

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 DESCENT DATED FEBRUARY 27, 2016
CHRISTIAN COUNTY, KENTUCKY COUNTY CLERK RECORDS

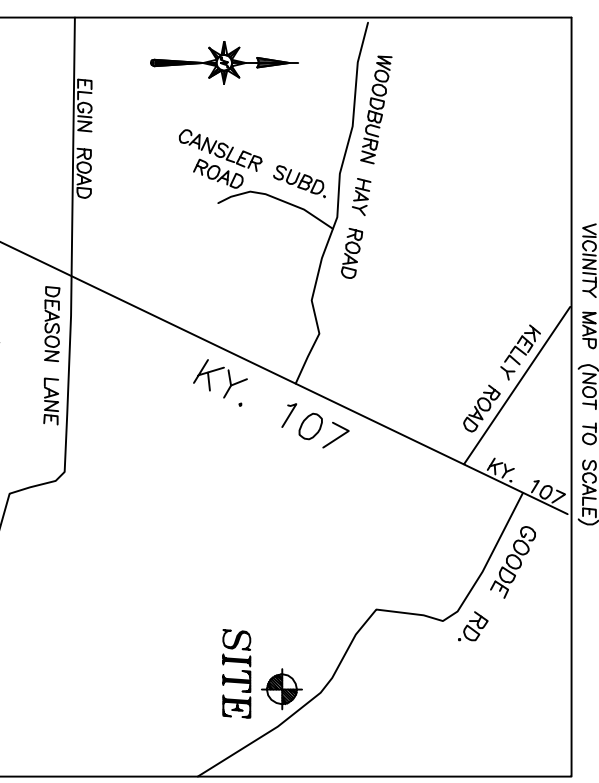
MAP REFERENCE: MAP 153-00-00 PARCEL 044.00
CHRISTIAN COUNTY, KENTUCKY P.V.A. RECORDS

PRESENT OWNER: JOHN CURTIS

DATE: JANUARY 27, 2017

PRESENT USE: AG & WOODLAND

CLIENT ADDRESS
JOHN CURTIS
80N MANOR LANE, 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
F.I.R.M. MAPPING.

GPS PORTIONS OF SURVEY WERE PERFORMED WITH SOKKIA GRZ2
DUAL FREQUENCY RECEIVER, STAIN BAKE AND RIK ROVER
TOTAL STATION AND A LEICA DISTANCE MEASUREMENT
SYSTEM. ALL MEASUREMENTS WERE MADE WITH A
LAMBERT PROJECTION WITH A STATICAL ERROR THAT DOES NOT EXCEED 0.05
PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY.
IRON PINS SET THIS SURVEY ARE 5/8" X 18" REBARs WITH
YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DUNNING 3290"
THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY AS DEFINED
BY 201 K.A.R. 18: 1850.

I, CURTIS, HEREBY CERTIFY THAT THIS RECORD REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY
DIRECT SUPERVISION IN JANUARY OF 2017. METHOD OF SURVEY IS BY CLOSED WALKOUT 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

| | |
|---|----------------------|
| GARY LEE DUNNING KENTUCKY REGISTERED LAND SURVEYOR #3290 | |
| TITLE: | JOHN CURTIS PROPERTY |
| DATE: | 01-27-17 |
| JOB#: | 17-01 |
| DWG. FILE: | 17-01 PLAT |
| DRAWN BY: | GLD / DRR |
| CHECKED BY: | GLD |

