAISED FOR COMMERCIAL PURPOSES ON SAID PROPERTY.
- 18) OWNERS OF SAID LOTS WILL COMPLY WITH ALL RULES AND REGULATIONS OF THE EDMONSON COUNTY HEALTH DEPARTMENT AND THE KENTUCKY STATE BOARD OF HEALTH.
- 19) OWNERS OF SAID LOTS WILL HAVE TO PAY FOR DAMAGE DONE TO THE ROAD DURING CONSTRUCTION ON THEIR LOT.
- 20) THERE WILL BE A \$300 ANNUAL FEE FOR THE MAINTENANCE OF ROADS, COMMON AREAS, GATES, AND RIGHT-OF-WAYS. IN CASE OF NON-PAYMENT, THERE WILL BE AN ADDITIONAL 8% PER ANNUM FROM DUE DATE AND A LIEU WILL BE OBTAINED ON SAID LOT.
- 21) LOT OWNERS SHALL FORM AN ASSOCIATION WHEN 75% OF LOTS ARE SOLD AND SHALL TAKE OVER THE RESPONSIBILITY OF MAINTENANCE OF ALL ROADS, COMMON AREAS, GATES AND RIGHT-OF-WAYS.
- 22) IF AT ANY TIME THERE IS A DISPUTE OVER THESE RESTRICTIONS, THE DEVELOPER SHALL HAVE THE FINAL SAY.
- 23) THESE RESTRICTIONS SHALL BE BINDING UPON ALL LOTS IN MOUTARDIER BLUFFS, THEIR HEIRS AND ASSIGNS.
- 24) VEHICULAR WEIGHT LIMIT WITHIN THIS SUBDIVISION SHALL BE 16000 LBS.
- 25) LOT 1 OF HONACRES LLC COMMERCIAL SUBDIVISION IS HEREBY EXCEPTED FROM THESE PLAT RESTRICTIONS.

**LEGEND**

BOUNDARY LINE (THIS SURVEY) \_\_\_\_\_

FENCELINE \_\_\_\_\_

EASEMENT \_\_\_\_\_

YELLOW LINE \_\_\_\_\_

IRON PIN (SET) \_\_\_\_\_

STONE (FOUND) \_\_\_\_\_

GOVERNMENT MONUMENT (FOUND) \_\_\_\_\_

FIRE HYDRANT \_\_\_\_\_

UTILITY POLE \_\_\_\_\_

TREE MONUMENT (DBL HACKED) \_\_\_\_\_

CONTOURS \_\_\_\_\_

INDETERMINATE CONTOURS \_\_\_\_\_

PROPOSED CONTOURS \_\_\_\_\_

**NOTES:**

- 1) N 45°41'00" W USED TO BEGIN SURVEY AS PER US GOVERNMENT BOUNDARY LINE AT NOLIN LAKE, VOLUME 1 PG 558.
- 2) TOTAL AREA = 66,508 ACRES.
- 3) THIS SURVEY IS SUBJECT TO ANY EXISTING RIGHT-OF-WAYS OR EASEMENTS.
- 4) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 5) SOURCE OF TITLE DEED BOOK 197 PAGE 471.
- 6) ALL IRON PINS (SET) ARE 18" X 1/2" REBAR WITH YELLOW, PLASTIC CAPS STAMPED "ANDERSON 1838".
- 7) ALL TREE MONUMENTS ARE DOUBLE HACKED.

**SURVEYOR'S CERTIFICATE**

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 SIGHTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WERE 1/35,417 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

