

0631645

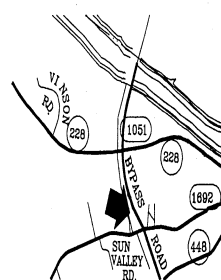
FEE PD ST. CudaDEED TAX
INDEXED AND RECORDED

2006 NOV 15 PM 3:19

KATRINA FITZGERALD
MEADE COUNTY CLERK
BY: Alumcan DO

LEGEND

- - Set 5/8" x 24" rebar with cap, unless otherwise noted
- - Unmarked point
- △ - Found 1/2" rebar w/cap stamped Clifford LS 2124
- - Found right-of-way marker



VICINITY MAP



GRAPHIC SCALE

NOTES

1. Basis of Bearing from previous surveys.
2. Random Traverse Closure - 1:10,000 or greater.
3. This is a Class A survey.
4. Date of Field Survey: June 19, 2006
5. The Survey shown hereon is subject to any easements or restrictions either implied or of record and to any actual roadway right-of-way different from that shown hereon. Easement lines shown hereon are approximate.
6. This Survey does not guarantee access rights to any land shown hereon from any State, County or other roadway of any kind.
7. Adjacent shown hereon are from tax office.
8. Deed Book references shown hereon were used for survey purposes only and may not be the complete legal title source.
9. The certification of this Survey is made as of this date only for the person it was done for and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any adverse or other rights of others due to court action.
10. The Survey depicted hereon is subject to any planning and zoning regulations that may apply.
11. No title search was supplied to this surveyor.
12. Survey boundary source is Weick Land Company DB 506, PG 155.
13. PVA Map number is Map 101/Parcel 2.03
14. This property is located in Zone C-2
15. Total subdivision area is 9.892 acres.
16. Lots 1 thru 5 are subject to a 60' Building Limit and Utility Easement along front lot lines along River Edge Road per DB 506 PG 155 as shown hereon.
17. Lots 6 thru 8 are subject to a 50' Building Limit along all front lot lines as shown hereon.
18. All lots are subject to a 15' Building Limit along all side and interior lines as shown hereon.
19. All lots are subject to a 12' Utility Easement along all side and interior lines as shown hereon.
20. Lot 4 is subject to a 15' Utility Easement along the southerly lot line per DB 506 PG 155 as shown hereon.
21. All lots are subject to a 25' Building Limit along all rear lines as shown hereon.
22. The 30' Access Easement shown across Lot 6 to Lot 7 may also be used by Lot 6.
23. This subdivision is located in a general area of KARST topography, which means that sinkholes and depressions are present. Care should be taken not to locate a finished floor at an elevation that may be susceptible to localized flooding. The drainage characteristics of the sinkholes shall be maintained by the owner of the lot the sinkhole may be located on. This surveyor does not guarantee that a new sinkhole will not develop or that an existing sinkhole will not stop up and hold water. Care should be taken so that proper drainage is developed away from all structures (finished floors should be a minimum of 12 inches above exterior grade with a minimum of 6 inches of fall in 10 feet away from structure).
24. See restrictions for additional covenants affecting this subdivision.
25. The Kentucky Department of Transportation must approve all lot entrances off of state highways.
26. River Bluff Beach Road was dedicated to public use per plat recorded in PB 3, SLD 133-134

OWNER'S CERTIFICATION

I, (We) hereby certify that I am (we are) the owner(s) of record of the property shown and described hereon which is recorded in Deed Book 506, Page 155, in the office of the Meade County Clerk of the State of Kentucky; and do hereby adopt this plan of lots with my (our) free consent; do establish the minimum building restriction line; and do hereby dedicate all streets, right-of-ways, and any other spaces so indicated to public use; except those specifically indicated as private; that I or my successors in title will maintain all such areas until the offer of dedication is accepted by the appropriate authority, and do establish and reserve the easements indicated for public utility and drainage purposes.

OWNER: James W. West, Jr. DATE: 11-15-06

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____

NOTARY PUBLIC

Patricia L. Smith, a Notary Public in Meade County, State of Kentucky, do hereby certify that the above, whose names are signed to the foregoing certificate and who are known to me, acknowledged before me on this date that being informed of the contents of said Certificate they executed the same voluntarily on the date same bears. Given under my hand this 15 day of November, 2006.

NOTARY PUBLIC: Patricia L. SmithMy commission expires: 3-18-07

CERTIFICATE OF COMMISSION

I hereby certify that this record plat has been found to comply with the subdivision regulations for the City of Brandenburg, with the exception of such variances, 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 Meade County Clerk.

