

ZONING: ZONE B-2 (ARTERIAL COMMERCIAL)
 MINIMUM YARD REQUIREMENTS: B-2
 FRONT SETBACK ALONG U.S. HWY. 41-A = 60 FEET
 FRONT = 40 FEET
 SIDE = 7 FEET
 REAR = 20 FEET
 MAXIMUM LOT COVERAGE 55%
 MAXIMUM BUILDING HEIGHT 70 FEET

FLOOD NOTE:
 SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FLOOD HAZARD BOUNDARY MAP FOR CHRISTIAN COUNTY, KENTUCKY - COMMUNITY PANEL NO. 210277 0011 A EFFECTIVE DATE: JUNE 24, 1977

SPECIAL NOTE:
 CLEARANCE EASEMENT IN PROCESS BY THE CORPS OF ENGINEERS (LOUISVILLE DISTRICT). THIS EASEMENT WILL AFFECT PROPERTY TO THE NORTH OF THIS LINE CONCERNING HEIGHT OF STRUCTURES, AND NOISE LIMITS. THERE IS NO RECORDED DOCUMENT AS OF SEPTEMBER 22, 2003.

FORT CAMPBELL NOISE DISCLOSURE STATEMENT

LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN A HIGH NOISE ZONE AND ARE SUBJECT TO INCREASED NOISE LEVELS DUE TO MILITARY OPERATIONS CONDUCTED ON, AND IN THE VICINITY OF, FORT CAMPBELL MILITARY INSTALLATION. AFFECTED PROPERTIES MAY BE EXPOSED TO SOUNDS IN EXCESS OF 65 DECIBELS INCLUDING SOUNDS FROM, BUT NOT LIMITED TO, AIRCRAFT OVERFLIGHT, SMALL-ARMS/ARTILLERY FIRE, AND TRAINING EXERCISES, ALL OF WHICH OCCUR AT VARYING TIMES DURING THE DAY AND NIGHT. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE FORT CAMPBELL ENVIRONMENTAL OFFICE.

- LEGEND:**
- 5/8"x24" IRON REBAR W/CAP (SET) OR (FND) PLS #3117
 - EXISTING MONUMENT (AS NOTED)
 - CONCRETE MONUMENT (AS NOTED)
 - CONCRETE NAIL (FND)
 - POWER POLE
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - SANITARY SEWER MANHOLE
 - SUBJECT PARCELS
 - EXISTING LOT LINE
 - CENTER LINE
 - CURB LINE
 - WATER LINE
 - OVERHEAD ELECTRIC
 - PERMANENT EASEMENT
 - TEMPORARY EASEMENT
 - BUILDING LINE
 - FLOW LINE
 - SANITARY SEWER LINE
- NOTES:**
- 1.) BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH KENTUCKY STATE PLANE COORDINATE SYSTEM SOUTH ZONE 1602.
 - 2.) SURVEY WAS CONDUCTED BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. UNADJUSTED RATIO OF PRECISION WAS 1/56,959 AND WAS ADJUSTED FOR CLOSURE. FIELD WORK PERFORMED AUGUST 13, 2003. THE SURVEY AS SHOWN HEREON IS A CLASS "A" AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
 - 3.) BEARINGS AND DISTANCES HAVE BEEN ADJUSTED FOR CLOSURE.
 - 4.) THIS SURVEY IS SUBJECT TO COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD OR OTHERWISE.
 - 5.) NO TITLE REPORT BY A TITLE ATTORNEY WAS FURNISHED TO THIS SURVEYOR AND THIS SURVEY IS SUBJECT TO THE FINDINGS OF SUCH SURVEYOR.
 - 6.) SEE KY. DOT REALIGNMENT PLANS FOR U.S. HIGHWAY 41-A PROJ. NO. 024 041A 000-005
 - 7.) SEE PRIOR FINAL PLAT OF BRATSCHI D. CAMPBELL PROPERTY OF RECORD IN PLAT CABINET 7, PAGE 568 CHRISTIAN COUNTY COURT CLERK'S OFFICE.

INTENT:
 THE CREATION OF LOTS 3 & 4, ALONG WITH 20' PRIVATE UTILITY SERVICE EASEMENT FOR BENEFIT OF LOT 3.

NOTE:
 A 5' DRAINAGE EASEMENT ALONG THE INSIDE OF ALL SIDE LOT LINES AND A 10' DRAINAGE EASEMENT ALONG THE INSIDE OF ALL REAR LOT LINES IS HEREBY DEDICATED TO THE LOTS SHOWN.

