

SURVEYOR'S NOTES:

PORTION OF THE SUBJECT PROPERTY IS LOCATED FLOOD ZONE 'A'. APPROXIMATE LIMITS ARE SHOWN HEREON, AS PER F.I.R.M. NO. 21059C0320D, DATED APRIL 16, 2009.

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY THAT MAY OR MAY NOT BE OF RECORD.

THIS PLAT AND SURVEY REPRESENTED HEREON COMPLIES WITH 201 KAR 18:150.

PURPOSE OF THIS PLAT IS A PROPERTY SURVEY AND DIVISION OF J.D. & NORMAN EWAN PROPERTY.

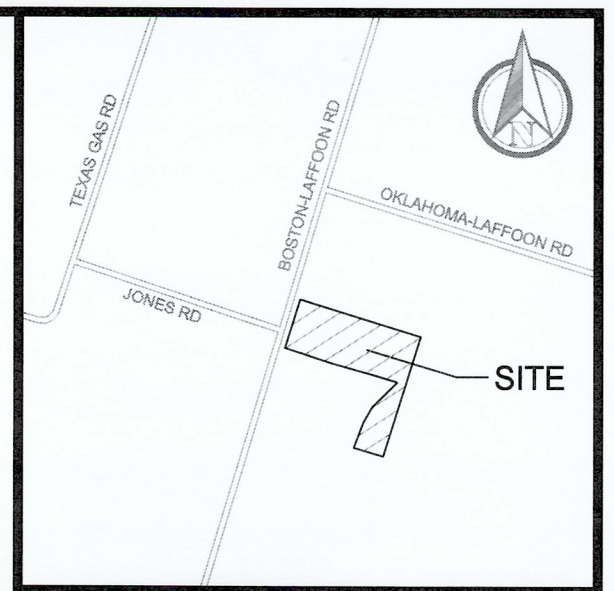
ADJOINING PROPERTY OWNERS ARE SHOWN ACCORDING TO PROPERTY VALUATION ADMINISTRATOR'S OFFICE.

BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF ATTORNEYS TITLE OPINION/TITLE SEARCH.

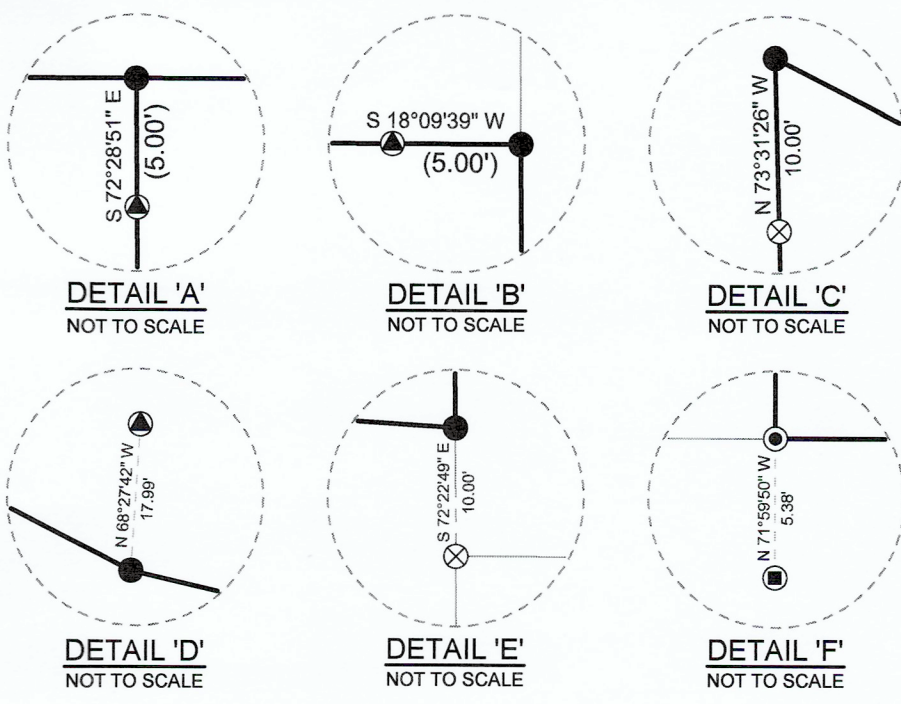
NO FURTHER SUBDIVISIONS SHALL BE PERMITTED AS TO CREATE ADDITIONAL IRREGULARLY SHAPED LOTS.

ZONED: A-R / COMPLETION DATE OF SURVEY: 06/25/2024.

