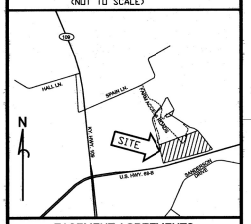
VICINITY MAP
(NOT TO SCALE)




## EASEMENT AGREEMENTS

### INGRESS / EGRESS AND UTILITY EASEMENT

I/WE HEREBY AGREE TO THE ALLOCATION OF EASEMENTS ACROSS AND/OR SERVING MY/OUR PROPERTY(IES) TO SERVICE PARCEL #1 AS SHOWN HEREON. THE REMAINDER OF THE FARM AND ANY FUTURE DIVISION OF THE EASEMENT(S) TO SERVICE ANY LOTS CREATED FROM MY/OUR PROPERTY(IES), AS APPROVED BY THE COUNTY PLANNING COMMISSION. I/WE FURTHER AGREE TO COOPERATE WITH LOCAL UTILITY AGENCIES, AS NEEDED, TO PROVIDE ADDITIONAL RIGHT-OF-WAY FOR SERVICE TO ANY FUTURE LOTS.

James L. Poe 7-27-22
JAMES L. POE, OWNER — DATE
DEED BOOK 717, PAGE 401

Kenneth H. Poe 7-27-22
KENNETH H. POE, OWNER — DATE
DEED BOOK 717, PAGE 401

### PROHIBITIVE SURVEY STATEMENT

I/we, JAMES L. POE & KENNETH H. POE, understand that the 0.765-acre TRACT -2 (REMAINDER), as illustrated, is to be conveyed and consolidated with my/our adjoining property in Deed Book 717, Page 401/ TRACT-1 (REMAINDER), and that the 0.765-acre TRACT -2 (REMAINDER) cannot be sold independent of the property. A survey of the entire property for the purposes of a consolidation plat is prohibitive.

Kenneth H. Poe 7-27-22
KENNETH H. POE — Date

James L. Poe 7-27-22
JAMES L. POE — Date

Debbie Vier 7-27-22
ATTEST: DEBBIE VIER-POE — Date

### SURVEY NOTES

1. THIS 37.748 ACRE (±) THREE (3) TRACT MINOR SUBDIVISION SURVEY IS A PORTION OF THE PROPERTY CONVEYED TO JAMES L. POE AND KENNETH H. POE IN (DB 717, P 401) BY JAMES L. POE & DEBBIE VIER-POE (HIS WIFE) AND KENNETH H. POE & RAMONA DIANE POE (HIS WIFE), AS RECORDED IN THE CHRISTIAN COUNTY CLERK'S OFFICE, CHRISTIAN COUNTY COURTHOUSE, HOPKINSVILLE, KY.
2. ONE-HUNDRED PERCENT (100%) OF THIS SURVEY WAS PERFORMED BY RTK GPS, WITH A TRIMBLE R10, MODEL 2, NETWORK ROVER RUNNING RELEASE 12 FIRMWARE TIED TO THE KYCORS NETWORK.
3. THE LARGEST PRECISION RATIO BETWEEN 20 POINT PAIRS FOR THIS RURAL SURVEY IS LESS THAN 1:00 AT 0.444 WITH A RELATIVE POSITIONAL ACCURACY EXCEEDING 0.100' + 200.0 PPM. THE MINIMUM STANDARD PER 201 KAR 18:150.
4. ALL DATA IS REFERENCED TO THE NAD 83, KENTUCKY SOUTH ZONE (1602) STATE PLANE COORDINATE SYSTEM AND ALL BEARINGS STATED HEREON ARE BASED ON GEODETIC NORTH AS OBSERVED, BY GPS METHODS, DURING THE COURSE OF THIS SURVEY.
5. DISTANCES HEREON UTILIZE A GROUND SCALE FACTOR OF 1.0000480391; PROJECTED FROM THE ORIGIN (0,0) OF THE KY SOUTH ZONE (1602) STATE PLANE COORDINATE SYSTEM.
6. THIS PROPERTY IS SUBJECT TO ALL RECORDED AND OTHERWISE EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY.
7. THIS PLAT OF SURVEY IS SUBJECT TO ANY AND ALL FACTS OR FINDINGS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH AND IS NOT INTENDED TO INDICATE THE NON-EXISTENCE OF ANY EASEMENTS.
8. THE FEMA FLOOD INSURANCE RATE MAP(S) FOR THIS PROPERTY HAVE NUMBER 21047C0284D AND 21047C0263D, DATED APRIL 19, 2019.
9. THE FLOOD HAZARD BOUNDARY SHOWN HEREON IS A GEO-REFERENCED DIGITAL EXTRAPOLATION TAKEN FROM THE FEMA NATIONAL FLOOD HAZARD LAYER.
10. UNLESS OTHERWISE STATED, ALL MONUMENTS REFERRED TO HEREON AS "IRON PIN SET" OR "RECAPPED IRON PIN FOUND" ARE 1/2-INCH DIAMETER, #4 STEEL REINFORCING BARS, 18-INCHES LONG WITH A RED PLASTIC CAP STAMPED "W.JC. JR. PLS #3660" SET OR FOUND AND RECAPPED THIS SURVEY AT THE LOCATION INDICATED HEREON. WITNESS CAPS ARE ORANGE AND STAMPED "WITNESS - PLS 3660".
11. THIS PROPERTY WAS SURVEYED BY WILLIAM J. CHAUDOIN, JR., KY PLS # 3660 BEGINNING ON JANUARY 20, 2021 WITH THE PLAT OF SURVEY BEING PREPARED ON JULY 07 AND REVISED JULY 16, 2022.

