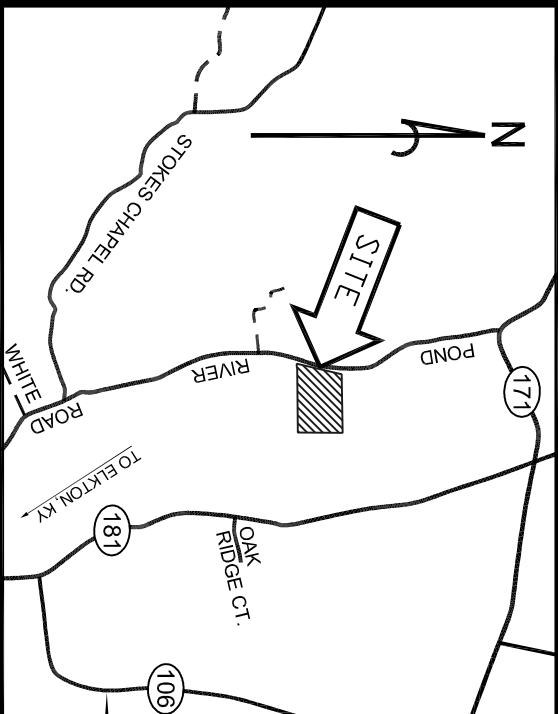


VICINITY MAP
(NOT TO SCALE)



PUBLIC UTILITY SERVICE STATEMENT:

THE TODD COUNTY WATER DISTRICT, AT&T, AND PENNYSRILE R.E.C.C. PROVIDE UTILITY SERVICES TO THE PARENT 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.

SURVEY NOTES

- THIS 41.786 (±) 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 CONVEYANCE BY LINDA DIANE CHILDS DN 03 JANUARY, 1989, RECORDED IN CDB 127, P 104) IN THE TODD COUNTY COURT CLERK'S OFFICE, ELKTION, KENTUCKY.
- 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.
- THE LARGEST PRECISION PAIOT BETWEEN 21 POINT PAIRS FOR THIS RURAL SURVEY IS LESS THAN 100 AT 0.264 WITH A RELATIVE POSITIONAL ACCURACY EXCEEDING 0.100" + 2000 PPM, THE MINIMUM STANDARD PER 201 KAR 18.150.
- ALL DATA IS REFERENCED TO THE NAD 83, KENTUCKY SOUTH ZONE (1602) STATE PLANE COORDINATE (SPO) SYSTEM. BEARINGS STATED HEREON ARE BASED ON GEODETIC NORTH AS OBSERVED, BY GPS METHODS. DURING THE COURSE OF THIS SURVEY, DISTANCES HEREON UTILIZE A GROUND SCALE FACTOR OF: 1.000519234), CALCULATED FROM THE 1PF (RECAP) AT THE SOUTHWEST CORNER (P.O.B.) OF PARCEL - 1 (ELEV. = 777.864) AND PROJECTED FROM THE ORIGIN (O.D) OF THE SPC SYSTEM.
- 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 DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH AND IS NOT INTENDED TO INDICATE THE NON-EXISTENCE OF ANY EASEMENTS.
- THE FEMA FLOOD INSURANCE RATE MAP(S) FOR THIS PROPERTY IS (ARE) NUMBER 21219C0185C, DATED JULY 22, 2010.
- UNLESS OTHERWISE STATED, ALL MONUMENTS REFERRED TO HEREON AS "IRON PIN SET" OR "RECAPED IRON PIN FOUND" ARE 1/2-INCH DIAMETER, #4 STEEL REINFORCING BARS, 18-INCHES LONG WITH A RED PLASTIC CAP STAMPED "WJC, JR., PLS #3660" SET OR FOUND AND RECAPED THIS SURVEY AT THE LOCATION INDICATED HEREON. WITNESS CAPS ARE ORANGE AND STAMPED "WITNESS, PLS 3660".
- THIS PLAT OF SURVEY FINALIZED ON JUNE 03, 2025, IS BASED ON A PHYSICAL SURVEY BEGINNING ON MARCH 27, 2025, BY WILLIAM J. CHAUDDIN, JR., KY PLS #3660.

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

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 UTILITY PROVIDERS SUBSCRIBE TO THE KY811 LOCATE SERVICE.