COMMISSIONER'S CERTIFICATION

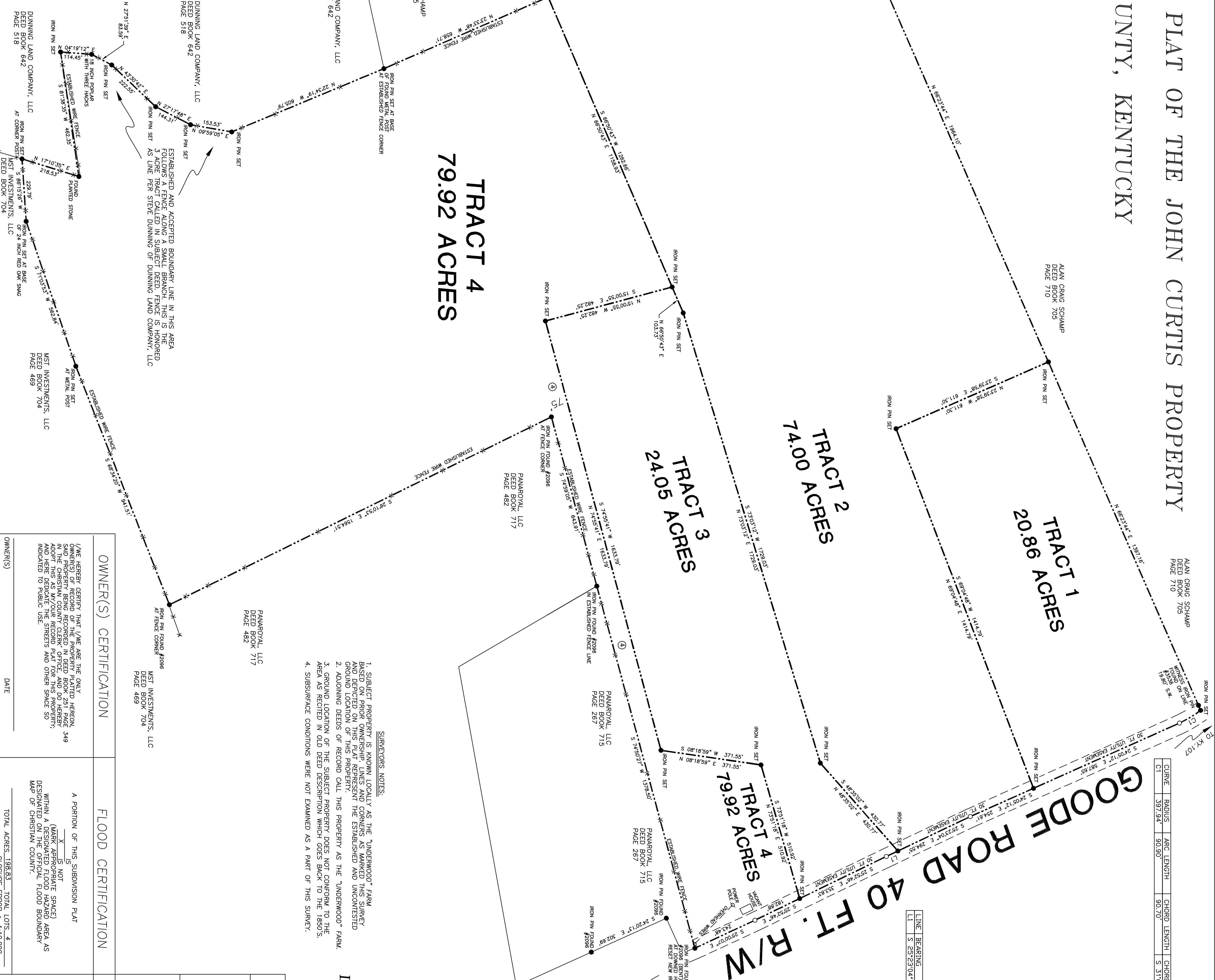
I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN
HEREON IS A TRUE AND ACCURATE REPRESENTATION OF
THE EXISTING SURVEY AND THAT IT HAS BEEN APPROVED
FOR RECORDING IN THE OFFICE OF THE COUNTY COURT CLERK.

PLANNING COMMISSION CHAIRMAN _____ DATE _____

CERTIFICATE OF ACCURACY

I, DO HEREBY CERTIFY THAT THIS RECORD PLAT MADE BY ME
OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE
BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY
BEING SUBDIVIDED ARE TRUE AND ACCURATE. THE OWNER
GUIDELINES AND THAT MONUMENTS HAVE BEEN PLACED
AS SHOWN HEREIN.

