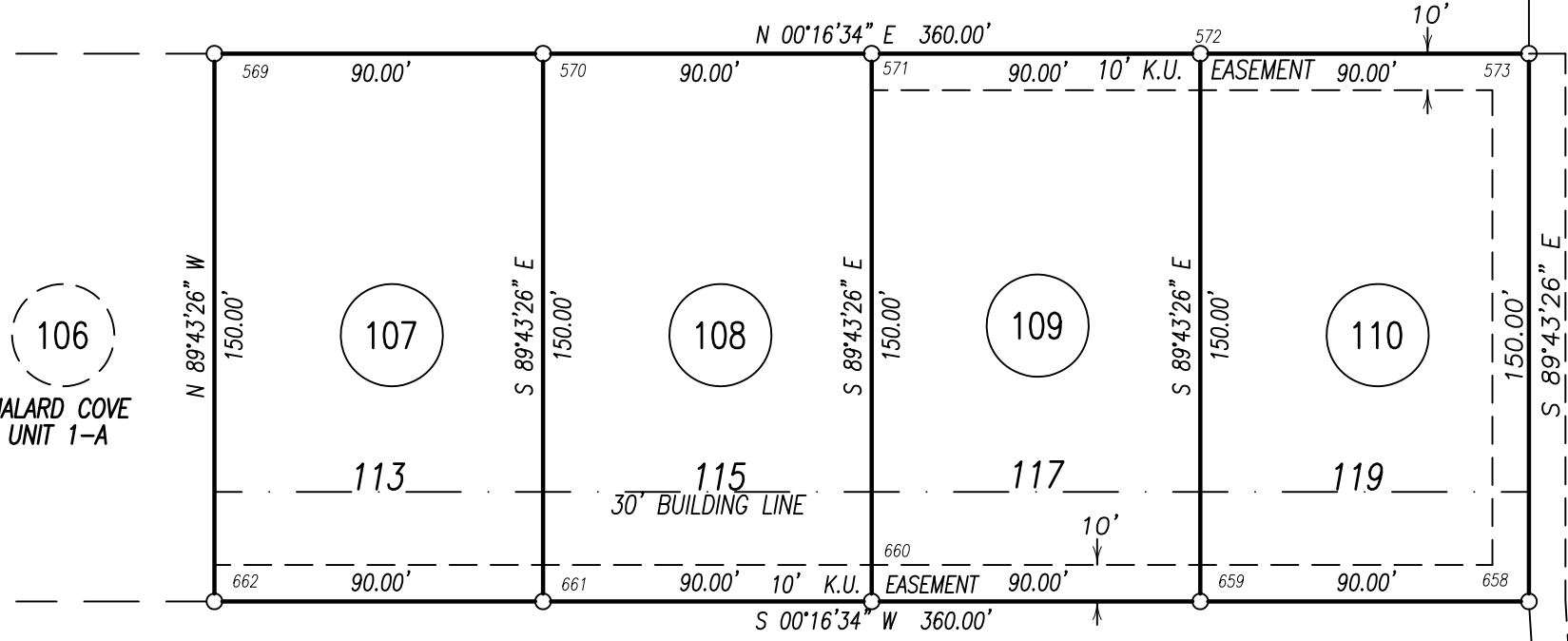
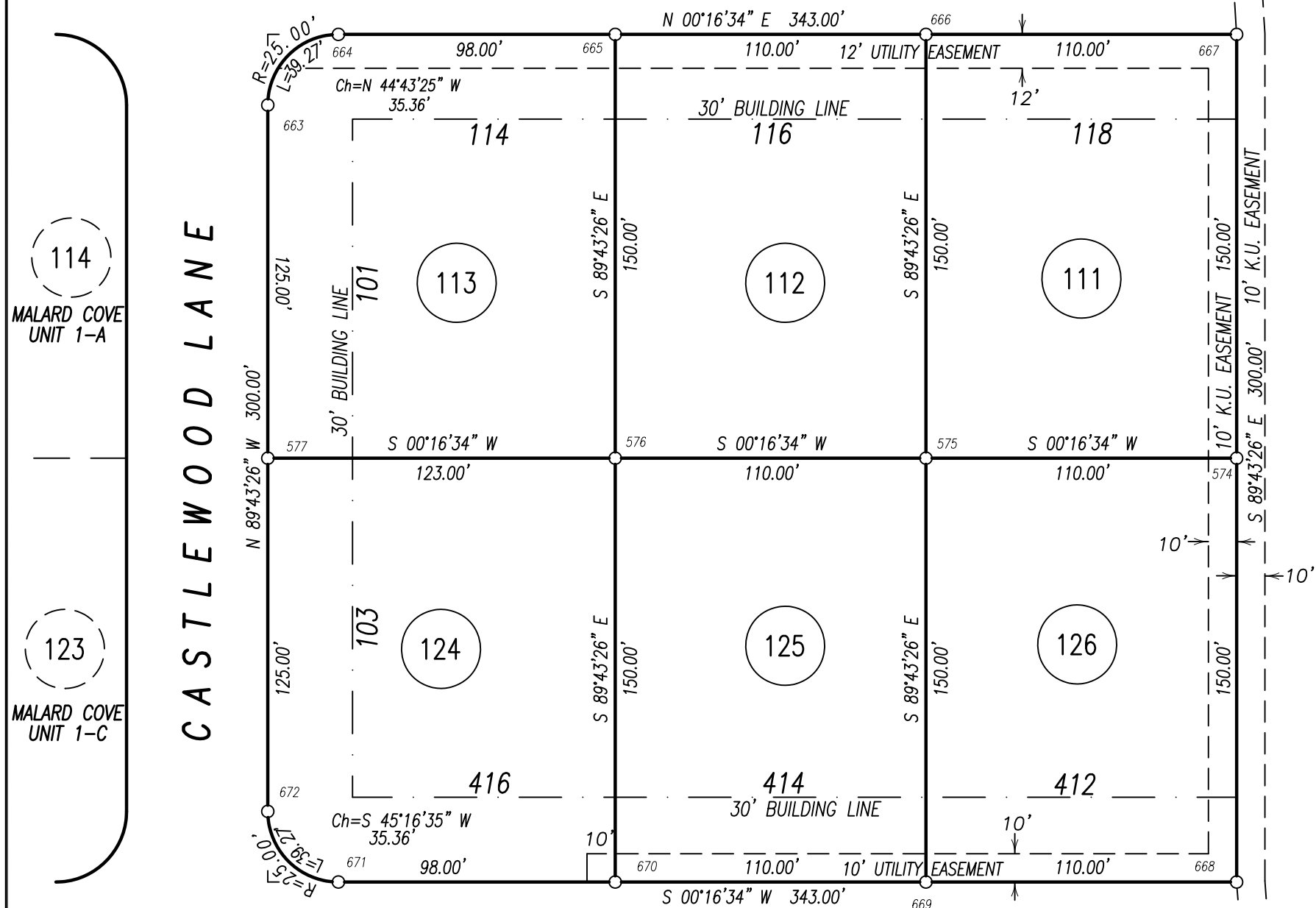


