# CHRISTIAN COUNTY KENTUCKY
## CITY OF HOPKINSVILLE

HEALTH DEPARTMENT NOTE:

ALL LOTS ARE SUBJECT TO THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM REQUIREMENTS OF THE KENTUCKY DEPARTMENT OF HEALTH.

OWNER'S CERTIFICATION

I/WE DO HEREBY CERTIFY THAT I AM/WE ARE THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING RECORDED IN DEED (PLAT) BOOK_____ PAGE _____, IN THE CHRISTIAN COUNTY CLERK'S OFFICE AND DO HEREBY ADOPT THIS AS MY/OUR RECORD PLOAT FOR THIS PROPERTY AND HEREBY DEDICATE THE STREETS AND OTHER SPACE SO INDICATED TO PUBLIC USE.

_____

OWNER'S SIGNATUREDATE

NOTARY PUBLIC

STATE OF KENTUCKY

I AM A NOTARY PUBLIC FOR THE AFORESAID STATE AND COUNTY AND THE ABOVE APPEARED BEFORE ME ON THE DATE MENTIONED AND DECLARED THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAT AND SUBSCRIBE THEIR NAME TO THE CERTIFICATE OF OWNERSHIP AND DEDICATION, AND SWORE THEIR STATEMENTS WERE TRUE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2023

MY COMMISSION EXPIRES: _____

_____

NOTARY PUBLIC

COMMISSION'S CERTIFICATION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPILES WITH ALL SUBDIVISION GUIDELINES WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN MINUTES OF THE COMMISSION OR SHOWN AS NOTES ON THE PLAT AND THAT IT HAS BEEN APPROVED FOR RECORDING THE OFFICE OF THE COUNTY COURT CLERK.

_____

PLANNING COMMISSION CHAIRMANDATE

CERTIFICATE OF ACCURACY

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE BOUNDARIES OF THE PROPERTY BEING SUBDIVIDED ARE TRUE AND ACCURATE. THE OWNER HAS BEEN MADE AWARE OF THE PERTINENT SUBDIVISION GUIDELINES AND THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.