RALPH ANDERSON, JR., P.L.S. #1838 DATE \_\_\_\_\_

**LINE TABLE**

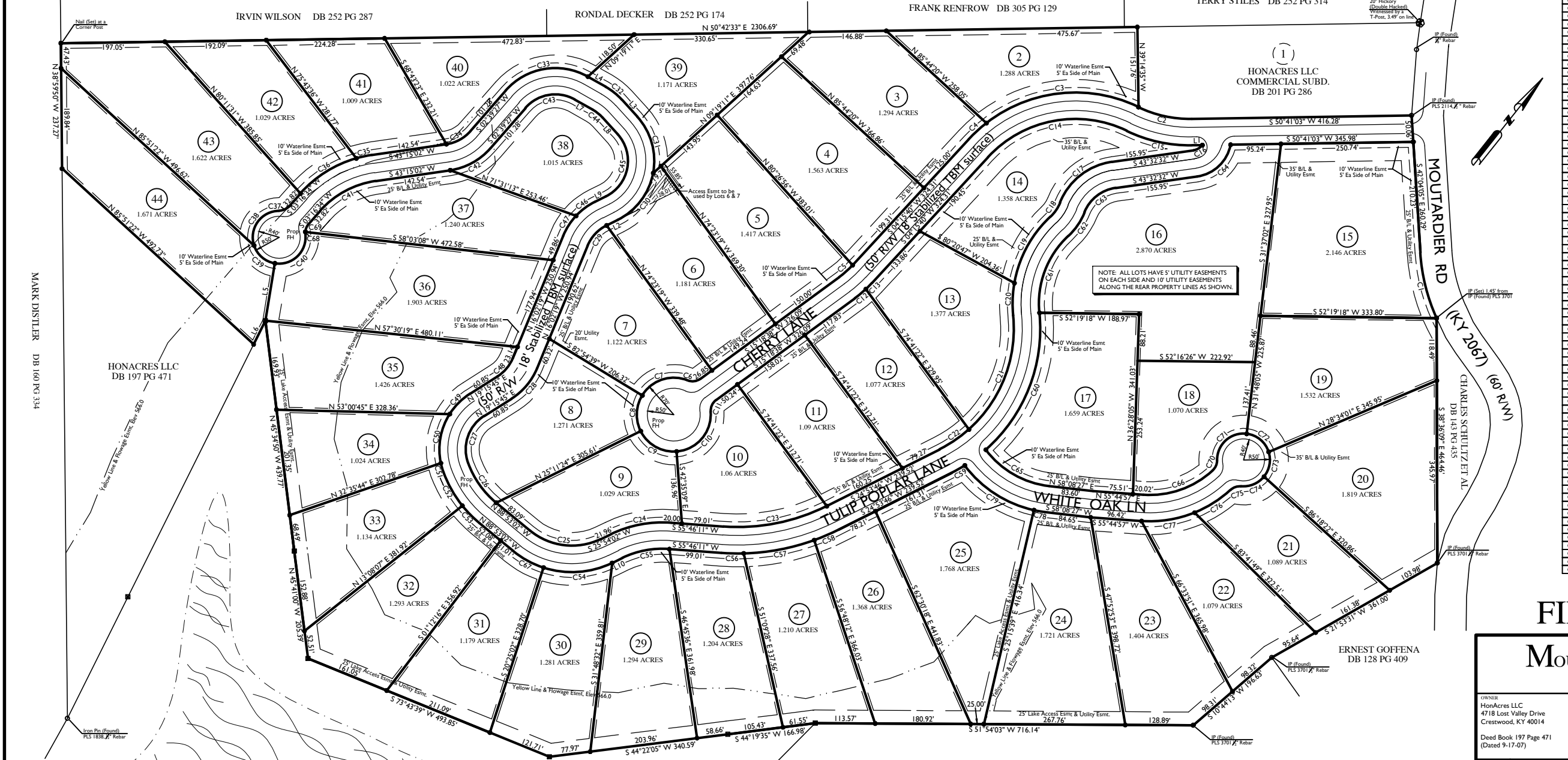
LINE	BEARING	DISTANCE
L1	N 50°41'03" W	10.20
L2	S 25°12'45" W	23.34
L3	S 80°40'17" E	42.70
L4	N 81°02'02" E	38.80
L5	N 29°01'20" W	110.32
L6	N 11°57'56" W	40.92
L7	S 80°40'17" E	42.70
L8	N 81°02'02" E	38.80
L9	N 80°40'17" W	42.70
L10	N 25°12'45" E	23.34
L11	S 25°54'02" W	21.96

