

SURVEYOR'S CERTIFICATION
 I hereby certify that the survey shown hereon was performed under my direction by the method of a Trimble RB GNSS DUAL FREQUENCY G.P.S. R.T.K. unit which has a horizontal positional accuracy of ± 5cm. The distances shown hereon have not been adjusted for closure. The basis of the bearings shown hereon is (NAD 83) Kentucky State Plane South Zone. All the monuments shown hereon actually exist (except where noted). The information shown hereon is true and correct to the best of my knowledge and belief according to the information available to me, and all of the requirements of the subdivision regulations have been fully complied with to the best of my knowledge.

DATE 4/9/18 SURVEYOR [Signature]
 Clifford L. Krahwinkel, Ky P.L.S. # 3685

OWNER'S CERTIFICATION
 We do hereby certify that we are the owners of record of the property platted hereon which is recorded in Deed Book 203 Page 398 and Will Book 48 Page 174 in the Henderson County Court Clerk's Office, do hereby adopt the plan shown hereon for this property, do hereby dedicate the streets and any spaces so indicated to public use, and do establish and reserve the indicated easements for public utilities and drainage.

DATE _____ OWNER _____

COMMISSION'S CERTIFICATION
 I hereby certify that this record plat was approved by the Henderson City-County Planning Commission on _____, 20____, and is now eligible for recording.

DATE _____ PLANNING COMMISSION DIRECTOR _____

CERTIFICATE OF SEWAGE DISPOSAL
 I hereby certify that all residential structures shown hereon have existing on-site sewage disposal facilities solely located on the lot(s) on which they stand.

OWNER _____ DATE _____

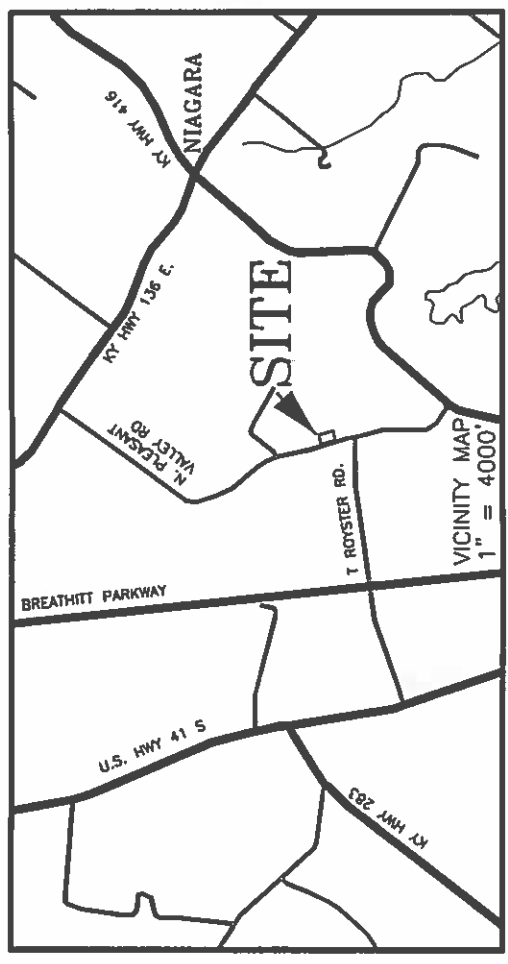
POWER EASEMENT NOTE
 EASEMENTS ARE GRANTED FOR ALL EXISTING POWER LINES ACROSS OR SERVING THE SURVEYED PREMISES, WHICH EASEMENT(S) SHALL INCLUDE THE RIGHT OF ACCESS AND MAINTENANCE, INCLUDING THE RIGHT TO TRIM TREES AS NECESSARY.

NOTES:
 1) THIS IS A CLASS "B" (RURAL) SURVEY.
 2) THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.04'.
 3) THIS SURVEY WAS COMPUTED USING GEOD 12B.
 4) THE ANGULAR ERROR OF CLOSURE WAS N/A.
 5) ALL SURVEYED PROPERTY CORNERS SHOWN HEREON ARE SET 5/8" DIA. SMOOTH SIDED IRON PINS, 18" IN LENGTH, WITH CAP STAMPED C.L. KRAHWINKEL, P.L.S. # 3685, UNLESS OTHERWISE NOTED.
 6) THIS SURVEY WAS PERFORMED ENTIRELY BY G.P.S. STATIC & R.T.K. SURVEYING METHODS.
 7) THE LOT SHOWN HEREON IS A PORTION OF PVA PARCEL # 79-49.
 8) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL WRITTEN AND UNWRITTEN EASEMENTS AND OR RIGHT-OF-WAY.
 9) THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
 10) THE PROPERTY SHOWN HEREON IS ZONED AG.
 11) SETBACK REQUIREMENTS FOR ZONE AG. ARE AS FOLLOWS.
 FRONT: 25' REAR: 25' SIDE: 10'
 12) THE ONLY EASEMENTS SHOWN ARE THOSE THAT HAVE BEEN SUPPLIED TO THE SURVEYOR, OR THOSE THAT ARE BEING DEDICATED HEREON. NO WARRANTY OR CERTIFICATION IS BEING MADE BY THE SURVEYOR TO THE EXISTENCE OR ABSENCE OF ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.