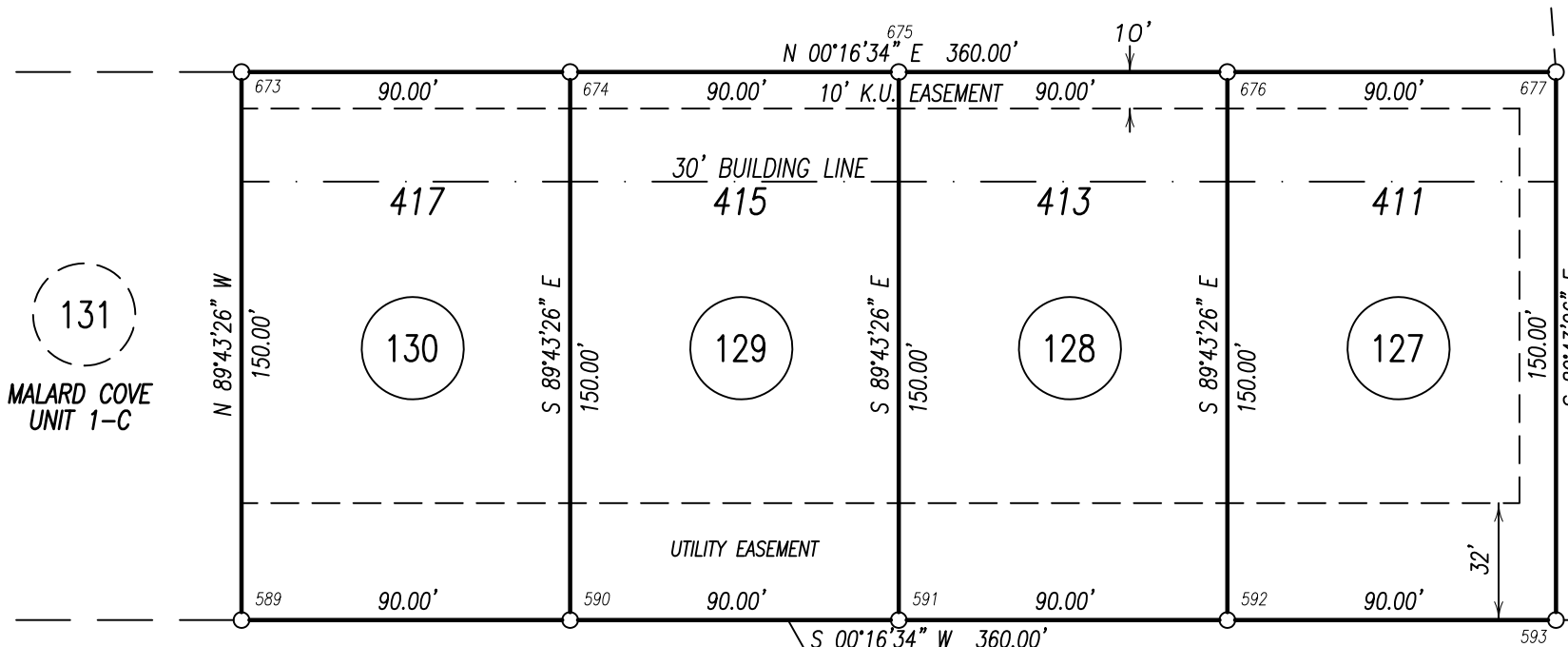
ROBERT LEE ROSE  
D.B. 187 pg. 58  
Slide 1102



