

Recorded September 19, 2025



TYPICAL SETBACKS UNLESS OTHERWISE NOTED N.T.S.

LEGEND

- Legend items including: IRON PIN W/ 1" PLASTIC CAP STAMPED, MEANDER POINT, CONCRETE R/W MONUMENT, SANITARY SEWER MANHOLE, ANCHOR, UTILITY POLE, SIGNAL POLE, ELECTRIC BOX, ELECTRIC METER, GAS VALVE, WATER VALVE, WATER METER, FIRE HYDRANT, GAS METER, TELEPHONE PEDESTAL, STORM SEWER MANHOLE, DROP BOX INLET, CURB BOX INLET, LAMP POLE, BSBL, ESOL, PUE, FFE, PROPERTY LINE, SETBACK LINE, EASEMENTS, LOT LINE ABANDONED, CENTERLINE, BURIED ELECTRIC, GAS LINE, OVERHEAD UTILITIES, BURIED TELEPHONE, SANITARY SEWER LINE, WATER LINE, STORM SEWER LINE, FENCE LINE, DRAINAGE ESMT., UTILITY NOTE: ALL WATERLINES SHOWN HEREON ARE WCWD WATERLINES AND LIE WITHIN A 10' (5' ESOL) WATERLINE EASEMENT...

TOTAL AREA OF SURVEY 1,810,463 +/- SQ. FT. 41.56 +/- ACRES



SHEET 1 OF 2

PROJECT/CLIENT: SUBDIVISION PLAT OF THE LEXINGTON STATION, LLC PROPERTY DILLARD ROAD, BOWLING GREEN, KENTUCKY LEXINGTON STATION, LLC 753 BAKERFIELDS WAY, SUITE 102 BOWLING GREEN, KY 42101 DRAWN BY: L CONWAY DATE: 05-20-2025 SCALE: 1" = 120' CHECKED BY: J. ARNOLD PROJECT NUMBER: 23-1013-L PREPARED BY: ARNOLD CONSULTING ENGINEERING SERVICES, INC. P.O. BOX 1338 BOWLING GREEN, KY 42101 PHONE (270) 780-9445

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT: THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18:150: THE URBAN SURVEY SHOWN HEREON WAS COMPLETED ON AUGUST 13, 2025 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL, AND/OR BY THE METHOD OF RANDOM TRAVERSE...



JEFF ARNOLD, PLS 2934 09/17/25 DATE

M.J. 2025 - 126 - CO



GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY TOPCON HIPER V (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS FROM GPS CONTROL POINTS WHEN NECESSARY...

PARCEL OWNER, ADDRESS, AND SOURCE OF TITLE LEXINGTON STATION, LLC 753 BAKERFIELDS WAY, SUITE 102 BOWLING GREEN, KY 42101 DEED BOOK 1240 PAGE 42

NOTE: SEE SHEET 2 OF 2 FOR LINE/CURVE TABLES

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 73°27'30" E	63.14'
L2	N 00°30'42" W	34.31'
L3	N 00°28'42" W	30.39'
L4	N 09°00'22" W	73.61'
LE	N 00°11'01" W	68.21'
LB	N 00°15'11" W	50.00'
L7	N 00°11'00" W	50.48'
LA	N 00°31'23" W	84.91'
L9	S 73°28'42" W	17.69'
L10	S 65°49'20" W	50.00'
L11	S 27°32'00" E	50.00'
L12	N 32°35'00" E	16.67'

BENCHMARK DATA:

- BENCHMARK 1
1" IRON PIN W/ 1" PLASTIC CAP STAMPED
"ACES CONTROL" SET
N: 1851052.54
E: 1424225.81
ELEV: 590.25
- BENCHMARK 2
MAGSPIKE SET
N: 1850858.15
E: 1424300.70
ELEV: 573.34