REGISTERED SURVEYOR _____ DATE: JANUARY 27, 2017
SEAL _____



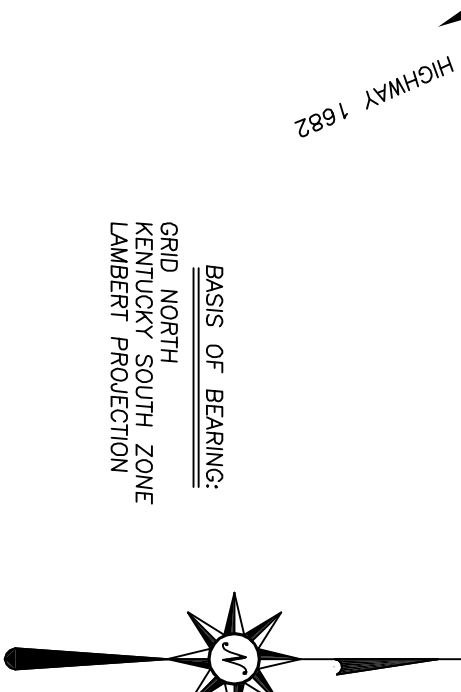
TRACT 4
79.92 ACRES

TRACT 3
24.05 ACRES

TRACT 2
74.00 ACRES

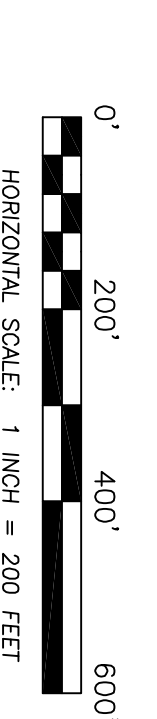
TRACT 1
20.86 ACRES

SUBJECTORS' NOTES:
1. SUBJECT PROPERTY IS KNOWN LEGALLY AS THE "UNDERWOOD" FARM
BASED ON PRIOR OWNERSHIP LINES AND CORNERS AS SHOWN THIS SURVEY
AND DEPICTED ON THIS PLAT REPRESENT AND UNCONTESTED
GROUND LOCATION OF THIS PROPERTY.
2. ADDITIONAL DEEDS OF RECORD CALL THIS PROPERTY AS THE "UNDERWOOD" FARM.
3. GROUND LOCATION OF THE SUBJECT PROPERTY DOES NOT CORRELATE TO THE
RECORDS DEPICTED ON THIS PLAT.
4. SURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.



DUNNING LAND SURVEYING
1212 WOODSHED ROAD
FRANKLIN, KENTUCKY 42134
PHONE: (270) 586-8286 • FAX (270) 586-8287

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



PRELIMINARY IMPROVEMENT CERTIFICATION

I, HEREBY CERTIFY THAT IMPROVEMENT PLANS FOR THIS
SUBDIVISION HAVE BEEN REVIEWED BY ME, ARE IN
CONFORMANCE WITH THE ESTABLISHED STANDARDS AND
THE ESTIMATED COST FOR SUCH IMPROVEMENTS HAVE
BEEN PREPARED BY MY OFFICE AND COMMUNICATED TO
THE PLANNING COMMISSION FOR THE SURVEY PERFORMANCE
BOND.

COUNTY ENGINEER _____ DATE _____

OWNER(S) CERTIFICATION

I/WE HEREBY CERTIFY THAT I/WE ARE THE ONLY
OWNER(S) OF THE PROPERTY DESCRIBED HEREON
AND THAT THE INFORMATION CONTAINED ON THIS PLAT IS
TRUE AND ACCURATE. I/WE HEREBY
DESIGNATE THE STREETS AND OTHER SPACE SO
INDICATED TO PUBLIC USE.

OWNER(S) _____ DATE _____

FLOOD CERTIFICATION

A PORTION OF THIS SUBDIVISION PLAT
(AS SHOWN) IS NOT
WITHIN A DESIGNATED FLOOD HAZARD AREA AS
DEPICTED ON THE OFFICIAL FLOOD BOUNDARY
MAP OF CHRISTIAN COUNTY.

TOTAL ACRES: 198.83 TOTAL LOTS: 4
CLOSURE ERROR > 1:10,000