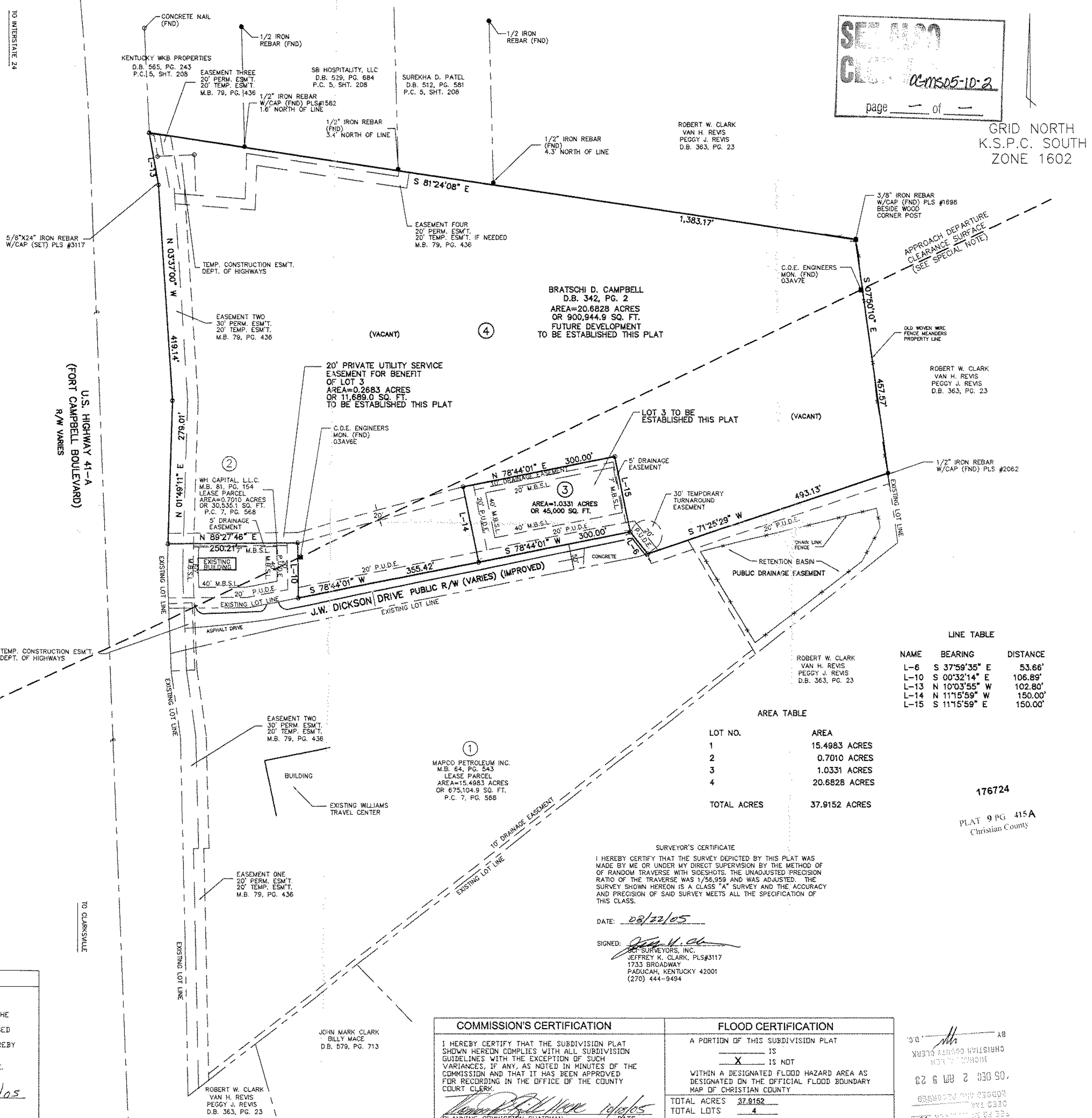
OWNER/DEVELOPER
 BRATSCHI D. CAMPBELL
 618 ESTES ROAD
 NASHVILLE, TENNESSEE 37215

CLIENT
 CIVIL SITE DESIGN GROUP, PLLC
 2515 WILMA RUDOLPH BLVD., SUITE 103
 CLARKSVILLE, TENNESSEE 37040

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.

Pursuant to OGSRA60-9-1 the City of Oak Grove Subdivision Guidelines now contain a Section 4.BC, incorporated upon adoption by the Hopkinsville-Christian County Planning Commission during its regular scheduled meeting on September 26, 1995 at the request of the City of Oak Grove. Enforcement of this requirement is the responsibility of the City of Oak Grove, via the City Planner, as the designated individual to perform street inspections.

The drainage and retention areas were determined by the developer's engineer and the approval of this plat by the Hopkinsville-Christian County Planning Commission does not warrant that floods and/or flooding is limited to the labeled drainage and retention areas.



