

Consolidation Survey
of the
Lucian A. Hill, JR.
Property

Property Owner: Lucian A. Hill, JR.
Address: 2750 Princeton Rd., Hopkinsville, KY 42240
Property Address: N/A
Prepared for: Lucian A. Hill, JR.
Address: 2750 Princeton Rd., Hopkinsville, KY 42240
Davidson Land Surveying Inc.
394 Salem Church Rd
Bee Spring, KY 42207
270-202-2236
clay.davidson@plk@gmail.com

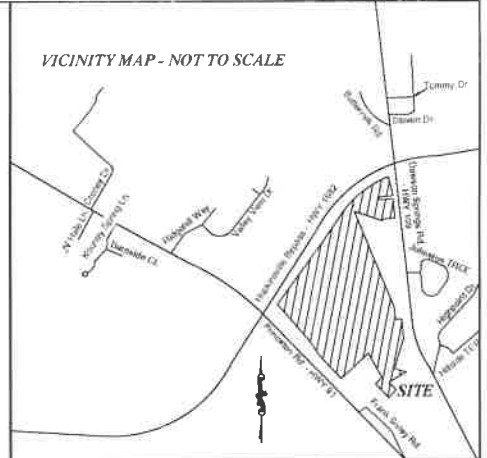
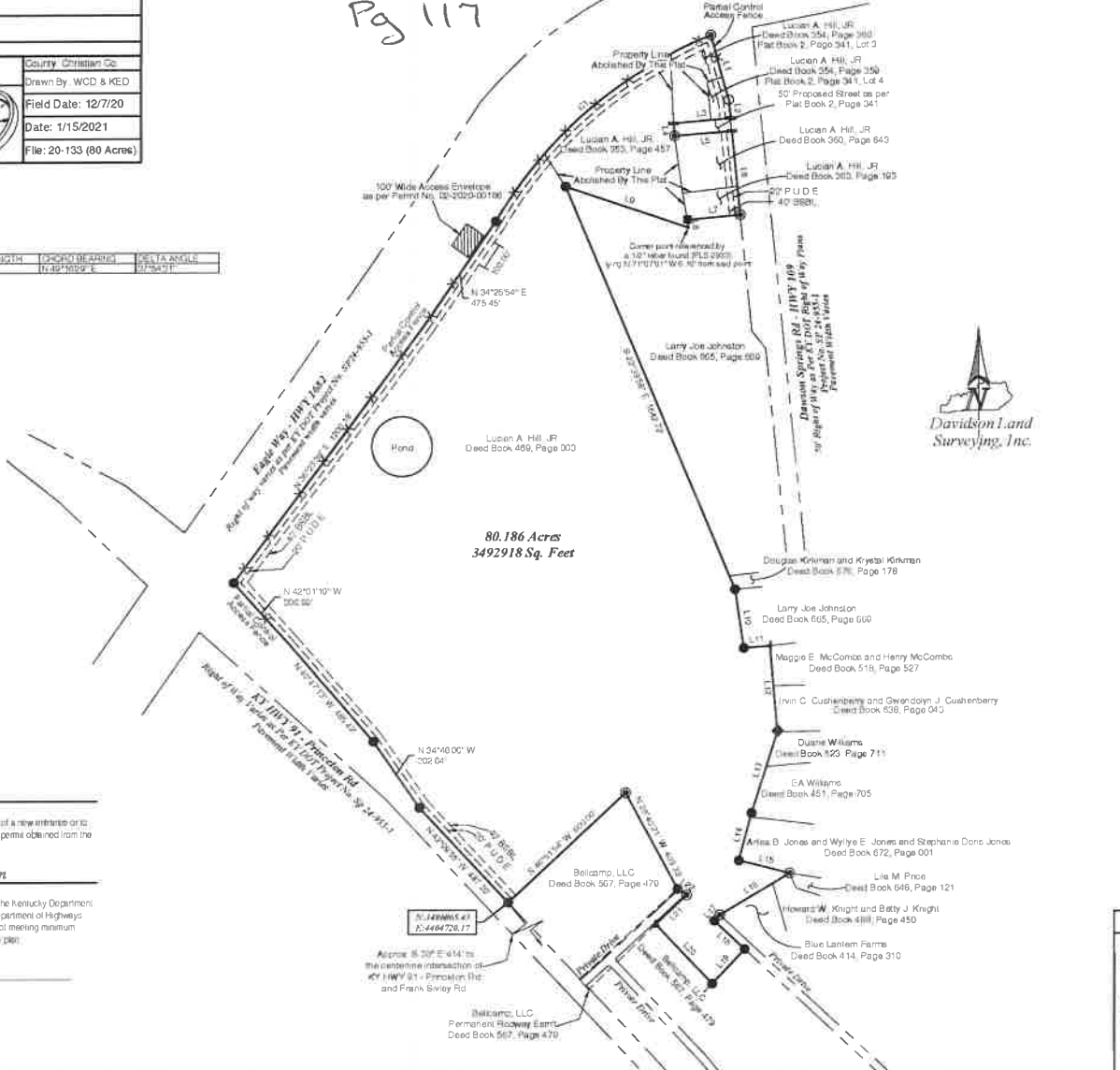