2025 SEP 19 AM 10:08
Recorded September 19, 2025

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00'	16.82'	16.96'	S 28°29'16" W	89°04'08"
C2	20.00'	18.47'	18.77'	N 70°40'01" W	52°54'20"
C3	20.00'	63.89'	60.00'	N 81°59'49" W	61°05'42"
C4	90.00'	78.47'	73.00'	S 30°39'12" W	74°58'16"
C5	90.00'	72.30'	68.00'	S 41°21'53" E	80°08'54"
C6	90.00'	85.48'	78.42'	N 83°19'59" E	81°36'29"
C7	90.00'	8.00'	5.00'	N 20°04'30" E	4°48'11"
C8	18.91'	19.47'	18.71'	N 49°30'34" E	86°02'32"
C9	12.00'	16.82'	16.97'	S 61°33'21" E	89°59'48"
C10	275.00'	38.00'	39.59'	S 12°03'31" E	8°19'17"
C11	275.00'	138.00'	136.58'	S 00°09'58" W	28°40'08"
C12	275.00'	38.00'	38.00'	S 24°29'58" W	7°52'27"
C13	12.00'	16.89'	16.97'	S 73°27'36" W	90°00'00"
C14	365.00'	81.53'	81.43'	N 07°18'00" W	11°33'34"
C15	365.00'	85.42'	86.02'	N 82°06'18" W	18°06'47"
C16	365.00'	43.84'	43.60'	S 84°12'24" W	8°11'50"
C17	12.00'	16.13'	16.40'	N 70°42'28" W	88°34'45"
C18	255.00'	99.22'	99.59'	N 20°32'06" W	13°18'21"
C19	255.00'	190.00'	185.69'	N 07°06'57" E	42°41'24"
C20	12.00'	16.89'	16.97'	N 73°27'36" W	90°00'00"
C21	20.00'	18.47'	18.71'	S 33°39'13" E	85°46'16"
C22	90.00'	93.80'	84.40'	S 50°27'36" E	89°23'02"
C23	90.00'	76.89'	71.59'	N 48°14'44" E	73°12'28"
C24	90.11'	73.84'	68.04'	N 23°28'48" W	70°03'34"
C25	90.00'	81.48'	68.82'	N 87°07'21" W	58°42'31"
C26	20.00'	18.47'	18.71'	N 69°29'30" W	56°46'14"
C27	12.01'	16.99'	16.78'	N 10°48'58" W	88°31'43"
C28	325.00'	90.29'	90.00'	N 15°17'28" E	15°59'04"
C29	325.00'	90.29'	90.00'	N 00°37'30" W	15°59'04"
C30	325.00'	44.73'	44.99'	N 12°31'40" W	7°50'06"
C31	12.00'	16.83'	16.89'	N 28°29'18" E	89°54'58"
C32	255.00'	39.33'	39.38'	N 85°03'37" E	5°56'17"
C33	255.00'	102.08'	101.38'	S 70°08'18" E	22°58'53"
C34	255.00'	27.19'	27.14'	S 64°39'21" E	6°08'01"
C35	12.00'	16.89'	16.97'	S 10°32'21" E	90°00'00"
C36	305.00'	24.71'	24.70'	S 28°08'24" W	4°38'31"
C37	305.00'	84.94'	84.89'	S 10°50'28" W	15°57'21"
C38	305.00'	102.94'	82.89'	S 00°42'11" W	15°54'52"
C39	305.00'	83.44'	83.19'	S 15°32'19" E	15°42'30"
C40	305.00'	22.69'	22.64'	S 25°27'50" E	4°06'32"
C41	12.00'	16.87'	16.98'	N 61°30'44" W	80°08'02"
C42	12.00'	16.87'	17.47'	N 19°10'32" E	93°25'15"
C43	325.00'	29.56'	29.55'	N 25°51'20" E	5°12'39"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 91°11'25" E	97.89'
E2	N 19°23'17" E	124.06'
E3	N 30°08'43" E	20.00'
E4	N 47°36'39" E	15.24'
E5	N 70°16'22" E	25.75'
E6	S 81°42'07" E	32.52'
E7	S 83°51'35" E	24.69'
E8	S 30°22'24" E	22.69'
E9	S 07°22'08" E	27.57'
E10	S 06°21'35" W	41.31'
E11	S 23°17'33" W	35.50'
E12	S 34°10'49" W	45.89'
E13	S 51°10'59" W	38.49'
E14	S 58°11'29" W	41.34'
E15	S 65°40'22" W	27.12'
E16	S 66°16'11" W	10.36'
E17	N 61°14'06" W	8.84'
E18	N 17°22'43" W	11.17'
E19	N 01°26'29" E	12.47'
E20	N 08°06'21" E	27.79'
E21	N 81°11'25" W	101.50'
E22	S 84°20'48" W	83.93'
E23	S 52°42'12" E	57.36'
E24	N 62°27'54" E	64.93'
E25	S 27°38'48" E	216.52'
E26	N 84°20'48" E	88.99'

