

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 UTILITY PROVIDERS
SUBSCRIBE TO THE KY811 LOCATE SERVICE.

I HEREBY CERTIFY THAT I AM AN OWNER OF RECORD OF THE PROPERTY PLATTED HEREON AND COMMISSIONED THE SURVEY OF SAID PROPERTY, BEING RECORDED IN DEED BOOK 028, PAGE 208 AND (DB 127, P 104), IN THE TODD COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS THE RECORD PLAT FOR THIS PROPERTY.

HELEN YOUNG, RESPONSIBLE PARTY

DATE _____

PUBLIC UTILITY SERVICE STATEMENT:
THE TODD COUNTY WATER DISTRICT, AT&T, AND PENNYRILE R.E.C.C. PROVIDE UTILITY SERVICES TO THE PARENTY TRACT. THESE SERVICES ARE VISIBLY EVIDENT ALONG AND WITHIN THE POND RIVER ROAD RIGHT-OF-WAY FRONTING THIS PROPERTY. PUBLIC UTILITY SERVICE WILL NEED TO BE COORDINATED WITH THE APPROPRIATE PROVIDER.

1. THIS 4.7866 (±) ACRE BOUNDARY SURVEY CONSTITUTES ALL OF THE REMAINING PROPERTY ORIGINALLY CONVEYED TO ROBERT HARRELL, ET. AL., IN DEED BOOK 028, PAGE 208 AND LAST DESCRIBED IN A RECORD OF LINDA DINE CHILD'S ON 03 JANUARY 1989, RECORDED IN BOOK 1047, PAGE 104, TOWN OF TOWN COUNTY COURT CLERK'S OFFICE, ELKTON, KENTUCKY.
2. ONE-HUNDRED PERCENT (100%) OF THIS SURVEY WAS PERFORMED BY RTK GPS, WITH A TRIMBLE R10, MODEL-2, NETWORK ROVER AND A TRIMBLE R10, MODEL-2, NETWORK ROVER.
3. THE LARGEST PRECISION RATIO BETWEEN 21 POINT PAIRS FOR THIS RURAL SURVEY IS LESS THAN 1.00 AT 0.264 WITH A RELATIVE POSITIONAL ACCURACY EXCEEDING 0.100" + 200.0 PPM.
4. ALL DATA IS REFERENCED TO THE NAD 83, KENTUCKY SOUTH ZONE (1602) STATE PLANE COORDINATE (SPC) SYSTEM. BEARINGS STATED HEREON ARE BASED ON GEODETIC NORTH AS OBSERVED.
5. METHODS, DISTANCES, BEARINGS, AND ANGLES NOTED HEREON.
6. DISTANCES HEREON UTILIZE A GROUND SCALE FACTOR OF: 1.000519234; CALCULATED FROM THE 1P ("RECAP") AT THE SOUTHWEST CORNER (P.O.B.) OF PARCEL 1 ("ELEV. = 777.864") AND THE 1P ("RECAP") OF THE 1P ("RECAP") OF PARCEL 2 ("ELEV. = 777.864").
7. THIS PROPERTY IS SUBJECT TO ALL RECORDED AND OTHERWISE EXISTING EASEMENTS, COVENANTS AND/OR RIGHTS-OF-WAY. THIS PLAT OF SURVEY IS SUBJECT TO ANY AND ALL FACTS OR FINDINGS THAT MAY BE DISCOVERED BY A REASONABLY DILIGENT TITLE SEARCH AND IS NOT INTENDED TO INDICATE THE NON-EXISTENCE OF ANY EASEMENTS.
8. THE FEMA FLOOD INSURANCE RATE (MFPS) FOR THIS PROPERTY IS AREA NUMBER 212190185C, DATED JULY 22, 2010.
9. UNLESS OTHERWISE NOTED, ALL INSTRUMENTS REFERRED TO HEREON ARE "IRON PIN SET" OR "RECAPPED IRON PIN FOUND" ARE 1/2-INCH DIAMETER, #4 STEEL REINFORCING BARS, 18-INCHES LONG WITH A RED PLASTIC STAMPER "W.C.J. JR. PL #3660" SET AND PLACED BY THE SURVEYOR. UNLESS OTHERWISE NOTED, INDICATED HEREON. WITNESS CAPS ARE ORANGE AND STAMPED "WITNESS, PL# 3660".
10. THIS PLAT OF SURVEY IS FINALIZED ON JUNE 03, 2025. IS BASED ON PHYSICAL SURVEY BEGINNING ON MARCH 27, 2025, BY WILLIAM J. CHAUDRON, JR. KY PLS #3660.

OWNER(S)

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.

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 MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.

A PORTION OF THIS SUBDIVISION PLAT
 IS
☒ IS NOT
 (MARK APPROPRIATE SPACE)
 WITHIN A DESIGNATED FLOOD HAZARD AREA AS
 DESIGNATED ON THE OFFICIAL FLOOD BOUNDARY MAP
 OF TODD COUNTY, KENTUCKY.

TOTAL ACRES 41.786± TOTAL LOTS 1
CLOSURE ERROR SEE SURVEY NOTE # 3

IRON PIN SET ⊙
IRON PIN FOUND △
POINT ▲
POINT OF BEGINNING P.O.B.
FENCELINE *****
EASEMENT LINE _____
MIN. BUILDING SETBACK LINE _____
CENTERLINE € €
BOUNDARY LINE _____
R/W LINE _____

SCALE: 1" = 200'

WILLIAM J. CHAUDOIN, JR. PE-PLS
12480 HERNDON-OAK GROVE ROAD
HERNDON, KENTUCKY 42236

NOW CELEBRATING OVER

50 YEARS OF SERVICE SINCE 1973

HELEN (SHIPP) YOUNG

ADDRESS

313 ELLEN DR.
HOPKINSVILLE, KY 42240

GRAPHIC SCALE

A horizontal number line with tick marks at 200, 100, 0, and 2. The line is divided into segments by these tick marks.

PLANNING COMMISSION CHAIRMAN

DATE _____

REGISTERED SURVEYOR

DATE _____

SEAL