Katrina Fitzgerald
CHAIRMAN, PLANNING COMMISSION
CITY OF BRANDENBURG
DATE: 11/14/06

SURVEY CERTIFICATION

I hereby certify that the Survey depicted by this Plat was performed under my supervision by the method of GPS and/or random traverse with sideshots. The unadjusted precision ratio of the traverse exceeds the class of survey listed in the notes. A random traverse would be adjusted. The accuracy and precision of this survey meets all the specifications of this class and is correct to the best of my knowledge and belief.

Timothy W. Smith
TIMOTHY W. SMITH, LS 2373

DATE: 11-10-06

SEAL

SMITH

ENGINEERING AND LAND SURVEYS, INC.

901 HIGH STREET
BRANDENBURG, KENTUCKY 40108
(270) 422-2588, 547-2588

RECORDING CERTIFICATION

Katrina Fitzgerald, clerk of the County Court in and for Meade County, State of Kentucky, do hereby certify that the foregoing Plat was lodged for record on the 15 day of November 2006, at 3:19pm, whereupon, I have truly recorded the same in my office. Given under my hand on the aforementioned date.

BY: Alumcan
CLERK OR DEPUTY CLERK

RECORD PLAT OF RIVER EDGE ADDITION

RIVER EDGE ROAD
BRANDENBURG, MEADE COUNTY, KENTUCKY

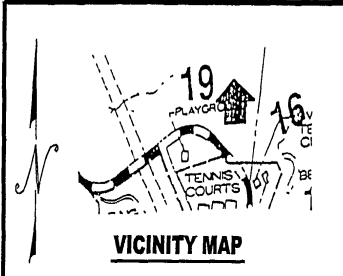
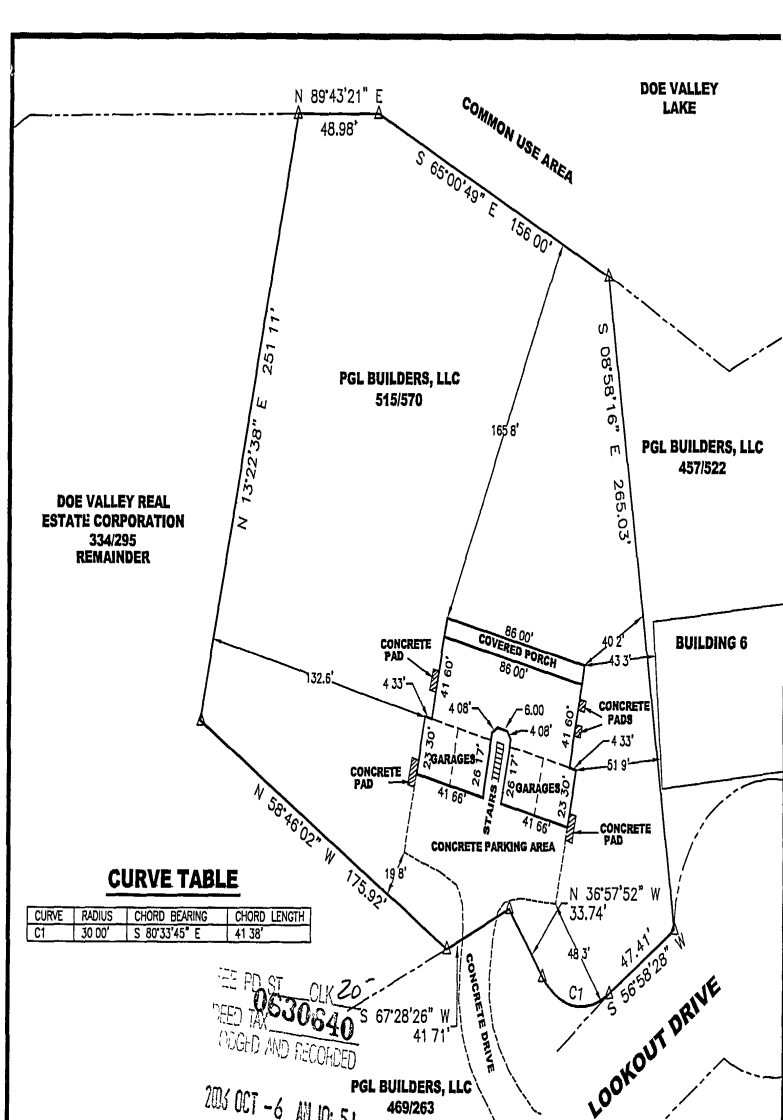
FOR WEICK LAND COMPANY