**CALL BEFORE YOU DIG (B.U.D.)**
KENTUCKY STATE LAW REQUIRES THAT ALL PARTIES ARE TO CALL KENTUCKY UNDERGROUND PROTECTION, INC. BY DIALING "811" A MINIMUM OF TWO WORKING DAYS (48-HOURS) PRIOR TO BREAKING GROUND.
NOTE: NOT ALL UTILITIES SUBSCRIBE TO THE KY811 LOCATE SERVICE. BE SURE TO ASK WHO WILL BE NOTIFIED WHEN YOU CALL IN THE LOCATE.

**UTILITY EASEMENT NOTE:**
PUBLIC SERVICES (HOPKINSVILLE WATER ENVIRONMENT AUTHORITY (HWEA), PENNYRILE R.E.C.C. AND AT&T.) OPERATE AND MAINTAIN UTILITIES ALONG THE U.S. HWY. 68-BYPASS (EAGLE WAY). ALL STATED UTILITIES CAN BE MADE AVAILABLE AT THE OWNER'S EXPENSE, TO THE PROPERTY SHOWN HEREON.

**PUBLIC WATER SUPPLY STATEMENT:**
THE HOPKINSVILLE WATER ENVIRONMENT AUTHORITY (HWEA) OPERATES AND MAINTAINS A WATER MAIN ALONG THE U.S. HWY. 68-BYPASS (EAGLE WAY) HIGHWAY RIGHT-OF-WAY AND SERVICE IS AVAILABLE TO THE PROPERTY SHOWN HEREON.

Notice: Individual Sewerage Disposal Systems
The property platted herein did not have a soil sample (percolation) test report(s) approved by the Kentucky Cabinet for Human Resources as part of this division. Any proposed individual sewerage disposal system must comply with all requirements of this Department. Interested Individuals may contact the Hopkinsville-Christian County Planning Commission for additional information.

Notice: The Christian County Health Department will increase minimum lot size requirements on April 29, 1995 to 20,000 square feet, and on April 29, 1999 to 25,000 square feet for lots utilizing any system regulated by the Department. All plats approved by the Hopkinsville-Christian County Planning Commission which meet the lot size requirements set forth during the effective time of said requirements must be filed with the Christian County Clerk before the change in lot size requirements occur in order to obtain a non-conforming (grandfathering) status.

**SEE ALSO CLUR #** MS22-8-3
page ___ of ___

CHRISTIAN COUNTY CLERK
(FOR OFFICIAL USE ONLY)