EASEMENT NOTE:
 NOTE: NO SEARCH FOR EXIST. EASEMENTS OR OTHER ENCUMBRANCES HAS BEEN CONDUCTED. NO WARRANTY OR CERTIFICATION AS TO EXISTING EASEMENTS OR ENCUMBRANCES, WHETHER OF RECORD, UNWRITTEN OR OF WHICH PHYSICAL EVIDENCE EXISTS IS MADE BY THE SURVEYOR HEREON.



JAMIE MEADE WEST ESTATE
 DB 203 PP 398
 WILL BOOK 48 PP 174
 REMAINDER = ±19 ACRES



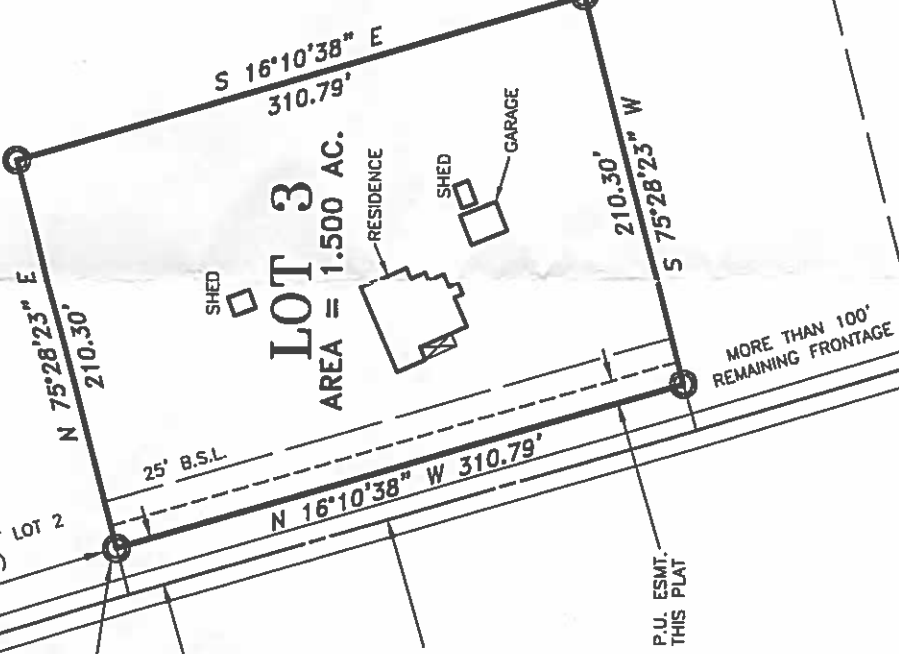
N. PLEASANT VALLEY ROAD
 CENTERLINE OF EXISTING ±18' PAVEMENT

25' R/W BY THIS PLAT

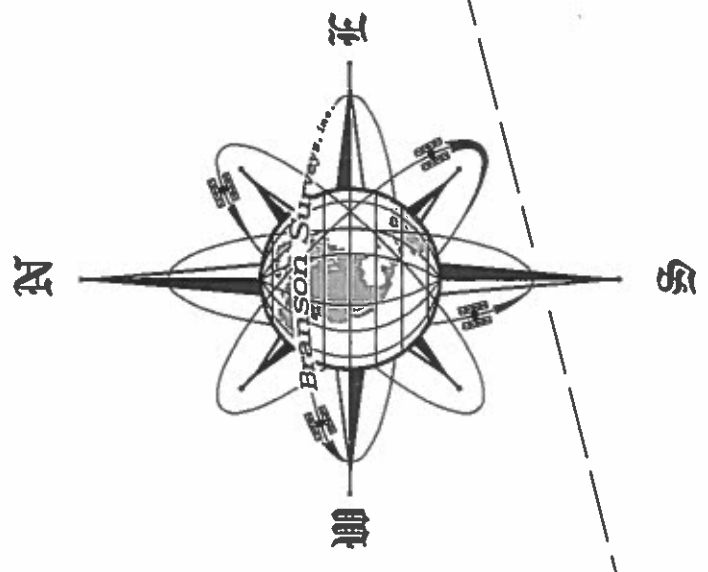
25' B.S.L.

±359' TO CORNER OF LOT 2 (PB 9 PP 26)

KENTUCKY STATE PLANE SOUTH ZONE
 NORTHING: 2147433.25
 EASTING: 1132396.36



JAMIE MEADE WEST ESTATE
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 REMAINDER = ±19 ACRES



MINOR SUBDIVISION PLAT
LOT 3
JAMES C. WEST MINOR SUBDIVISION
 HENDERSON COUNTY, KENTUCKY

PACKET: C6RD12	FIELD WORK: 11-5-18	EXECUTRIX: RACHEL HOPE GOINS 4724 N. PLEASANT VALLEY RD. ROBARDS, KY. 42452
PLAT: MAP 80	PLAT DATE: 11-9-18	PROPERTY ADDRESS: 4724 N. PLEASANT VALLEY RD. ROBARDS, KY. 42452
OPUS: 01673090	SCALE: 1" = 100'	270-827-5447
DWG: 79-49MIN	DRAWING BY: CLK	Branson Surveys, inc. 330 SECOND ST., HENDERSON, KY 42420

LEGEND

—	SURVEYED BOUNDARY LINE
- - -	ADJOINING LINE
- · - · -	EASEMENT LINE
⊙	PIN AND CAP SET
○	FOUND MONUMENT
⊗	MEANDER POINT (NO MON. SET)