

# BOUNDARY SURVEY AND MINOR SUBDIVISION PLAT OF THE JOHN CURTIS PROPERTY

## 198.83 TOTAL ACRES IN FOUR NEW TRACTS

### SITUATED ON GOODE ROAD IN CHRISTIAN COUNTY, KENTUCKY

SOURCES OF TITLE: DEED BOOK 251 PAGE 349  
 SEE: WILL BOOK 44 PAGE 66  
 AFFIDAVIT OF DESENT DATED FEBRUARY 27, 2016  
 CHRISTIAN COUNTY, KENTUCKY COUNTY CLERK RECORDS

MAP REFERENCE: MAP 153-00-00 PARCEL 044.00  
 CHRISTIAN COUNTY, KENTUCKY P.V.A. RECORDS

PRESENT OWNER: JOHN CURTIS  
 DATE: JANUARY 27, 2017  
 PRESENT USE: AG & WOODLAND

**CLIENT ADDRESS**

JOHN CURTIS  
 JOHN CURTIS APARTMENT C  
 COLUMBUS, OHIO  
 43221



- DENOTES IRON PIN SET UNLESS SHOWN OTHERWISE
  - DENOTES WOODEN CORNER, MONUMENT NOT SET
- SUBJECT TO ALL LEGAL CONDITIONS AND EASEMENTS OF RECORD  
 THIS SURVEY SUBJECT TO ALL FACTS WHICH WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.  
 THIS PROPERTY DOES NOT LIE IN A FLOOD PRONE AREA PER LATEST FIRM MAPPING.

● PORTIONS OF SURVEY WERE PERFORMED WITH SOKKIA GRS2 DIGITAL ELECTRONIC RECEIVER STATE BASE AND RINX RECEIVER. ALL DISTANCES MEASURED WITH A STAPLER. PRODUCTION WITH A STATICAL ERROR THAT DOES NOT EXCEED 0.05 PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY.  
 IRON PINS SET THIS SURVEY ARE 9/8" X 1.8" HEAVY WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DUNNING 3290"  
 THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY AS DEFINED BY 201 KAR 18.1890.

HERBERT GENTRY THAT THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN JANUARY OF 2017. METHOD OF SURVEY IS BY CLOSED BARRISON FEET. THIS DRAWING MEETS OR EXCEEDS THE STANDARDS FOR BOUNDARY SURVEYS IN THE COMMONWEALTH OF KENTUCKY AS SET BY GOVERNING AUTHORITIES.

DATE SIGNED: JANUARY 27, 2017

TITLE:	JOHN CURTIS PROPERTY
DATE:	01-27-17
JOB#:	17-01
DWG. FILE:	17-01 PLAT
DRAWN BY:	GLD / DRR
CHECKED BY:	GLD

**COMMISSIONS CERTIFICATION**

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

REGISTERED SURVEYOR \_\_\_\_\_ DATE: JANUARY 27, 2017

SEAL



CHANCE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CL1	597.94	90.90°	90.70'	S 1104°45' E	1309.15°

LINE BEARING	DISTANCE
S 83°50'41" E	47.68

GOODE ROAD IS UNIMPROVED AND MAINTAINED IN THIS AREA AS A 40 FOOT WIDE OVERALL RIGHT OF WAY WIDTH. IRON PINS FOUND AND SET PRESENTLY TRAVELED CENTRAL LINE UNLESS SHOWN OTHERWISE.



**DUNNING LAND SURVEYING**  
 1212 MERSHED ROAD  
 FRANKLIN, KENTUCKY 42134  
 PHONE: (270) 386-8238 • FAX: (270) 386-8237

**OWNER**  
 JOHN CURTIS  
**PROPERTY ADDRESS**  
 6410 GOODE ROAD  
 HOPKINSVILLE, KENTUCKY  
 42240

**PRELIMINARY IMPROVEMENT CERTIFICATION**

HERBERT GENTRY THAT IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME, ARE IN THE ESTIMATED COST FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY ME OR BY AN ENGINEER AND COMMUNICATED TO ESTABLISHING THE MINIMUM SURVEY PERFORMANCE BOND.

COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**TRACT 4**  
 79.92 ACRES

**TRACT 2**  
 74.00 ACRES

**TRACT 3**  
 24.05 ACRES

**TRACT 1**  
 20.86 ACRES

- SURVEYOR'S NOTES:**
1. SUBJECT PROPERTY IS MAJOR LOT 45 OF THE "UNDERWOOD" FARM, BASED ON PRIOR OWNERSHIP LINES AND CORNERS AS MARKED THIS SURVEY AND IDENTIFIED ON THIS PLAT REPRESENT THE ESTABLISHED AND UNCONTESTED GROUND LOCATION OF THIS PROPERTY.
  2. ADDITIONAL BEARS OF RECORD CALL THIS PROPERTY AS THE "UNDERWOOD" FARM.
  3. APPROXIMATE LOCATION OF THE SUBJECT PROPERTY DOES NOT CORRELATE TO THE 1988 DEED DESCRIBED IN DEED BOOK 251 PAGE 349.
  4. SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

**OWNER(S) CERTIFICATION**

I, JOHN CURTIS, OWNER OF THE PROPERTY DESCRIBED IN DEED BOOK 251 PAGE 349 IN THE CHRISTIAN COUNTY CLERK OFFICE, AND JOHN CURTIS, AND HERBERT GENTRY, SURVEYOR, AND HEREBY CERTIFY THAT THE STRIPES AND OTHER SPACE SO INDICATED IS PUBLIC USE.

OWNER(S) \_\_\_\_\_ DATE \_\_\_\_\_

**FLOOD CERTIFICATION**

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

TOTAL ACRES: 198.83 TOTAL LOTS: 4  
 CLOSURE ERROR > 1:10000