**BELLA SHAE WAY**



**ALEXIS WAY**



CP BUILDERS, INC  
D.B. 555, pg. 53  
Slide 2281

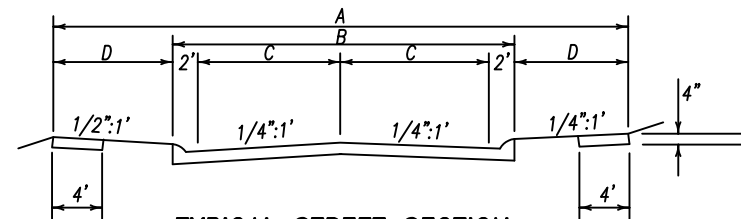
ROBERT LEE ROSE  
D.B. 176 pg. 327  
Slide 1690

ROBERT LEE ROSE  
D.B. 176 pg. 327  
Slide 1690



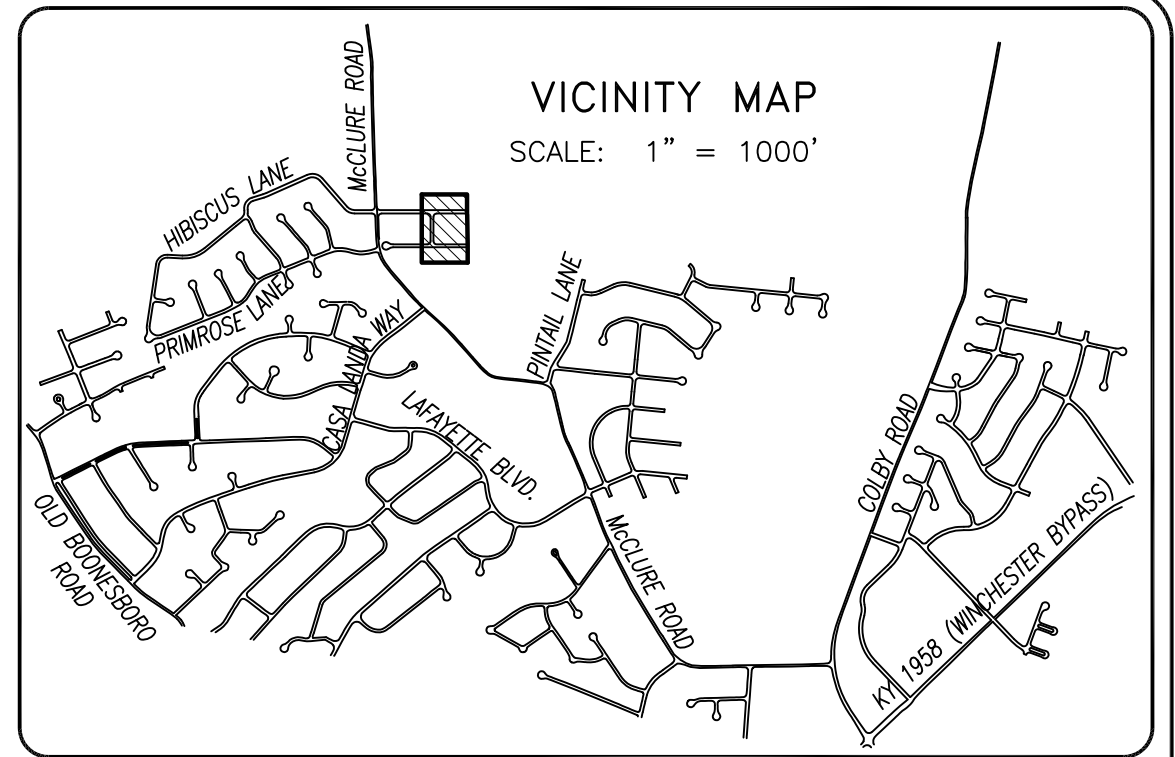
**NOTES:**

1. Iron pipes are located at all back lot corners and behind curb on lot lines extended.
2. All easements are also reserved for drainage.
3. 5' is reserved for a drainage easement along each side line.
4. Property platted hereon is not located in a Flood Hazard Area as shown on FEMA FIRM Map No. 21049C0101C dated June 5, 2012.
5. All entrances on Castlewood Lane, Bella Shae Way and Alexis Way must be approved by the Clark County Road Department and a driveway permit must be issued prior to construction.
6. Unit 1-B acreage is 5.933 acres.
7. This plat of survey represents a boundary survey and complies with 201 KAR 18:150.



TYPICAL STREET SECTION

STREET	A	B	C	D
BELLA SHAE WAY	60'	36'	16'	12'
ALEXIS WAY	50'	30'	13'	10'
CASTLEWOOD LANE	50'	30'	13'	10'



VICINITY MAP

SCALE: 1" = 1000'

**OWNER'S CERTIFICATION**

I (we) do hereby certify that I am (we are) the owner(s) of record of the property platted hereon, said property being (a portion of) the same property conveyed to me (us) by Robert Lee Rose, et al., by deed dated March 31, 2021, and recorded in Deed Book 555, page 53 in the Clark County Clerk's office, and do hereby adopt this as my (our) record plat for this property.