County: Christian Co.
Drawn By: WCD & KED
Field Date: 12/7/20
Date: 1/15/2021
File: 20-133 (80 Acres)

Plat Book 12
Pg 117

ORDER	DIRECTION	APPROXIMATE LENGTH	BEARING	DELTA ANGLE
1	N 34°26'54" E	475.45'		
2	S 00°00'00" W	20.00'		
3	S 00°00'00" W	20.00'		
4	S 00°00'00" W	20.00'		
5	S 00°00'00" W	20.00'		
6	S 00°00'00" W	20.00'		
7	S 00°00'00" W	20.00'		
8	S 00°00'00" W	20.00'		
9	S 00°00'00" W	20.00'		
10	S 00°00'00" W	20.00'		
11	S 00°00'00" W	20.00'		
12	S 00°00'00" W	20.00'		
13	S 00°00'00" W	20.00'		
14	S 00°00'00" W	20.00'		
15	S 00°00'00" W	20.00'		
16	S 00°00'00" W	20.00'		
17	S 00°00'00" W	20.00'		
18	S 00°00'00" W	20.00'		
19	S 00°00'00" W	20.00'		
20	S 00°00'00" W	20.00'		
21	S 00°00'00" W	20.00'		
22	S 00°00'00" W	20.00'		

LINE	DIRECTION	LENGTH	BEARING
1	N 34°26'54" E	475.45'	
2	S 00°00'00" W	20.00'	
3	S 00°00'00" W	20.00'	
4	S 00°00'00" W	20.00'	
5	S 00°00'00" W	20.00'	
6	S 00°00'00" W	20.00'	
7	S 00°00'00" W	20.00'	
8	S 00°00'00" W	20.00'	
9	S 00°00'00" W	20.00'	
10	S 00°00'00" W	20.00'	
11	S 00°00'00" W	20.00'	
12	S 00°00'00" W	20.00'	
13	S 00°00'00" W	20.00'	
14	S 00°00'00" W	20.00'	
15	S 00°00'00" W	20.00'	
16	S 00°00'00" W	20.00'	
17	S 00°00'00" W	20.00'	
18	S 00°00'00" W	20.00'	
19	S 00°00'00" W	20.00'	
20	S 00°00'00" W	20.00'	
21	S 00°00'00" W	20.00'	
22	S 00°00'00" W	20.00'	



LAND SURVEYORS CERTIFICATION

I hereby certify that the survey depicted by this plat was the result of persons under my direct supervision using appropriate G.P.S. methods for measuring recovered monuments and establishment of survey control. The theoretical uncertainty of the corners re-established meet the specified tolerances as established by the Commonwealth of Kentucky standards of practice for professional land surveyors per 901 KAR 18:05C and in effect on the date of this survey. 100% of the survey was performed using RTK dual frequency JAVAD Triumph 1m and Triumph LS receivers. All tracts that are less than 5 acres have a vertical and horizontal accuracy of +/- 0.05' + 100PPM and is a Urban class survey that was unadjusted. All tracts that are 5 acres or greater have a vertical and horizontal accuracy of +/- 0.10' + 200PPM and is a Rural class survey that was unadjusted.