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LEXINGTON STATION, LLC PROPERTY AS PREVIOUSLY RECORDED IN DEED BOOK 1240 PAGE 42 INTO 50 LOTS AS SHOWN HEREON AND DEDICATE RIGHT OF WAY FOR STABLE GATE CIRCLE, STABLE GATE COURT, STATION DRIVE, BUFFALO TRACE WAY, AND SPRINGHOUSE COURT.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON, ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAPS FOR WARREN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP PARCEL NO. 21227C0315E AS DATED MAY 2, 2007.
- THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
- ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD PLS 2934" UNLESS OTHERWISE NOTED.
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
- A) THE PROPERTY OWNER(S) OR HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ANY PORTION OF A DRAINAGE EASEMENT THAT IS ON THEIR PROPERTY. THIS MAINTENANCE SHALL BE DEFINED AS MAINTAINING A SUBSTANTIAL STAND OF GRASS, TO A HEIGHT NO GREATER THAN TEN (10) INCHES, REPAIRING ERODED AREAS AND REMOVING DEBRIS FROM INLET STRUCTURES. THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION IS ALSO RESPONSIBLE FOR MAINTENANCE OF ANY DRAINAGE INFRASTRUCTURE (NOT ACCEPTED BY LOCAL GOVERNMENT) CONTAINED WITHIN THIS EASEMENT.
B) MAINTENANCE OF "INTERPRETATIVE" ITEMS, INCLUDING BUT NOT LIMITED TO, LANDSCAPING ON RIGHT OF WAY, ISLANDS, MEDIANS, ENTRYWAYS, SUBDIVISION SIGNS, TRAFFIC CONTROL FEATURES, TRAFFIC CIRCLES, ROUNDABOUTS SHALL NOT BE THE RESPONSIBILITY OF THE APPROPRIATE LOCAL GOVERNMENT.
- THE HOME TO BE BUILT ON LOT 1 SHALL FACE STABLE GATE CIRCLE; THE HOME TO BE BUILT ON LOT 48 SHALL FACE STABLE GATE COURT; THE HOMES TO BE BUILT ON LOT 4, 41, 8, 13, 37, AND 30 SHALL FACE STATION DRIVE.
- PROPERTY IS ZONED RS-1A W/ DEVELOPMENT PLAN CONDITIONS. DEVELOPMENT PLAN CONDITIONS ARE RECORDED IN CLU 11 PAGE 944.
- DECLARATION OF RESTRICTIVE COVENANTS ARE RECORDED IN DEED BOOK _____ PAGE _____.
- LOT 49 IS NOT A BUILDING LOT OF RECORD BUT IS TO BE USED FOR UTILITY PURPOSES ONLY.

CERTIFICATE OF OWNERSHIP, ACCESS, EASEMENT AND DEDICATION

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, THE SPACES DESIGNATED AS EASEMENTS ARE HEREBY RESERVED FOR THE PURPOSES SHOWN, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS TO AND FROM THE EASEMENTS AND THE RIGHT TO CUT DOWN OR TRIM ANY TREES WITHIN OR WITHOUT THE EASEMENTS THAT MAY INTERFERE WITH THE INSTALLATION OR OPERATIONS OF THE LINES; THE EASEMENTS SHALL BE KEPT FREE OF ALL PERMANENT OBSTRUCTIONS. ALL DRAINAGE EASEMENTS ARE DEDICATED FOR CITY/COUNTY ACCESS AND STORM WATER MANAGEMENT AND ARE HEREBY ESTABLISHED BY RECORDED OF THIS PLAT. ALL DRAINAGE SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE LOT(S) OVER WHICH SAID EASEMENTS CROSS AND NO DRAINAGE EASEMENTS SHALL BE ALTERED IN ANY WAY BY FILLING, CHANGING THE CONTOUR THEREOF OR BY BUILDING ANY STRUCTURE THEREON (INCLUDING FENCE), EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE GOVERNMENTAL AUTHORITY. THIS RESTRICTION MAY BE ENFORCED BY ANY OWNER OF ANY LOT AFFECTED BY THE DRAINAGE OVER SAID EASEMENT, OR BY THE CITY, COUNTY, PLANNING COMMISSION OR APPROPRIATE GOVERNMENTAL AUTHORITY.

Wm J Arnold 9-17-25
OWNER DATE

OWNER DATE
OWNER DATE
OWNER DATE

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION BY METHODS THAT MEET OR EXCEED STANDARDS IN 201 KAR 18:150. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.