330 WILDWOOD PARK ROAD
BATTLETOWN, KENTUCKY 40104

DRAWN BY: P. SMITHJOB NO.: 06 - 213SCALE: 1" = 100'DATE DRAWN: 18 SEPTEMBER, 2006

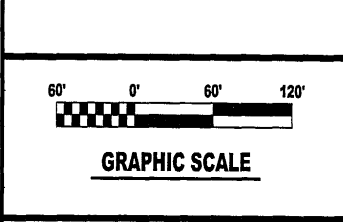
REVISION DATE:

19 OCTOBER, 200626 OCTOBER, 200610 NOV., 2006SHEET: 1 OF 1



LEGEND

△ - Found 5/8" rebar with cap stamped LS 2373



**CONDOMINIUM LOCATION SURVEY OF
 BUILDING 8
 UNITS 38, 39, 40 & 41
 LAKEVIEW CONDOMINIUMS
 LOOKOUT DRIVE
 DOE VALLEY, BRANDENBURG, KENTUCKY**

FOR
RONNIE ABLES
 19 DOE VALLEY DRIVE
 BRANDENBURG, MEADE COUNTY, KENTUCKY

SURVEY CERTIFICATION

I hereby certify that the Survey depicted by this Plat was performed under my supervision by the method of GPS and/or random traverse with sideshots. The unadjusted precision ratio of the traverse exceeds the class of survey listed in the notes. A random traverse would be adjusted.

Timothy W. Smith
 TIMOTHY W. SMITH, LS 2373
 DATE 10-2-06

SMITH
 ENGINEERING AND
 LAND SURVEYS, INC.
 901 HIGH STREET
 BRANDENBURG, KY. 40108
 PHONE: 270/422-2518

DRAWN BY: S. MORRISON
 SCALE: 1" = 60'
 JOB NO.: 94-130
 DATE: 2 OCTOBER 2006

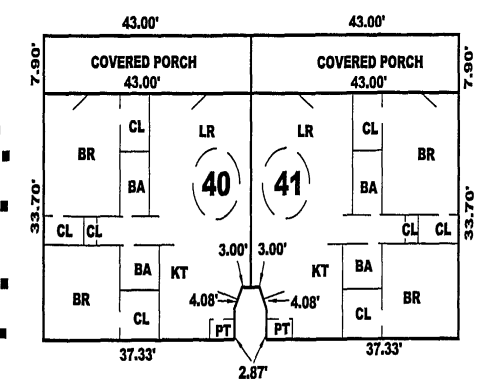
ROOM KEY

BATHROOM - BA
 STAIRS - ST
 CLOSET - CL
 BEDROOM - BR
 LIVING ROOM - LR
 KITCHEN - KT
 PANTRY - PT

SECOND FLOOR

40 1385 SQ. FT.
 GARAGE = 485 SQ. FT.

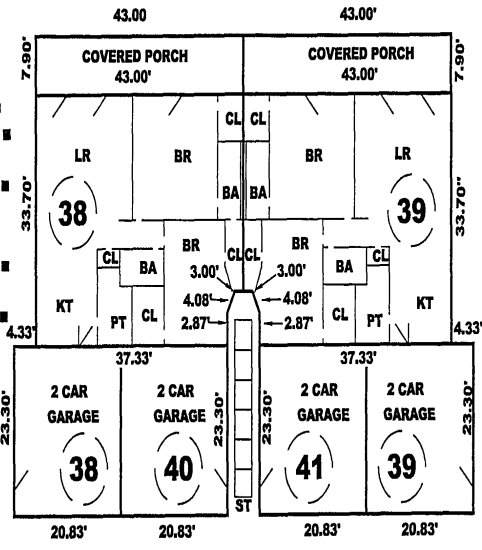
41 1385 SQ. FT.
 GARAGE = 485 SQ. FT.



FIRST FLOOR

38 1385 SQ. FT.
 GARAGE = 485 SQ. FT.

39 1385 SQ. FT.
 GARAGE = 485 SQ. FT.



CERTIFICATION

I hereby certify that the layout, unit numbers and overall unit dimensions as built and shown hereon are correct to the best of my knowledge and belief.

Timothy W. Smith
 TIMOTHY W. SMITH, LS 2373
 DATE 10-2-06

**FLOOR PLANS OF BUILDING 8
 UNITS 38, 39, 40, 41
 LAKEVIEW CONDOMINIUMS
 LOOKOUT DRIVE
 DOE VALLEY, BRANDENBURG, KENTUCKY**

SMITH
 ENGINEERING AND
 LAND SURVEYS, INC.
 901 HIGH STREET
 BRANDENBURG, KY. 40108
 PHONE: 270/422-2588

DRAWN BY: S. MORRISON
 SCALE: 1" = 20'
 DATE: 2 OCTOBER 2006
 JOB NO.: 94-130