**EXHIBIT ONLY**

RALPH ANDERSON, JR., P.L.S. #1838 DATE \_\_\_\_\_

**CURVE TABLE**

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	85.27	S 23°22'39" W	122.85
C2	725.00	S 64°00'36" W	104.72
C3	275.00	N 45°33'04" E	289.70
C4	275.00	N 09°00'50" E	45.57
C5	175.00	S 09°47'09" W	33.70
C6	25.00	S 44°53'56" W	24.88
C7	70.00	N 33°13'56" E	90.59
C8	70.00	N 33°56'58" W	67.57
C9	70.00	S 81°18'08" W	78.06
C10	70.00	S 02°14'27" W	99.29
C11	25.00	N 18°48'39" W	24.33
C12	225.00	S 11°50'33" W	27.22
C13	225.00	S 06°19'04" W	16.15
C14	225.00	N 40°47'54" E	267.91
C15	275.00	S 64°00'36" W	126.77
C16	225.00	S 28°53'57" W	104.87
C17	125.00	N 13°32'54" E	125.00
C18	75.00	S 03°56'42" E	32.50
C19	225.00	N 09°58'37" W	143.11
C20	225.00	N 36°22'40" W	61.52
C21	225.00	S 17°12'10" E	211.77
C22	225.00	S 17°21'38" W	66.88
C23	375.00	S 40°19'59" W	199.63
C24	225.00	N 40°50'07" E	115.97
C25	125.00	S 58°30'30" W	134.72
C26	175.00	N 18°36'42" W	92.19
C27	75.00	N 10°32'18" W	93.99
C28	125.00	S 01°36'43" W	75.80
C29	75.00	N 04°33'13" E	52.84
C30	125.00	N 01°15'31" E	111.44
C31	125.00	S 44°53'56" W	111.44
C32	125.00	S 89°49'07" E	39.74
C33	125.00	N 41°50'44" E	157.97
C34	75.00	S 23°57'14" W	52.03
C35	225.00	N 39°22'27" E	30.29
C36	225.00	N 18°21'14" W	125.00
C37	25.00	S 27°22'16" W	20.41
C38	50.00	N 02°37'44" W	81.00
C39	50.00	N 87°52'38" W	51.73
C40	80.00	S 08°01'41" W	79.80
C41	175.00	S 23°15'48" E	119.63
C42	125.00	S 23°57'14" W	86.72
C43	75.00	N 41°50'44" E	94.78
C44	75.00	S 89°49'07" E	23.85
C45	75.00	S 27°43'46" E	119.70
C46	125.00	N 14°53'59" E	44.76
C47	125.00	N 03°43'33" W	44.76
C48	75.00	S 01°36'43" W	45.48
C49	125.00	N 06°40'01" E	54.52
C50	125.00	N 28°09'37" W	94.59
C51	125.00	N 18°21'56" W	17.32
C52	225.00	N 67°43'28" W	73.38
C53	225.00	N 83°59'48" W	46.16
C54	175.00	S 47°44'30" W	130.21
C55	175.00	S 40°50'07" E	90.20
C56	425.00	S 53°55'46" W	42.12
C57	425.00	S 40°52'59" W	135.99
C58	425.00	S 28°17'12" W	50.27
C59	305.00	S 23°12'07" W	28.67
C60	305.00	S 17°03'55" E	278.55
C61	175.00	N 17°50'04" E	155.63
C62	125.00	S 03°56'42" E	54.16
C63	75.00	S 13°32'34" W	75.00
C64	75.00	S 07°53'44" W	87.42
C65	175.00	S 17°03'55" E	138.30
C66	175.00	N 32°29'41" E	139.03
C67	175.00	S 80°20'58" W	65.38
C68	25.00	N 39°50'41" W	4.42
C69	25.00	N 15°45'00" W	16.30
C70	20.06	N 10°10'39" W	21.14
C71	50.00	N 09°31'45" E	75.22
C72	50.00	S 89°02'46" E	53.97
C73	50.00	S 27°47'48" E	47.87
C74	50.00	S 28°58'06" W	47.20
C75	225.00	S 32°09'30" W	21.14
C76	225.00	N 15°15'07" W	80.30
C77	225.00	S 42°37'26" W	102.19
C78	225.00	S 61°09'23" W	33.67
C79	225.00	S 84°26'40" W	155.92



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 50°41'03" W	10.20
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**FINAL PLAT**

**MOUTARDIER BLUFFS LOT LAYOUT**

OWNER: HonAcres LLC, 4718 Lost Valley Drive, Crestwood, KY 40014

66.508 ACRES  
Moutardier Road (KY 2067)  
Edmonson County, Kentucky

DEED BOOK 197 PAGE 471 (DATED 9-17-07)

DRAWN BY: CC, AH, RA  
CHECKED BY: RA  
SCALE: 1"=100'

DATE: 9/6/07  
REVISED: 11/19/07, 2/5/08, 9/2/08, 07-15/08

JOB NO.:  
SHEET NO.: 1 OF 1

**ANDERSON ENGINEERING**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
102 East First Street, P.O. Box 271, Smiths Grove, KY 40171  
270.563.2911 800.689.5332 aeng@alltel.net

**NOLIN LAKE**

MARK DISTLER DB 160 PG 334

IRVIN WILSON DB 252 PG 287

RONDAL DECKER DB 252 PG 174

FRANK RENFROW DB 305 PG 129

TERRY STILES DB 252 PG 314

HONACRES LLC DB 197 PG 471

HONACRES LLC COMMERCIAL SUBD. DB 201 PG 286

MOUTARDIER RD (KY 2067)

CHARLES SCHULTZ ET AL DB 143 PG 435

ERNEST GOFFENA DB 128 PG 409

MORRIS D. MITCHUM DB 175 PG 82

GRAPHIC SCALE 1"=100'