# JAMES L. POE & KENNETH H. POE

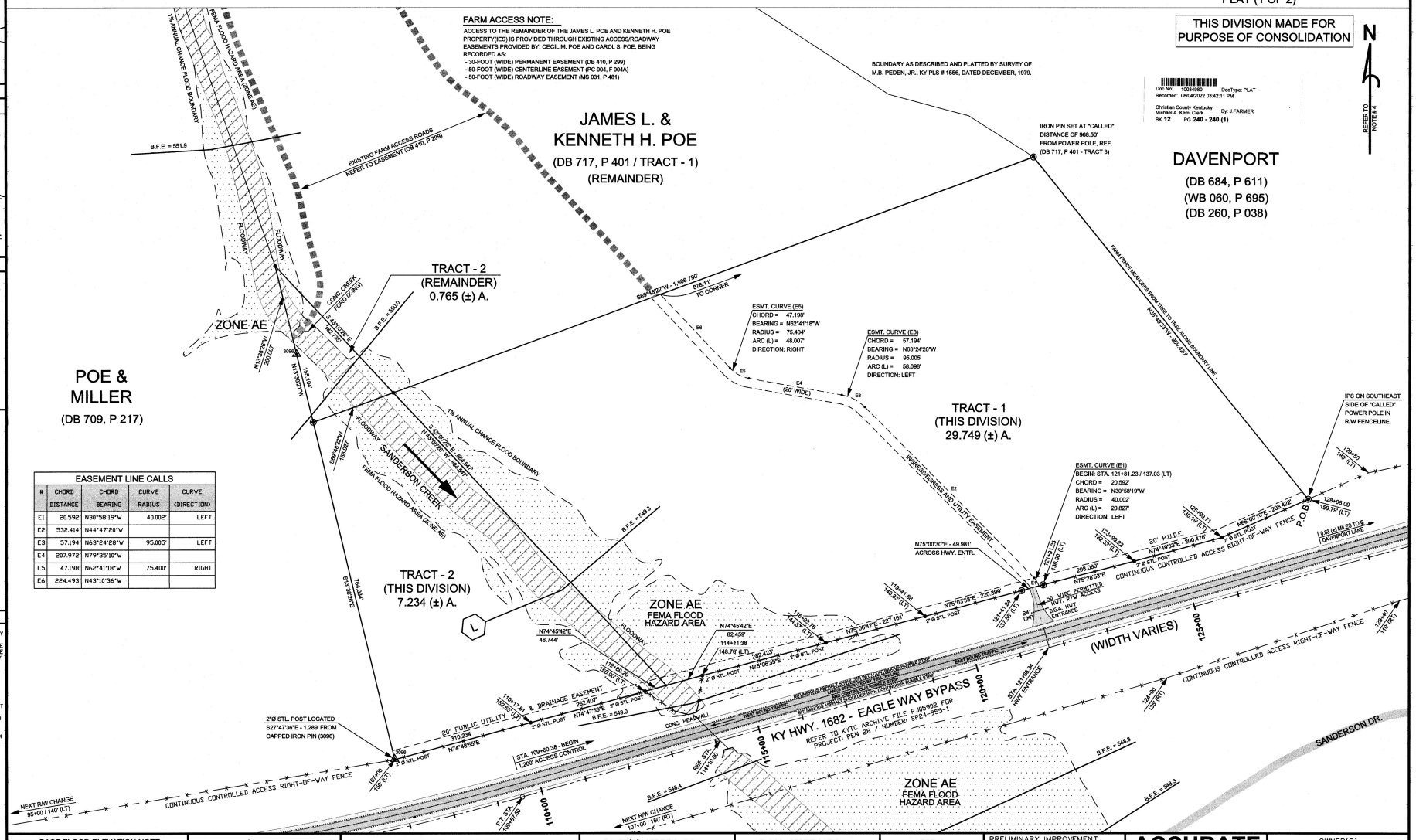
KY HWY. 1682 (EAGLE WAY BYPASS)
37.748 A. (±) FARM PROPERTY - DIV. NO. 1
(DB 717, P 401)
PLAT (1 OF 2)

THIS DIVISION MADE FOR PURPOSE OF CONSOLIDATION

N — REFER TO NOTE #4

Doc No: 10034060 DocType: PLAT
Recorded: 08/04/2022 03:42:11 PM
Christian County Kentucky Michael A. Kem, Clerk By: J FARMER
BK 12 PG 240 - 240 (1)

**FARM ACCESS NOTE:**
ACCESS TO THE REMAINDER OF THE JAMES L. POE AND KENNETH H. POE PROPERTY(IES) IS PROVIDED THROUGH EXISTING ACCESS/ROADWAY EASEMENTS PROVIDED BY, CECIL M. POE AND CAROL S. POE, BEING RECORDED AS:
- 30-FOOT (WIDE) PERMANENT EASEMENT (DB 410, P 299)
- 50-FOOT (WIDE) CENTERLINE EASEMENT (PC 004, F 004A)
- 50-FOOT (WIDE) ROADWAY EASEMENT (MS 031, P 481)