****811****
KY811.ORG

OWNER(S) CERTIFICATION

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

BOUNDARY SURVEY FOR HEIRS

OF ROBERT HARRELL, ET. AL.
41.786 (±) A. POND RIVER ROAD FARM
ORIGINALLY CONVEYED IN (DB 028, P 208)
AND LAST DESCRIBED IN (DB 127, P 104)

MALLORY

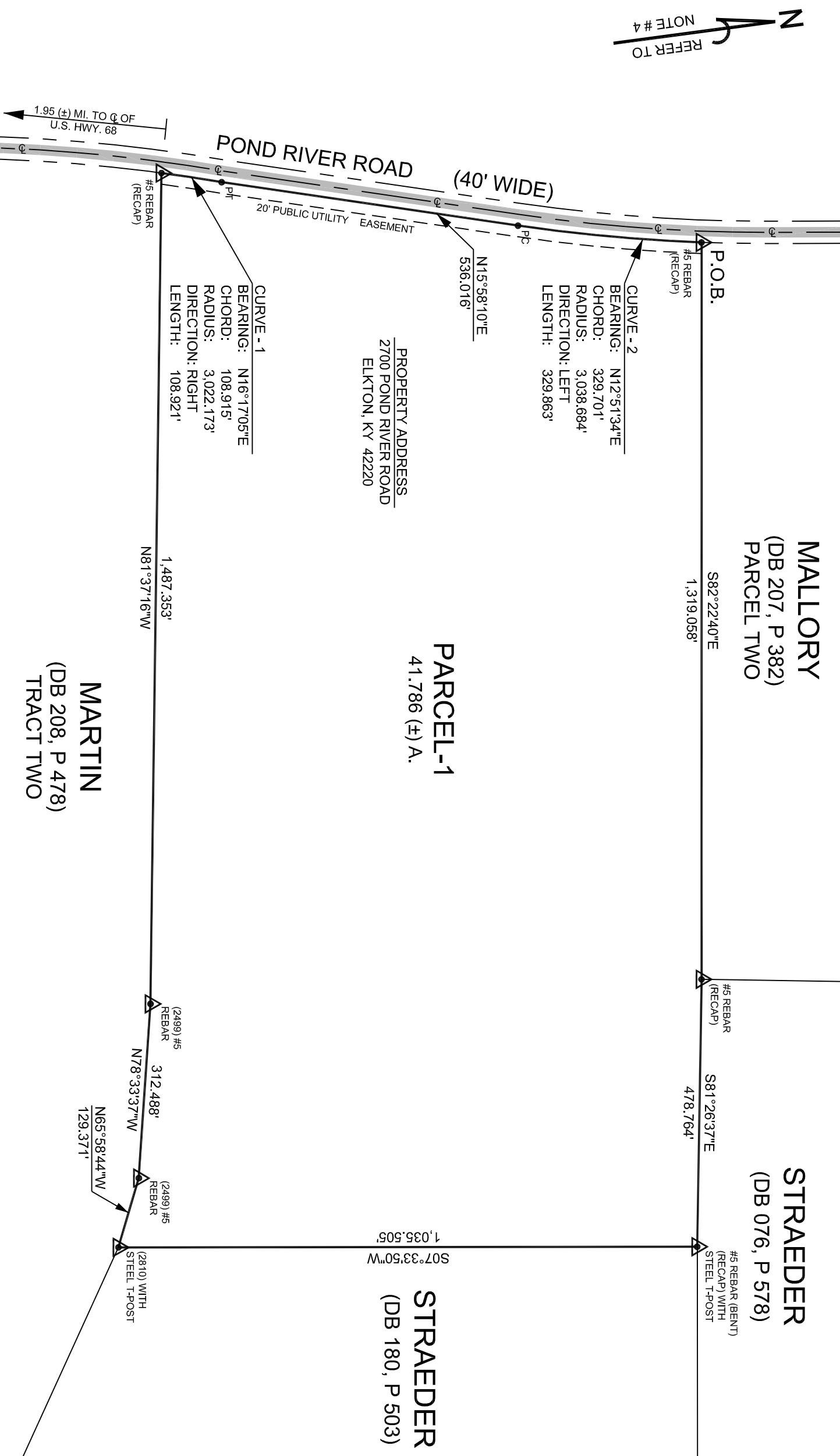
(DB 207, P 382)
PARCEL TWO

STRAEDER

(DB 076, P 578)

PARCEL-1
41.786 (±) A.

MARTIN
(DB 208, P 478)
TRACT TWO



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 MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.

REGISTERED SURVEYOR

DATE

FLOOD CERTIFICATION

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.

LEGEND

IRON PIN SET
POINT OF BEGINNING
EASEMENT LINE
MIN. BUILDING SETBACK LINE
BOUNDARY LINE
R/W LINE

ACCURATE

ENGINEERING & SURVEYING, LLC

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

NOW CELEBRATING OVER

50 YEARS OF SERVICE SINCE 1973

OWNER(S)

HELEN (SHIPP) YOUNG
ADDRESS
313 ELLEN DR.
HOPKINSVILLE, KY 42240