J. Arnold
Licensed Professional Land Surveyor
2934
PLS #
DATE



ATMOS ENERGY
2600 RUSSELLVILLE RD

NATURAL GAS SERVICE

IS IS NOT
AVAILABLE IN THIS AREA, HOWEVER, THE ABILITY TO SERVICE FACILITIES IS ULTIMATELY DETERMINED BY INDIVIDUAL LOAD AND PRESSURE REQUIREMENTS.
SIGNATURE: Lisa Whitney
DATE: 8/1/2025

CITY-COUNTY PLANNING COMMISSION

922 STATE STREET, STE 200

CERTIFICATE OF APPROVAL OF RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATE: 9/18/25
Benjamin D. Pelt
CHAIRMAN
CITY-COUNTY PLANNING COMMISSION OF WARREN COUNTY, KENTUCKY
EXECUTIVE DIRECTOR

Digital Signatures Verified By Staff

BARREN RIVER DISTRICT HEALTH DEPARTMENT

1109 STATE STREET
ONSITE SEWAGE DISPOSAL SYSTEM TO ANY PROPOSED RESIDENCE OR OTHER BUILDING SHALL BE INSTALLED PURSUANT TO THE KENTUCKY ON-SITE SEWAGE DISPOSAL SYSTEM REGULATIONS, 902 KAR 10:081 AND 902 KAR 10:085 AND EACH INDIVIDUAL LOT SHALL STAND ON ITS OWN MERIT AS TO APPROVAL OR DISAPPROVAL. SANITARY SEWER AVAILABILITY MAY REQUIRE CONNECTION PER THE LOCAL AGENCIES AND ZONING ORDINANCE.
SIGNATURE: Camille Hillier 8/1/25
DATE

PUBLIC WORKS CERTIFICATION

BOWLING GREEN PUBLIC WORKS 1011 COLLEGE STREET
WARREN COUNTY PUBLIC WORKS 1141 STATE STREET

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND TO BE IN CONFORMANCE WITH THE CITY/COUNTY STANDARDS, GRADING, STORM WATER, AND EROSION CONTROL WITHIN THE DEVELOPED AREA SHALL BE PERFORMED IN SUCH A MANNER THAT COMPLIES WITH AN APPROVED SITE DEVELOPMENT PLAN AND REGULATIONS OF THE CITY, COUNTY, AND STATE. THE SAME AUTHORITY CERTIFIES THAT THE PROPERTY HAS PUBLIC ACCESS TO A CITY, COUNTY, OR STATE ROAD, BUT GRANTS THE RIGHT TO MAKE FINAL ACCESS APPROVAL AT THE TIME OF AN ACCESS PERMIT APPLICATION.

Sasha Moore 9/17/25
SIGNED

SPECTRUM 515 DOUBLE SPRINGS RD

AT&T 1261 LOVERS LANE
UTILITY EASEMENTS AS SHOWN REVIEWED AND APPROVED
Travis Parsley 8-1-25
James Hughes 8/1/2025
SIGNED

WARREN COUNTY WATER DISTRICT

523 US HWY 31W BYPASS

THE WARREN COUNTY WATER DISTRICT HAS EXAMINED THIS PLAT AND, REGARDING THE SERVICES TO BE PROVIDED BY THE WATER DISTRICT, ACCEPTABLE EASEMENTS HAVE BEEN DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF EXISTING OR PROPOSED WATER AND/OR SEWER LINES DISCLOSED ON THIS PLAT.

NO EXAMINATION OR REPRESENTATION IS MADE BY THE WATER DISTRICT AS TO FLOW, FLOW AVAILABILITY OF WATER OR WERE SERVICES TO THE PROPERTY, THAT EITHER WATER OR SEWER SERVICES CAN BE EXTENDED, OR THAT SERVICES PROPOSED ON THIS PLAT ARE IN PLACE OR WILL BE PROVIDED.

Mario Castro
AUTHORIZED SIGNATURE DATE

WARREN RURAL ELECTRIC

951 FARMVIEW AVENUE

Amanda Burden
WARREN RURAL ELECTRIC
BY: GIS - 8/5/2025
ELECTRIC DIVISION

WARREN COUNTY FIRE COORDINATOR

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED AND APPROVED BASED ON THE REQUIREMENTS OF THE WARREN COUNTY FIRE PROTECTION ORDINANCE 23-42WC.
William Rector
FIRE COORDINATOR, WARREN COUNTY

SHEET 2 OF 2

PROJECT/CLIENT: SUBDIVISION PLAT OF THE LEXINGTON STATION, LLC PROPERTY DILLARD ROAD, BOWLING GREEN, KENTUCKY

LEXINGTON STATION, LLC
753 BAKERFIELDS WAY, SUITE 102
BOWLING GREEN, KY 42101

DRAWN BY: L. CONWAY DATE: 05-20-2025 SCALE: N.T.S.
CHECKED BY: J. ARNOLD PROJECT NUMBER: 23-1013-L
PREPARED BY: ARNOLD CONSULTING ENGINEERING SERVICES, INC.
P.O. BOX 1338 BOWLING GREEN, KY 42101
PHONE (270) 780-9445