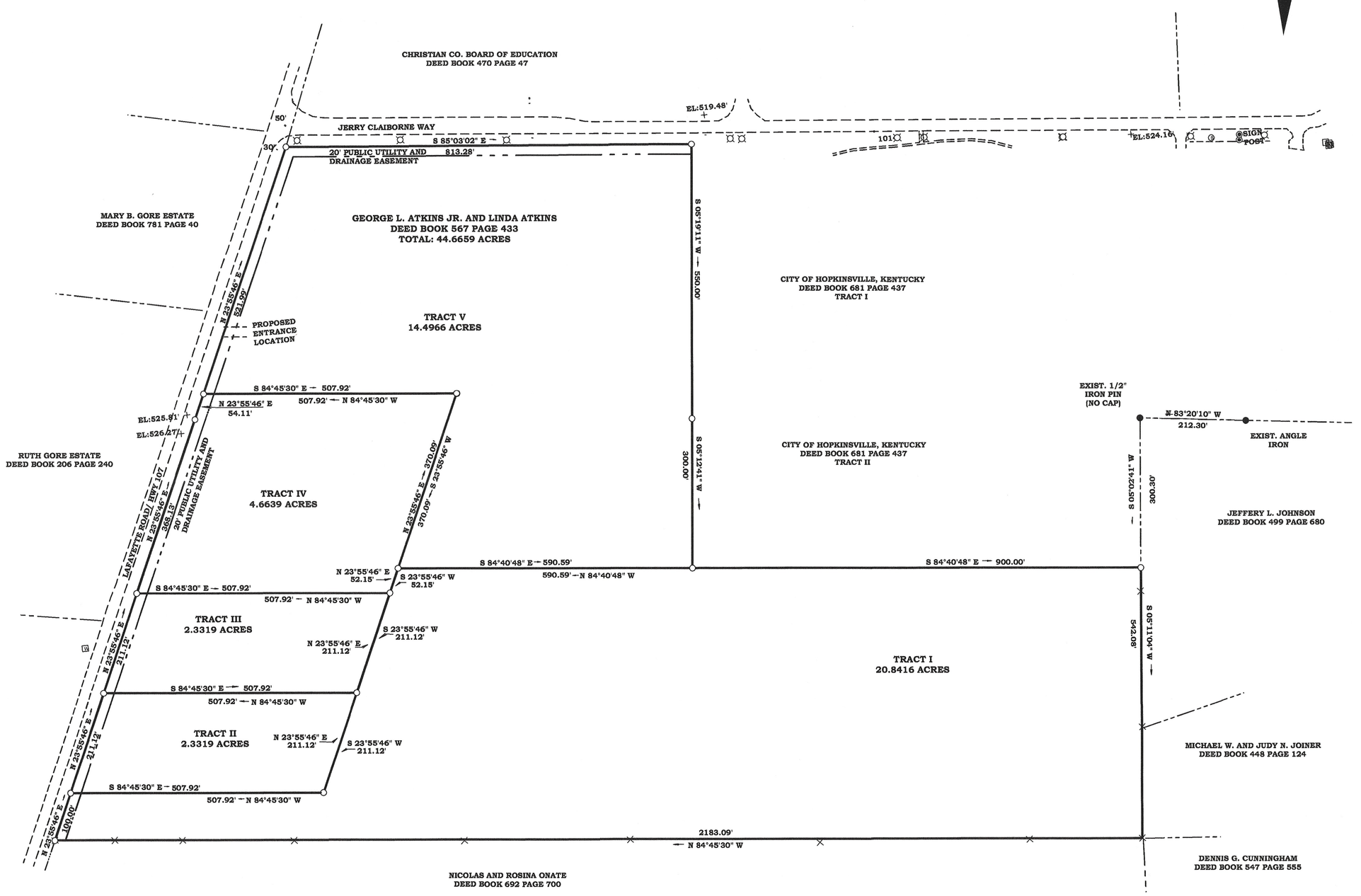
12-8-23

JAMES L. KNOTHDATE
PROFESSIONAL LAND SURVEYOR NO. 3585

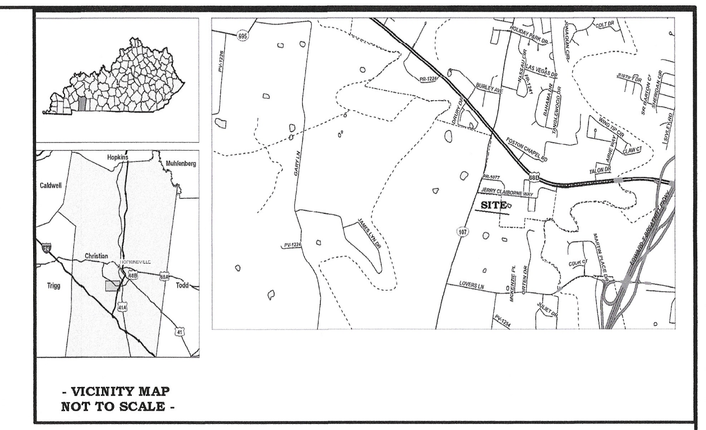
FLOODPLAIN NOTE:
THIS PROPERTY IS/IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED ON COMMUNITY PANEL NUMBER: 21047C0334D, EFFECTIVE DATE: 04/19/2019, ZONE: X.

THE PROPERTY IS ZONED X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLANE BY FLOOD INSURANCE RATE MAP (FIRM) 21047C0334D DATED APRIL 19, 2019.

THE PROPERTY IS CURRENTLY IN THE COUNTY AND IS NOT ZONED.




REFERENCE MERIDIAN IS BASED ON KY SINGLE ZONE STATE PLANE COORDINATES OBTAINED FROM GPS OBSERVATIONS AND ARE USED FOR ORIENTATION AND CALCULATION PURPOSES ONLY.




- VICINITY MAP
NOT TO SCALE -

THERE ARE NO OBSERVED CEMETERIES IN THE AREA OF THE PROPERTY THIS SURVEY.

THERE ARE NO OBSERVED ENCROACHMENTS, (BLDGS) THIS SURVEY.

SOME IMPROVEMENTS ARE AS SHOWN.

SOME UTILITIES SHOWN FOR VISUAL REFERENCE.
NO OTHER UTILITIES LOCATED THIS SURVEY.

- INDICATES EXISTING POWER POLE
- INDICATES EXISTING IRON PIN, FOUND, AS NOTED
- INDICATES 5/8" IRON PIN, SET
- INDICATES EXISTING WATER METER
- INDICATES ACTUAL FIELD MEASUREMENT OF EXISTING WIRE FENCE
- INDICATES EXISTING STEEL T-POST

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN, AS A "5/8" IRON PIN SET," IS AN 5/8" DIAMETER REBAR TWO FEET IN LENGTH WITH AN ORANGE PLASTIC CAP STAMPED JAMES L. KNOTH, L.S. #3585.