SEE PLAN
 CLEARANCE
 02-MS05-10-2
 page 1 of 1

GRID NORTH
 K.S.P.C. SOUTH
 ZONE 1602

LINE TABLE

NAME	BEARING	DISTANCE
L-6	S 37°59'35" E	53.66'
L-10	S 00°32'14" E	106.89'
L-13	N 10°03'55" W	102.80'
L-14	N 11°15'59" W	150.00'
L-15	S 11°15'59" E	150.00'

AREA TABLE

LOT NO.	AREA
1	15.4983 ACRES
2	0.7010 ACRES
3	1.0331 ACRES
4	20.6828 ACRES
TOTAL ACRES	37.9152 ACRES

176724
 PLAT 9 PG 415A
 Christian County

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1/56,959 AND WAS ADJUSTED. THE SURVEY SHOWN HEREON IS A CLASS "A" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATION OF THIS CLASS.

DATE: 08/22/05
 SIGNED: Jeffery K. Clark
 S.C.I. SURVEYORS, INC.
 1733 BROADWAY
 PADUCAH, KENTUCKY 42001
 (270) 444-9494

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

PLANNING COMMISSION CHAIRMAN DATE

FLOOD CERTIFICATION
 A PORTION OF THIS SUBDIVISION PLAT IS IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA AS DESIGNATED ON THE OFFICIAL FLOOD BOUNDARY MAP OF CHRISTIAN COUNTY

TOTAL ACRES 37.9152
 TOTAL LOTS 4
 CLOSURE ERROR 1:50,959

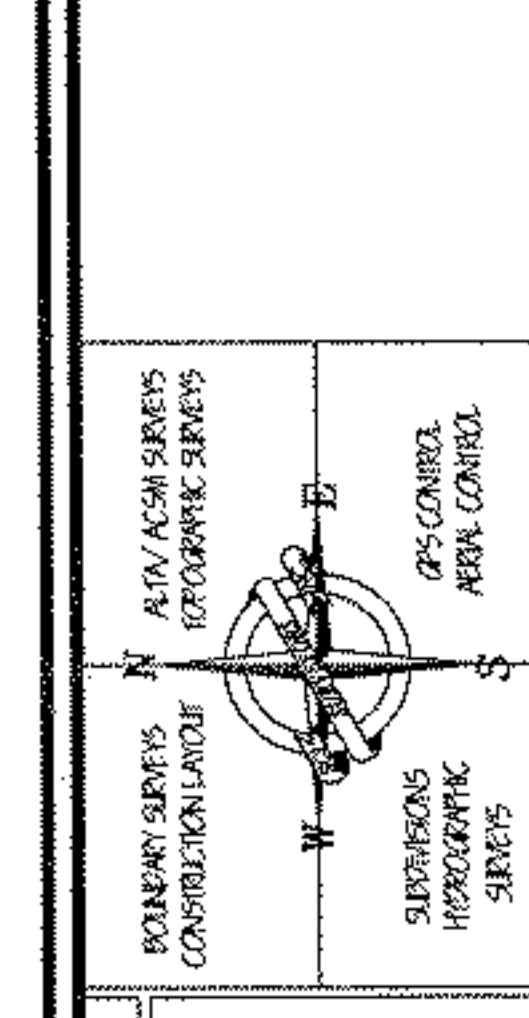
CERTIFICATE OF ACCURACY
 I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING SUBDIVIDED ARE TRUE AND ACCURATE, THE OWNER HAS BEEN MADE AWARE OF THE PERTINENT SUBDIVISION GUIDELINES, AND THAT THE MONUMENTS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

PROFESSIONAL LAND SURVEYOR DATE 08/22/05

OWNER'S CERTIFICATION
 I/WE DO HEREBY CERTIFY THAT I AM/WE ARE THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREIN. SAID PROPERTY BEING RECORDED IN DEED (PLAT) BOOK 342, PAGE 2, IN THE CHRISTIAN COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS MY/OUR RECORD PLAT FOR THIS PROPERTY; AND HEREBY DEDICATE THE STREETS AND OTHER SPACE SO INDICATED TO PUBLIC USE.

BRATSCHI D. CAMPBELL 9/6/05 DATE

S.C.I. SURVEYORS, INC.
 JEFFREY K. CLARK
 1733 BROADWAY
 PADUCAH, KENTUCKY 42001
 PHONE: (270) 444-9494



BRATSCHI D. CAMPBELL PROPERTY
 U.S. HIGHWAY 41A (FORT CAMPBELL BOULEVARD)
 OAK GROVE, CHRISTIAN COUNTY, KENTUCKY

SCALE: 1" = 100'
 0 100 200

DATE: 08-02-05

REVISION	DATE	BY	REASON
1	08-02-05	JKC	ISSUED FOR REVIEW
2	08-22-05	JKC	REVISED PER COMMENTS

JOB NO: 03-181
 SHEET: 10/1