

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
11	N 89°29'50" W	155.00	146	S 72°29'14" E	151.83
12	N 05°29'50" W	133.26	147	S 02°40'26" E	151.83
13	N 01°13'00" W	272.46	148	S 02°40'26" E	151.83
14	S 66°02'52" E	251.17	149	S 17°26'20" W	32.54
15	S 27°59'10" E	261.17	150	S 33°03'50" E	434.17
16	S 27°59'10" E	225.18	151	S 36°31'28" E	113.70
17	S 30°58'30" E	60.57	152	S 22°03'10" E	81.86
18	S 30°58'30" E	68.13	153	S 40°17'44" E	65.07
19	S 18°25'10" E	68.25	154	S 31°42'24" E	112.08
20	S 29°53'30" E	46.13	155	S 30°45'50" E	97.67
21	S 20°33'30" W	70.21	156	S 30°45'50" E	74.50
22	S 20°33'30" W	70.21	157	S 30°45'50" E	74.50
23	S 20°33'30" W	70.21	158	S 30°45'50" E	74.50
24	S 20°33'30" W	70.21	159	S 30°45'50" E	74.50
25	S 20°33'30" W	70.21	160	S 30°45'50" E	74.50
26	S 20°33'30" W	70.21	161	S 30°45'50" E	74.50
27	S 20°33'30" W	70.21	162	S 30°45'50" E	74.50
28	S 20°33'30" W	70.21	163	S 30°45'50" E	74.50
29	S 20°33'30" W	70.21	164	S 30°45'50" E	74.50
30	S 20°33'30" W	70.21	165	S 30°45'50" E	74.50
31	S 20°33'30" W	70.21	166	S 30°45'50" E	74.50
32	S 20°33'30" W	70.21	167	S 30°45'50" E	74.50
33	S 20°33'30" W	70.21	168	S 30°45'50" E	74.50
34	S 20°33'30" W	70.21	169	S 30°45'50" E	74.50
35	S 20°33'30" W	70.21	170	S 30°45'50" E	74.50
36	S 20°33'30" W	70.21	171	S 30°45'50" E	74.50
37	S 20°33'30" W	70.21	172	S 30°45'50" E	74.50
38	S 20°33'30" W	70.21	173	S 30°45'50" E	74.50
39	S 20°33'30" W	70.21	174	S 30°45'50" E	74.50
40	S 20°33'30" W	70.21	175	S 30°45'50" E	74.50
41	S 20°33'30" W	70.21	176	S 30°45'50" E	74.50
42	S 20°33'30" W	70.21	177	S 30°45'50" E	74.50
43	S 20°33'30" W	70.21	178	S 30°45'50" E	74.50
44	S 20°33'30" W	70.21	179	S 30°45'50" E	74.50
45	S 20°33'30" W	70.21	180	S 30°45'50" E	74.50

Moutardier Bay Restrictive Covenants

The purpose for these restrictive covenants is to create and maintain a desirable residential community of natural beauty with minimum maintenance and utility for the benefit of every property owner in Moutardier Bay.

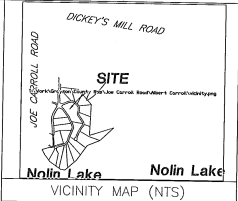
The restrictive covenants in Moutardier Bay shall be for single family residential lots. Commercial purposes, use or benefit of any lot prohibited. Lots may not be subdivided into more than the lot existing. All homes shall have a maximum of 1000 square feet of finished living area and including porches, decks, patios or garages. Yards, walls, fences, sheds, mobile homes, modular homes or trailers may not be used as residences. Lot owners shall be responsible for building and maintaining adequate curbs and gutters to be used for road, drainage and neighboring property. The developer of Moutardier Bay Homeowners Association must approve all construction plans and modifications.

The natural beauty of Moutardier Bay should be preserved to the greatest extent possible. Each lot owner shall prevent the removal of vegetation and provide the appropriate watering of trees and vegetation. All lots shall be kept neat and orderly appearance with no collection of refuse, junk, obsolete vehicles or parts, refuse accumulations, or other items that detract from the natural beauty of the subdivision. Offense activities shall not be carried out upon any lot, nor shall anything be done thereon which may be a nuisance or annoyance to neighboring lots. Debris, refuse, litter or other items shall not be permitted to be placed on any lot for the purpose of or in connection with any business, industry or other activity unless such items are to be used for commercial purposes.

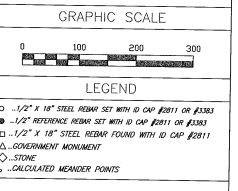
To preserve the privacy, safety and security of Moutardier Bay the amount of lighting for the maintenance of roads, common areas, drainage easements and other 20000 hours (limited use per lot). The use of any lighting system shall be obtained on the detailed list for the amount to ensure plus attorney fees, court costs and interest as allowed by law. Install any lighting by the developer and enclosed wiring and equipment shall be the responsibility of the lot owner. No lighting shall be exempt from annual maintenance fees. A Homeowners Association will be formed to be responsible for the maintenance of the lot and to take over the responsibility of the maintenance of roads, drainage, common areas, security and gas.

Owners of lots in Moutardier Bay that comply with all rules and regulations of the Grayson County Health Department, Kentucky State Board of Health, Grayson County, Kentucky and the local health department of England. The installation of any one or more of these restrictions by a court of competent jurisdiction shall not constitute any of the remaining restrictions. If a lot owner there is in violation of these restrictions, the developer shall have the right to enforce these restrictions that be binding upon all lots in Moutardier Bay, their heirs and assigns.