### EASEMENT LINE CALLS

| # | CHORD DISTANCE | CHORD BEARING | CURVE RADIUS | CURVE (DIRECTION) |
|---|---|---|---|---|
| E1 | 20.592' | N30°58'19"W | 40.002' | LEFT |
| E2 | 532.414' | N44°47'20"W | | |
| E3 | 57.194' | N63°24'28"W | 95.005' | LEFT |
| E4 | 207.972' | N79°35'10"W | | |
| E5 | 47.198' | N62°41'18"W | 75.400' | RIGHT |
| E6 | 224.493' | N43°10'36"W | | |

**BASE FLOOD ELEVATION NOTE**
CROSS-SECTION ELEVATION DATA SHOWN HEREON IS DEFINED ON THE FLOOD INSURANCE RATE MAP(S) (FIRM) FOR THE PROPERTY AND THE KENTUCKY FLOOD HAZARD PORTAL WEBSITE. THIS SECTION OF THE "SANDERSON CREEK" IS ALSO PROFILED IN THE CHRISTIAN COUNTY FLOOD INFORMATION STUDY NUMBER 21047CV001B PUBLISHED ON APRIL 19, 2019. THE BASE FLOOD ELEVATION (B.F.E.) INFORMATION PROVIDED HEREON REFLECTS THE INFORMATION PROVIDED IN THE SOURCES CITED ABOVE.

**COMMISSION'S CERTIFICATION**
PLANNING COMMISSION CHAIRMAN — DATE

**CERTIFICATE OF ACCURACY**
I 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 THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.
REGISTERED SURVEYOR — DATE

STATE OF KENTUCKY
WILLIAM J. CHAUDOIN, JR.
3660
LICENSED PROFESSIONAL LAND SURVEYOR
SEAL

**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 BOOK 717, PAGE 401, IN THE CHRISTIAN COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS MY/OUR RECORD PLAT FOR THIS PROPERTY; AND DO HEREBY DEDICATE THE STREETS AND OTHER SPACE SO INDICATED TO PUBLIC USE.
JAMES L. POE — DATE
KENNETH H. POE — DATE

**FLOOD CERTIFICATION**
A PORTION OF THIS SUBDIVISION PLAT
X IS
IS NOT
(MARKED APPROPRIATE SPACE)
WITHIN A DESIGNATED FLOOD HAZARD AREA AS DESIGNATED ON THE OFFICIAL FLOOD BOUNDARY MAP OF CHRISTIAN COUNTY.

TOTAL ACRES 37.748(±) TOTAL LOTS 3
CLOSURE ERROR SEE NOTE # 3.

**LEGEND**
IRON PIN SET (IPS)
IRON PIN FOUND (IPF)
POINT - NO MONUMENT
POINT OF BEGINNING — P.O.B.
WATERLINE
MIN. BLDG SETBACK LINE
EASEMENT LINE
CENTERLINE
BOUNDARY LINE
R/W LINE
SCALE: 1" = 100'

**PRELIMINARY IMPROVEMENT CERTIFICATION**
(FOR FINAL PLAT ONLY)
I HEREBY CERTIFY THAT IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME, ARE IN CONFORMANCE WITH SUBDIVISION GUIDELINES; AND THE ESTIMATED COST FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY MY OFFICE AND COMMUNICATED TO THE PLANNING COMMISSION FOR THE PURPOSE OF ESTABLISHING THE AMOUNT OF THE SURETY PERFORMANCE BOND.
COUNTY ENGINEER — DATE


**ACCURATE**
ENGINEERING & SURVEYING, LLC
WILLIAM J. CHAUDOIN, JR. PE-PLS
12480 HERNDON-OAK GROVE ROAD
HERNDON, KENTUCKY 42236


*NOW CELEBRATING OUR* 50TH *YEAR OF SERVICE* SINCE 1973

OWNER(S)
JAMES L POE & KENNETH H. POE

ADDRESS
150 PETSCH LANE
HOPKINSVILLE, KY 42240

GRAPHIC SCALE
200 100 0 200