_____	Witness	_____	Owner
_____	Address	_____	CP Builders, Inc.
_____	Address	_____	8771 Rockwell Road
_____	Date	_____	Winchester, KY 40391

**LAND SURVEYOR'S CERTIFICATION**

I do hereby certify that the survey shown hereon was performed by me, or under my direction, by the method of random traverse and all monuments indicated hereon actually exist and their size, location, and material are correctly shown. The unadjusted mathematical error of closure ratio of the random traverse was 1:99,900+ and the bearings and distances shown hereon have been adjusted for closure. The survey as shown hereon is an urban survey and the accuracy and precision of said survey meets all the specifications of this class. The basis of the bearings shown hereon is in relation to State Plane Coordinates, NAD 83, Kentucky North.

_____	Date	_____	Robert L. Baldwin, PE, PLS
_____		_____	116 S. Highland St. P.O. Box 4315
_____		_____	Winchester, Kentucky 40392-4315

**COMMISSION'S CERTIFICATION**

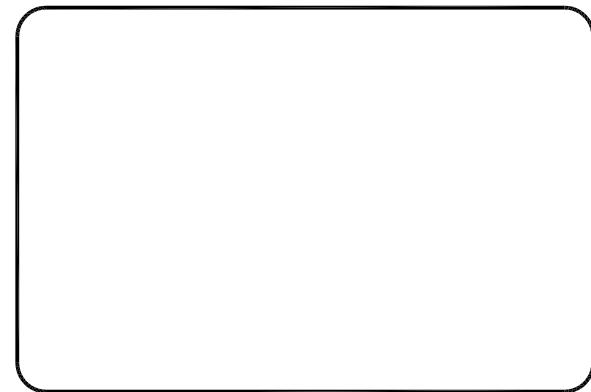
I do hereby certify that this record plat conforms with the regulations of the Winchester-Clark County Planning Commission, and that it has been approved for recording in the office of the Clark County Court Clerk.

_____	Date	_____	Planning Commission Secretary
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F:\MALLARD\COVE UNIT 1\RECORD PLATS\MALL-1-B.dwg PLOTTED: 10/27/21 @ 2:45 BY RLB

COUNTY CLERK STAMP



RECORD PLAT

**MALLARD COVE  
UNIT 1-B**

SCALE 1" = 50'	DATE 10/27/21
FILE NO. 05-4142	FILENAME MALL-1-B
FIELD BOOK 322-1	.CRD FILE MALLARD
DRAWN BY SRP	CHECKED BY RLB

**Baldwin  
ENGINEERING**

116 South Highland Street - P.O. Box 4315  
Winchester, Kentucky 40392