1/15/2021
Willen Clay Davidson, KY Licensed Professional Land Surveyor #4145

MISCELLANEOUS NOTES

- Source of Title: Deed Book 409, Page 003, Deed Book 363, Page 457, Deed Book 354, Page 300, Deed Book 354, Page 350, Deed Book 360, Page 643, & Deed Book 303, Page 190
- All bearings and coordinates are on Kentucky State Plane Single Zone GeoID2018 and in effect on the date of this survey.
- The survey is subject to any and all facts that may be discovered by full and accurate title search.
- The plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
- All section pins are 1/2" steel with plastic caps stamped Davidson PLK 4145
- Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well.
- Subject property lies within Non-Hazardous Flood Zone X as per F.F.M.A. F.F.M.A. 4210470244D, effective on 04/19/2019
- Total Acres: 80.186
- PLK Parcel ID: 202-00-02-001-00
- Zoning: R2

Driveway Connection Note:

All modifications of an existing entrance or the construction of a new entrance to or to the state maintained highway will require an encroachment permit obtained from the KY Dept. of Highways, District 2

Highway Department Certification

I hereby certify that all lots have been evaluated according to the Kentucky Department of Highways sight distance requirements as noted in the Department of Highways Permits Manual, Sections 22-01 & 22-003. Entrance not meeting minimum sight distance requirements have been identified on this site plan.

1/15/2021
Date _____ Signature _____

LEGEND		OWNER	
●	Iron Pin Set	Lucian A. Hill, JR.	
●	Iron Pin Found, 1/2" Rebar	ADDRESS	
●	Iron Pin Found, PLS 1582	2750 Princeton Rd., Hopkinsville, KY 42240	
○	Wellhead Point	GRAPHIC SCALE	
1/2"	Iron Pipe	100' 50' 0 300' 600'	
1"	Iron Pipe		
2"	Iron Pipe		
—	Right of Way Monument		
---	Subject Boundary		
---	Adjoining Boundary		
---	Partial/Partial Access Fence		

COMMISSION'S CERTIFICATION	SURVEYOR'S - ENGINEER'S CERTIFICATION	OWNER'S CERTIFICATION	IMPROVEMENT CERTIFICATION (PRELIMINARY)	FLOOD CERTIFICATION	SCALE:
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIED WITH ALL HOPKINSVILLE SUBDIVISION REGULATIONS 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 HEREBY CERTIFY THAT THIS RECORD OF 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 REGULATIONS, AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN HEREIN.	I/WE DO HEREBY CERTIFY THAT I/AM/WE ARE THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON AND PROPERTY BEING REFERENCED IN DEED BOOK 449, PAGE 003, DEED BOOK 353, PAGE 457, DEED BOOK 354, PAGE 350, DEED BOOK 354, PAGE 359, DEED BOOK 360, PAGE 643, & DEED BOOK 303, PAGE 190 IN THE CHRISTIAN COUNTY CLERK'S OFFICE AND DO HEREBY ADOPT THIS AS MY/OUR RECORD PLAT FOR THIS PROPERTY AND HEREBY DEDICATE THE STREETS AND OTHER SPACE(S) INDICATED TO PUBLIC USE.	I HEREBY CERTIFY THAT IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME, ARE IN CONFORMANCE WITH SUBDIVISION REGULATION, AND THE ESTIMATED COSTS FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY MY OFFICE AND COMMUNICATED TO THE PLANNING COMMISSION FOR THE PURPOSES OF ESTABLISHING THE AMOUNT OF THE SURETY PERFORMANCE BOND.	A PORTION OF THIS SUBDIVISION PLAT IS (MARK APPROPRIATE SPACE) X IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA AS DESIGNATED ON THE OFFICIAL FLOOD BOUNDARY MAP OF THE CITY OF HOPKINSVILLE, KENTUCKY. CLOSURE ERROR +/- 0.05' + 100ppm	1"=300' TOTAL ACRES 80.186 TOTAL LOTS 1
PLANNING COMMISSION CHAIRMAN _____ DATE _____	REGISTERED ENGINEER OR SURVEYOR _____ DATE 1/15/2021	OWNER _____ DATE _____	CITY'S ENGINEER _____ DATE _____		