SOURCE INFORMATION:

JERRY CLAIBORNE WAY
CS - 1600
RESOLUTION 06-2020. DATED JULY 7, 2020

LAFAYETTE ROAD
RIGHT OF WAY FOR HWY 107
TAKEN FROM PLANS ON FILE KY DOT CHRISTIAN COUNTY
STATE PROJECT NO. 10, DATED 1930

SCALE 1" = 150'

0 150 300 450

CERTIFICATE OF RECORDING:

I, _____, CLERK FOR THE COURT OF CHRISTIAN COUNTY, KENTUCKY, DO HEREBY CERTIFY THAT THIS PLAT WAS THIS DAY LODGED IN MY OFFICE FOR RECORD AND THAT I HAVE RECORDED THE SAME AND THE FORGOING CERTIFICATE IN MY OFFICE.

GIVE UNDER MY HAND AND SEAL THIS DATE:

THE_____DAY OF_____2023
CLERK:_____

D.C.:_____

THIS PLAT TO BE RECORDED IN:

CABINET:_____SLIDE:_____

Survey Notes:

1. A Boundary Survey Does Not Determine Land Ownership and the professional land surveyor only provides an 'Opinion' of the previously described boundary lines which may or may not be upheld by a court of law. Unwritten Rights may or may not exist on the subject real estate.
2. This survey plat does not represent evidence as to the location of underground features such as coal, oil, gas, tanks, wells or any other rights or claims that may exist underground and no claim or liability is expressed by the Surveyor.
3. This survey plat does not purport to indicate any evidence of hazardous or environmentally injurious materials and the surveyor expressly disclaims any responsibility or liability for the same.
4. This survey plat may indicate the possible presence of underground utility services. All Underground utility lines or features shown hereon are based on visible above ground features and or paint markings placed on the ground by the underground locate service and or maps provided by the operating companies. Additional underground utilities may exist and their locations may vary from those shown. All Contractors are required by law to contact the underground locate services prior to any digging or disturbance of the surface, dial 811.
5. The only easements shown hereon are those, (i) which the surveyor has been supplied to the surveyor by the owner or a title attorney, (i) which are contained in the current deed to the subject property, (iii) which the surveyor has actual knowledge. No warranty or certification as to the presence or absence of any other easements is being made hereon by the surveyor or any approving authority including the Planning Commission or Local Building Authority.
6. Additions or Deletions to Survey Maps or Reports by other than Signing Party or Parties are prohibited without the written consent of the Signing Party or Parties.
7. Usage for any other purpose, reproductions (in whole or part) shall not be made without the explicit written permission of the surveyor.
8. No Zoning information was provided by the owner or the title company, all zoning information shown was taken from public websites. No guarantee is made to the accuracy of the zoning information.
9. Apparent Encroachments are based upon field observations. No research has been made for any documentation for rights that may be associated with these apparent encroachments. Therefore, the surveyor takes no claim of responsibility as to the validity of these apparent encroachments.
10. This survey is based on documentation provided or found at the time of the survey. Any document or information that may be provided at a later date may change the surveyor's opinion as to the location of the lines and features shown on this survey.

I, JAMES L. KNOTH, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND TO THE INFORMATION BEFORE ME AT THIS TIME. I FURTHER CERTIFY THAT:

THE SURVEY WAS PERFORMED ON THE GROUND USING GLOBAL POSITIONING SYSTEM (GPS) SINGLE NETWORK ROVER MANUFACTURED BY TOPCON MODEL HIPER VR.
THE METHOD OF SURVEY WAS REAL TIME KINEMATIC (RTK) NETWORK
REFERENCE MERIDIAN IS MAGNETIC NORTH.
BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE.
THE SURVEY SHOWN HEREON COMPLIES WITH THE STANDARDS OF PRACTICE AS DEFINED BY 201 KAR 18:150.
URBAN SURVEY WHOSE SINGLE WORST POINT RELATIVE WAS 0.02.

12-8-23

JAMES L. KNOTH
PROFESSIONAL LAND SURVEYOR NO. 3585

STATE OF KENTUCKY
James L
Knoth
3585
LICENSED
PROFESSIONAL
LAND SURVEYOR

**CHRISTIAN COUNTY KENTUCKY**
**A TOPOGRAPHICAL SURVEY AND DIVISION OF THE GEORGE L. ATKINS JR. AND LINDA ATKINS PROPERTY**

**LAFAYETTE RD AND JERRY CLAYBOURNE WAY**
**HOPKINSVILLE, KY 42240**

FOR: BARROW DEVELOPMENT
315 ROBERT O. MILLER RD
MURRAY, KY 42071
DEED BOOK 567 PAGE 433

TOTAL ACRES SURVEYED: 44.6659 ACRES
TRACT I: 20.8416 ACRES
TRACT II: 2.3319 ACRES
TRACT III: 2.3319 ACRES
TRACT IV: 4.6639 ACRES
TRACT V: 14.4966 ACRES

OCTOBER 2023

KNOTH SURVEYING AND DESIGN
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