DUE TO LIMITED PROVIDED ROAD FRONTAGE, 6020 BOSTON-LAFFOON ROAD SHALL NOT BE FURTHER SUBDIVIDED SO AS TO CREATE ANY ADDITIONAL LOTS THAT DO NOT MEET THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.



VICINITY MAP



TROY & SUZETTE EDGE
D.B. 759, PG. 423
P.B. 37, PG. 199
PVA NO. 115-41

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P.B. 37, PG. 199
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DAVID & VICKI BOLES
D.B. 752, PG. 861
P.B. 25, PG. 133
PVA NO. 114-12

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D.B. 752, PG. 861
P.B. 25, PG. 133
PVA NO. 114-12

EDWARD A. & RUTH CLARKE
D.B. 1035, PG. 396
P.B. 29, PG. 82
PVA NO. 115-54-1

BREY FAMILY FARMS, LLC
D.B. 1093, PG. 396
P.B. 29, PG. 82
PVA NO. 115-54-1

3 S FARMS, LLC
D.B. 928, PG. 400
PVA NO. 114-14

3 S FARMS, LLC
D.B. 928, PG. 400
PVA NO. 114-14

TRACT 1
24.836 ACRES

TRACT 2
20.045 ACRES

OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I HAVE LAID-OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT, AND DO HEREBY ACCEPT THIS SURVEY. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

SIGNED: *Albert M. Henley*
Jennifer K. Chapin

O.M.P.C. APPROVAL

THIS APPROVAL DOES NOT CONSTITUTE OR PRESUME THE HEALTH DEPARTMENT'S APPROVAL OF ONSITE SEWAGE DISPOSAL SYSTEMS.

APPROVED: *Brian H. Hales* / *1/1/24*
Director / Date

LEGENDS

- 5/8" REBAR SET, 18" IN LENGTH, SET W/ YELLOW CAP STAMPED "M. PHELPS KY PLS 4420"
- ▲ 5/8" REBAR SET, 18" IN LENGTH, SET W/ YELLOW CAP STAMPED "M. PHELPS KY PLS 4420" (WITNESS MONUMENT)
- ⊗ 1/2" REBAR FOUND W/ CAP, KY P.L.S. NO. 2552
- ⊙ 6" STEEL POST FOUND
- ⊕ T-PIN FOUND W/ CAP (UNREADABLE)
- ⊖ SUCKER ROD FOUND
- ⊗ 1/2" IRON PIPE FOUND W/ CAP, KY P.L.S. NO. 2643
- 8" STEEL POST FOUND
- CALCULATED POINT (NO MONUMENT SET OR FOUND)

CLIENT

KURTZ AUCTION & REALTY
c/o AMY WHISTLE
305 FEDERICA STREET
OWENSBORO, KY 4230

OWNER

J.D. & NORMA EWAN
2025 LITTLEWOOD DRIVE
OWENSBORO, KY 42301

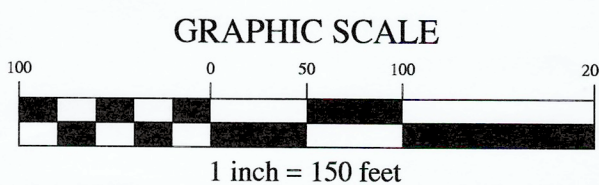
RECORD SOURCE
DEED BOOK 424, PAGE 339

J.D. & NORMAN EWAN

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECTION BY THE METHOD OF REAL TIME KINEMATIC GPS MEASUREMENT USING GEOID MODEL 12B WITH KENTUCKY SOUTH 1602 AND NAVD 1988. 100% OF THIS SURVEY WAS PERFORMED USING TRIMBLE GNSS R10 MODEL 2 TRIPLE FREQUENCY RECEIVERS OF WHICH THE ADJUSTED RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS ±0.01 + 100 PPM. THE BEARINGS SHOWN HEREON ARE TIED TO KENTUCKY SOUTH STATE PLANE COORDINATES. THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY AND PRECISION SPECIFICATIONS FOR THAT CLASS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HEREON DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. THIS SURVEY COMPLIES WITH 201 KAR 18:150.

Mark A. Phelps
MARK A. PHELPS, KY PLS NO. 4420
DATE: 7-10-24



FOR COUNTY CLERKS USE ONLY

BK 53 PG 98

MINOR SUBDIVISION PLAT & DIVISION
LOCATED ON BOSTON-LAFFOON ROAD
SOUTHWEST OF WHITESVILLE
DAVISS COUNTY, KENTUCKY
DATE: 06-27-2022



1535 FEDERICA STREET ~ P.O. BOX 21382
OWENSBORO, KENTUCKY 42304

270-685-2811