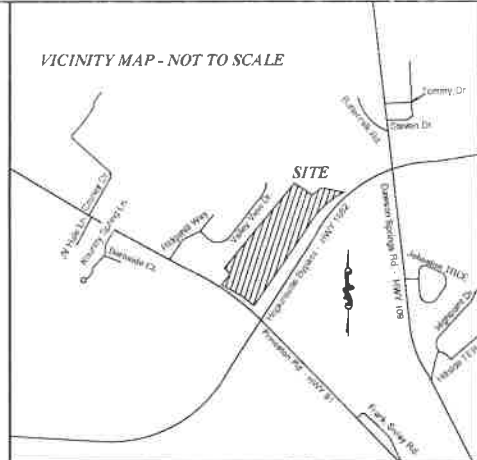
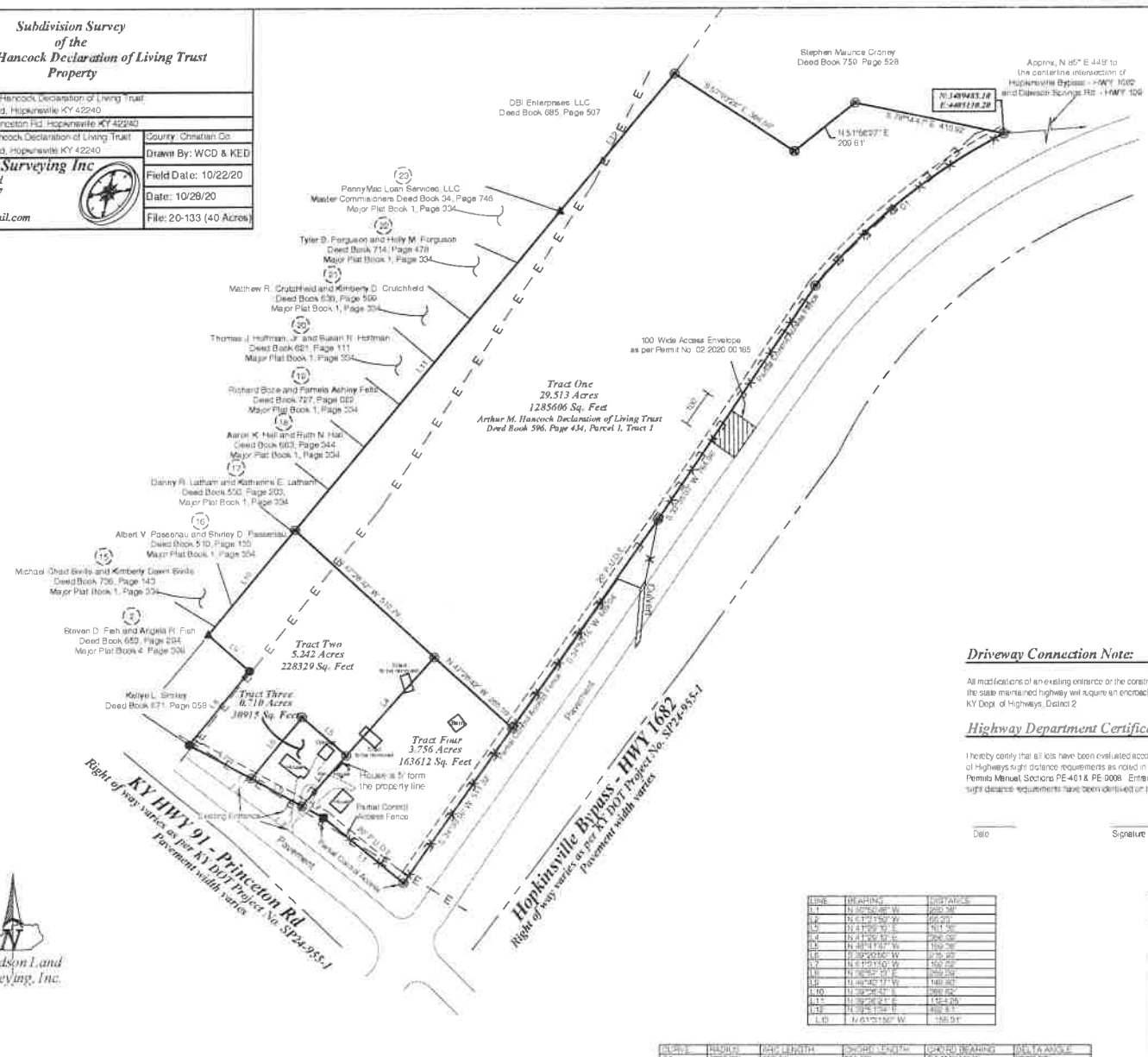