Robb M. Hester
Notary Public
5/5/17



- This Property is Subject To Any And All Right-of-way, Easements, Restrictions And Or Encumbrances In Effect To Date.
- All Set Corners Are 1/2" x 18" Steel Rebars With Identifier Cap Stamped "K Clemons PLS #2611"
- Adjoining Property Owners Are Shown According To Property Valuation Office.
- Surveyor Has Made No Investigation Or Encumbrances, Restrictive Covenants, Ownership Title Evidence, Or Any Other Facts That An Accurate And Current Title Search May Disclose.
- 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.
- This survey does not represent or establish land ownership per 201 KAR 18:150 3(c)(a).



Access Restriction Note

All lots in Moutardier Bay Phase I and Phase II will have no direct access on existing Joe Carroll Road or from adjoining property. All Moutardier Bay Phase I and Phase II lot entrances shall be constructed off of the new subdivision roads, Moutardier Bay Upper Road, Moutardier Bay Lower Road, Moutardier Bay Drive, and Moutardier Bay Court.

Access Restriction Note

The Joe Carroll Road easement, as shown on plat, is private and for the exclusive use of Joe Carroll Road property owners from the point of easement to the existing end of Joe Carroll Road.

Common Area Note

Moutardier Bay Common Area is provided to encompass the Joe Carroll Road Easement and for use as a barrier between adjacent property and Joe Carroll Road.



CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	DEGREE OF CURVE
C1	N 72°11'00" E	48.58	50.97	35.00	183°24'00"
C2	S 01°04'00" W	40.04	43.87	30.00	163°29'59"
C3	N 88°18'30" W	12.25	12.55	15.00	07°58'18"
C4	S 32°59'50" E	31.24	33.00	30.00	108°29'09"
C5	S 30°51'13" E	34.73	37.04	31.04	102°29'09"
C6	S 43°58'13" E	41.89	44.50	36.00	102°29'09"
C7	N 43°30'09" E	12.25	12.55	15.00	183°24'00"
C8	N 01°04'00" E	60.07	64.74	50.00	163°29'59"
C9	N 02°04'00" E	42.16	44.50	36.00	102°29'09"
C10	S 07°49'17" W	76.86	79.38	60.00	87°39'43"
C11	S 09°27'19" W	58.20	61.24	45.00	102°29'09"
C12	S 31°42'09" W	58.20	61.24	45.00	102°29'09"
C13	N 03°04'00" E	42.16	44.50	36.00	102°29'09"
C14	N 19°44'30" E	60.30	64.74	50.00	163°29'59"
C15	N 21°59'50" E	60.30	64.74	50.00	163°29'59"
C16	N 09°36'31" W	23.71	23.89	30.00	102°29'09"
C17	N 07°49'17" W	51.21	52.91	40.00	92°29'59"

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND RECORD IN GRAYSON COUNTY, KENTUCKY AND I HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF OWNERSHIP AND I HAVE VOLUNTARILY AND EXCLUSIVELY DEDICATED THE PROPERTY SHOWN TO THE PUBLIC AS A COMMON AREA.
Robb M. Hester
Notary
Anna K. McKee
Comm. 1-16-2017

Easement note
The 20-foot lake access easement shown hereon along the boundary of lots 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, & 20, as shown, are for the exclusive use of Moutardier Bay Phase I and Phase II property owners.

SURVEYOR'S CERTIFICATION

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" GPS MEASUREMENT OR BY RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY (L1/L2) TRIMBLE GPS EQUIPMENT AND WHERE NECESSARY, THE REMAINDER USING A TOPCON GTS SERIES TOTAL STATION. THIS SURVEY IS A URDAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS +0.025 (100PPM) AT THE 95% CONFIDENCE LEVEL. THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLUSTER AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLY WITH 201 KAR 18:05 HORIZONTAL DATUM - NAD 83 VERTICAL DATUM - NAVD83 GEOID MODEL - GEOID 12A

Robb M. Hester
SIGNATURE
2811
REGISTRATION NUMBER

4-19-17
DATE

STATE OF KENTUCKY
LAND SURVEYOR
ROBB M. HESTER
193 SOUTH CLINTON STREET
LEITCHFIELD, KY 42754
PHONE: (270) 259-5898 OR 259-6674
522 NORTH MULBERRY
LEITCHFIELD, KY 42750
PHONE: (270) 766-1112

AMENDED RECORD PLAT OF:
Moutardier Bay Subdivision

OWNER: NOODWAY, LLC.
4101 BUTTONBUSH MEADOW COURT
LOUISVILLE, KENTUCKY 40241

SCALE: 1" = 100'
SOURCE OF TITLE: DB 453 PG. 620 COUNTY: GRAYSON
AREA: AS SHOWN DATE: 04-06-2017 AMENDED: 04/18/17 PROJECT: record plat.dwg
DISTANCES: GPS DRAWN BY: DLG APPROVED BY: KC DRAWING #:

CLEMONS & ASSOCIATES
LAND SURVEYING, INC.
103 SOUTH CLINTON STREET
LEITCHFIELD, KY 42754
PHONE: (270) 259-5898 OR 259-6674
522 NORTH MULBERRY
LEITCHFIELD, KY 42750
PHONE: (270) 766-1112

State of Kentucky, County of Grayson, KY
this instrument was filed by record on the
18th day of April 2017
at Leitchfield, KY. I am duly sworn in as
Notary Public for the State of Kentucky.
Anna K. McKee, Deputy Clerk
of the Notary Public, KY.