

VICINITY MAP

PURPOSE STATEMENT:
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE J.E. MASSIE FARM LLC PROPERTY LOCATED ALONG THE SOUTHERN SIDE OF THE 4200 & 4300 BLOCKS OF WEST 5TH STREET ROAD, OWENSBORO, KENTUCKY.

FLOODPLAIN DETERMINATION:
 THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 21059C0118E, EFFECTIVE JULY 31, 2024.

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

THE ADJOINING PROPERTY OWNER'S INFORMATION IS SHOWN PER CURRENT PROPERTY VALUATION ADMINISTRATION'S WEBSITE.

BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF ATTORNEY'S TITLE OPINION / TITLE SEARCH.

ACCESS TO THE PROPOSED TRACTS HEREON SHALL BE LIMITED TO THE ALIGNMENT OF THE TWO EXISTING ACCESS POINTS AS SHOWN ON THE NORTH SIDE OF WEST 5TH STREET ROAD. NO ADDITIONAL ACCESS TO WEST 5TH STREET ROAD SHALL BE PERMITTED. NO ACCESS TO WENDELL FORD EXPRESSWAY SHALL BE PERMITTED.

THE PROPERTIES PLATTED HEREON SHALL NOT BE FURTHER SUBDIVIDED SO AS TO CREATE ANY ADDITIONAL LOTS NOT MEETING THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS.

LINE	BEARING	DISTANCE
L1	S 84°10'56" E	50.85'
L2	S 84°10'56" E	168.32'
L3	S 82°42'41" E	43.01'
L4	S 82°42'41" E	259.99'
L5	S 86°51'18" E	115.67'
L6	S 86°51'18" E	187.42'
L7	S 55°39'22" E	162.83'
L8	N 16°16'50" E	211.53'

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: _____

LEGEND

- 5/8" REBAR, 18" IN LENGTH, SET W/ CAP, STAMPED "M. PHELPS KY PLS 4420"
- ▲ 5/8" REBAR, 18" IN LENGTH, SET W/ CAP, STAMPED "M. PHELPS KY PLS 4420" (WITNESS PIPE)
- ⊕ 5/8" REBAR FOUND W/ CAP, STAMPED "PLS 3635"
- 1/2" IRON PIPE FOUND W/ CAP, STAMPED "PLS 3229"
- ⊠ CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- CALCULATED POINT (NO MONUMENT SET OR FOUND)
- - - - - EDGE OF ASPHALT
- CENTERLINE OF EXISTING GRAVEL DRIVE
- — KYTC RIGHT-OF-WAY FENCE

OMPC APPROVAL

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

APPROVED: _____
 Director

DATE: _____

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 UNADJUSTED RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS ±0.03 + 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.

PRELIMINARY ~ NOT FOR RECORDING OR LAND TRANSFER

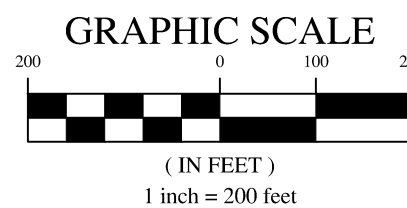
MARK A. PHELPS, KY PLS NO. 4420 _____ DATE _____

CHET M. & KELLY J. HOPEWELL
 D.B. 1051, PG. 471
 P.B. 16, PG. 110
 PARCEL NO. 38-158
 ZONED: A-R

J.E. MASSIE FARM, LLC
 D.B. 746, PG. 160
 P.B. 12, PG. 132
 PARCEL NO. 47-6
 ZONED: A-U & A-R

CITY OF OWENSBORO KENTUCKY
 D.B. 1117, PG. 023
 P.B. 54, PG. 123
 PARCEL NO. 47-21
 ZONED: A-R AND I-1

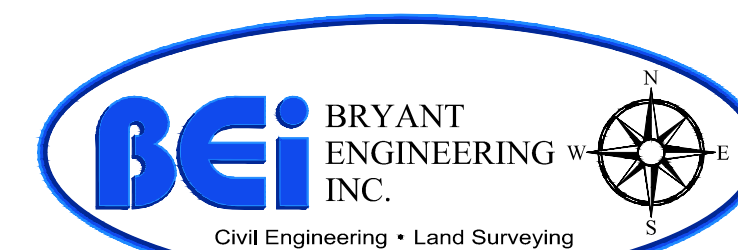
RECORD SOURCE:
 DEED BOOK 746, PAGE 160
 PLAT BOOK 12, PAGE 132



SURVEY - MINOR SUBDIVISION

CLIENT: KURTZ AUCTION, C/O CLAY TAYLOR
 CLIENT ADDRESS: 305 FREDERICA STREET, OWENSBORO, KY 42301
 PROPERTY OWNER: J.E. MASSIE FARM LLC, C/O LARRY OBRYAN
 PROPERTY OWNER ADDRESS: 5117 PLEASANT VALLEY ROAD, PHILPOT, KY 42366
 ZONING CLASSIFICATION: A-U & A-R

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



1535 FREDERICA STREET - P.O. BOX 21382
 OWENSBORO, KENTUCKY 42304
(270) 685-2811

PROJECT NO:
 25-7159
 DRAWN BY: BK
 SCALE: 1" = 200'
 DATE: 11-12-2025
 FIELD SURVEY
 DATE: 12-12-2025
 BY: ML
 SHEET: 1 OF 1