**Subdivision Survey
of the
Arthur M. Hancock Declaration of Living Trust
Property**

Property Owner: Arthur M. Hancock, Declaration of Living Trust
Address: 2750 Princeton Rd., Hopkinsville, KY 42240
Prepared for: Arthur M. Hancock, Declaration of Living Trust
Address: 2750 Princeton Rd., Hopkinsville, KY 42240

Davidson Land Surveying Inc.
394 Salem Church Rd
Bee Spring, KY 42207
270-202-2236
clay.davidson@plaza1.com

County: Christian Co.
Drawn By: WCD & KED
Field Date: 10/22/20
Date: 10/28/20
File: 20-133 (40 Acres)



LAND SURVEYORS CERTIFICATION

I hereby certify that the survey depicted by this plat was the result of personal utility direct supervision using appropriate GPS methods for measuring, recording, monuments and establishment of survey control. The theoretical uncertainty of the corners as established meet the specified tolerances as established by the Commonwealth of Kentucky, standards of practice for professional land surveyors per 201 KAR 18:150 and reflect on the date of this survey. 100% of the survey was performed using RTK dual frequency JAVAD Triumph 1m and Triumph RS receivers. All points that are less than 5 acres have a vertical and horizontal accuracy of +/- 0.05 +/- 100PPM and in a 1-acre class survey that was unadjusted. All tracts that are 5 acres or greater have a vertical and horizontal accuracy of +/- 0.10 +/- 200PPM and in a 1-acre class survey that was unadjusted.

William Clay Davidson, KY Licensed Professional Land Surveyor #4145

Driveway Connection Note:

All modifications of an existing entrance or the construction of a new entrance or to the state maintained highway will require an encroachment permit obtained from the KY Dept. of Highways, District 2.

Highway Department Certification

I hereby certify that all lots have been evaluated according to the Kentucky Department of Highways sight distance requirements as noted in the Department of Highways Permit Manual, Section PE-401.6 PE-0088. Encroachments not meeting minimum sight distance requirements have been delineated on the site plan.

Date: _____ Signature: _____

MISCELLANEOUS NOTES

- Source of Title: Deed Book 596, Page 434 (Parcel 1), Tract 1; Deed Book 596, Page 434 (Parcel 4), Deed Bkvr. 599, Page 375.
- All bearings and coordinates are as of Kentucky State Plane Single Zone Deed 2012B was used. All distances are in feet.
- This survey is subject to any and all facts that may be disclosed by a full and accurate title search.
- The plat of survey is not intended in any way whatsoever to indicate the non-existence of any easements.
- All set-back lines are 1/2" notes with cubic cap streamer. Feebook PLS 4145.
- Any easements, conditions, or restrictions, written or unwritten that previously applies to this property shall remain in effect and apply to this plat as well.
- Subject property lies within Non-Hazardous Flood Zone X per FEMA FIRM #21047C0644D, effective on 04/18/2019.
- Town Acres: 39.221
- PVA Parcel ID: 101.00.00.00.101.00.00.045.00 & 101.00.00.043.00
- Tract 4 access is limited to its approximate existing entrance location.

LINE	BEARING	DISTANCE
1.1	N 89°00'00" W	665.30
1.2	N 89°00'00" W	665.30
1.3	N 89°00'00" W	665.30
1.4	N 89°00'00" W	665.30
1.5	N 89°00'00" W	665.30
1.6	N 89°00'00" W	665.30
1.7	N 89°00'00" W	665.30
1.8	N 89°00'00" W	665.30
1.9	N 89°00'00" W	665.30
1.10	N 89°00'00" W	665.30
1.11	N 89°00'00" W	665.30
1.12	N 89°00'00" W	665.30
1.13	N 89°00'00" W	665.30
1.14	N 89°00'00" W	665.30
1.15	N 89°00'00" W	665.30
1.16	N 89°00'00" W	665.30
1.17	N 89°00'00" W	665.30
1.18	N 89°00'00" W	665.30
1.19	N 89°00'00" W	665.30
1.20	N 89°00'00" W	665.30

<p>LEGEND</p> <ul style="list-style-type: none"> Iron Pin Set Iron Pin Found, 5/8" rebar Iron Pin Found, 1/2" rebar Mound Point Twin 20" White Oak Concrete Monument <p>Subject Boundary</p> <p>Adjoining Boundary</p> <p>Overhead Utilities (Subject to Esm't)</p> <p>Partial Control Access Fence</p>	<p>OWNER</p> <p>Arthur M. Hancock Declaration of Living Trust</p> <p>ADDRESS</p> <p>2750 Princeton Rd, Hopkinsville KY 42240</p> <p>GRAPHIC SCALE</p> <p>0 50 100 200 400</p>
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<p>COMMISSION'S CERTIFICATION</p> <p>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.</p> <p>PLANNING COMMISSION CHAIRMAN _____ DATE _____</p>	<p>SURVEYOR'S - ENGINEER'S CERTIFICATION</p> <p>I HEREBY CERTIFY THAT THIS RECORD OF 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.</p> <p>STATE OF KENTUCKY WILLIAM CLAY DAVIDSON 4145 LICENSED PROFESSIONAL LAND SURVEYOR</p> <p>REGISTERED ENGINEER OR SURVEYOR _____ DATE _____</p>	<p>OWNER'S CERTIFICATION</p> <p>I/WE DO HEREBY CERTIFY THAT I/AM/WE ARE THE ONLY OWNER(S) OF RECORD OF THE PROPERTY PLATTED HEREON, SAID PROPERTY BEING RECORDED IN DEED BOOK 596, PAGE 434 (PARCEL 1), TRACT 1; DEED BOOK 599, PAGE 375 (PARCEL 4), DEED BOOK 602, PAGE 375 IN THE CHRISTIAN COUNTY CLERK'S OFFICE, AND DO HEREBY ADOPT THIS AS MY/OUR RECORD PLAT FOR THIS PROPERTY, AND HEREBY DEDICATE THE STREETS AND OTHER SPACE SO INDICATED TO PUBLIC USE.</p> <p>OWNER(S) _____ DATE _____</p>	<p>PRELIMINARY IMPROVEMENT CERTIFICATION (FOR FINAL PLAT ONLY)</p> <p>I HEREBY CERTIFY THAT IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY ME, ARE IN CONFORMANCE WITH SUBDIVISION GUIDELINES, AND THE ESTIMATED COSTS FOR SUCH IMPROVEMENTS HAVE BEEN PREPARED BY MY OFFICE AND COMMUNICATED TO THE PLANNING COMMISSION FOR THE PURPOSE OF ESTABLISHING THE AMOUNT OF THE SURETY PERFORMANCE BOND.</p> <p>COUNTY ENGINEER _____ DATE _____</p>	<p>FLOOD CERTIFICATION</p> <p>A PORTION OF THIS SUBDIVISION PLAT IS () IS NOT () (MARK APPROPRIATE SPACE)</p> <p>WITHIN A DESIGNATED FLOOD HAZARD AREA AS DESIGNATED ON THE OFFICIAL FLOOD BOUNDARY MAP OF THE CITY OF HOPKINSVILLE, KENTUCKY.</p> <p>CLOSURE ERROR: $\pm 0.1' \pm 100ppm$</p>	<p>SCALE:</p> <p>1" = 200'</p> <p>TOTAL ACRES</p> <p>39.221</p> <p>TOTAL LOTS</p> <p>4</p>
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