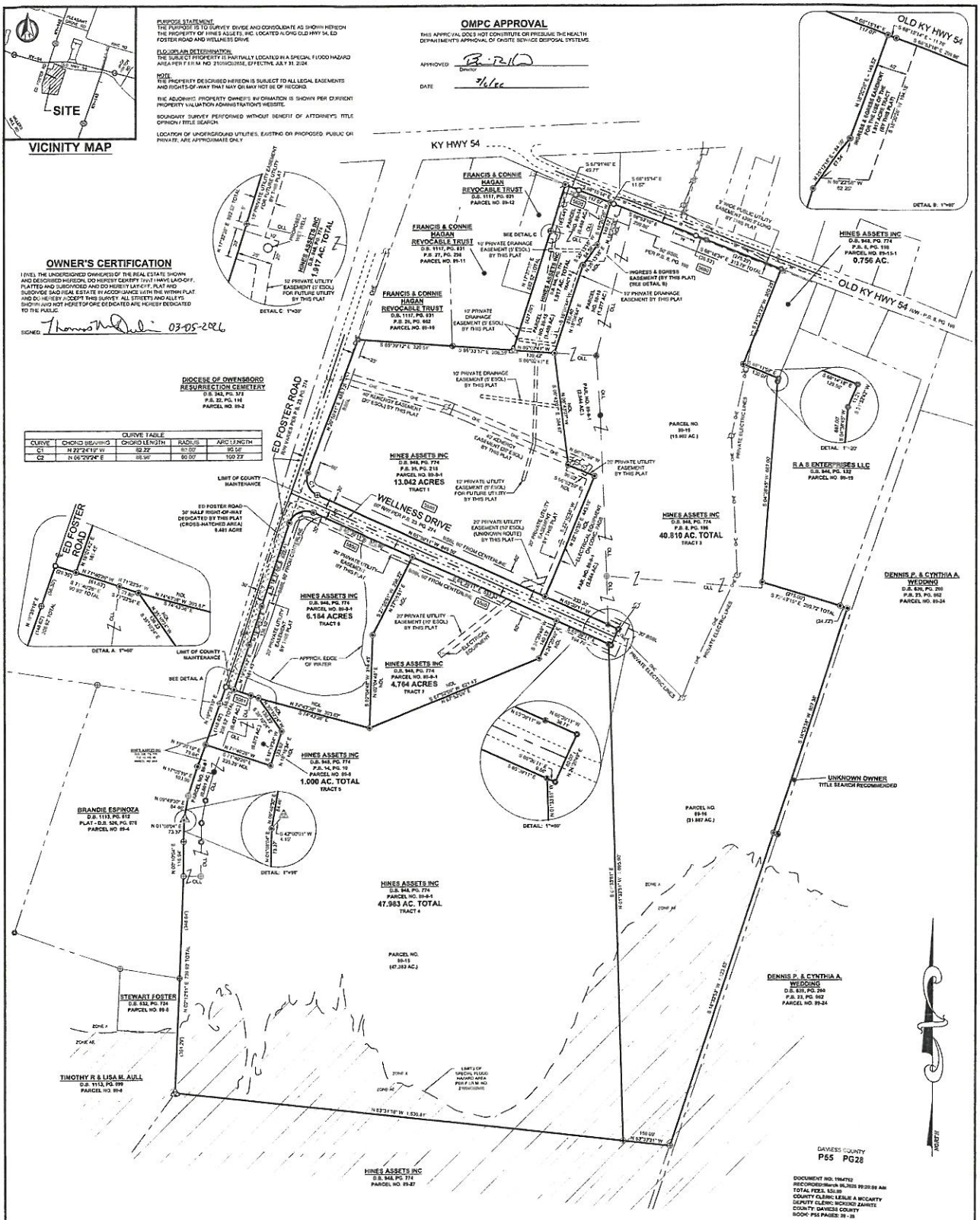

VICINITY MAP
SITE
OMPC APPROVAL
THIS APPROVAL DOES NOT CONSTITUTE OR PRESUME THE HEALTH DEPARTMENT'S APPROVAL OF ONSITE SEWAGE DISPOSAL SYSTEMS.
APPROVED
Director
DATE
3/6/26
PURPOSE STATEMENT:
THE PURPOSE IS TO SURVEY, DIVIDE AND CONSOLIDATE AS SHOWN HEREON THE PROPERTY OF HINES ASSETS, INC. LOCATED N OHIO OLD HWY 54, ED FOSTER ROAD AND WELLNESS DRIVE.
FLOODPLAIN DETERMINATION:
THE SUBJECT PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. NO. 21059C0235E, 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.
LOCATION OF UNDERGROUND UTILITIES, EXISTING OR PROPOSED, PUBLIC OR PRIVATE, ARE APPROXIMATE ONLY.
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 ADOPT THIS SURVEY. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.
SIGNED
03-05-2026
KY HWY 54
OLD KY HWY 54
ED FOSTER ROAD
WELLNESS DRIVE
FRANCIS & CONNIE HAGAN REVOCABLE TRUST
D.B. 1111, PG. 631
PARCEL NO. 89-12
FRANCIS & CONNIE HAGAN REVOCABLE TRUST
D.B. 1111, PG. 631
P.B. 35, PG. 256
PARCEL NO. 89-11
FRANCIS & CONNIE HAGAN REVOCABLE TRUST
D.B. 1117, PG. 631
P.B. 35, PG. 662
PARCEL NO. 89-10
DIOCESE OF OWENSBORO RESURRECTION CEMETERY
D.B. 343, PG. 373
P.B. 22, PG. 116
PARCEL NO. 89-2
HINES ASSETS INC
D.B. 948, PG. 774
P.B. 35, PG. 215
PARCEL NO. 89-9-1
13.062 ACRES
TRACT 1
HINES ASSETS INC
D.B. 948, PG. 774
PARCEL NO. 89-9-2
6.184 ACRES
TRACT 6
HINES ASSETS INC
D.B. 948, PG. 774
PARCEL NO. 89-9-3
4.764 ACRES
TRACT 7
HINES ASSETS INC
D.B. 948, PG. 774
P.B. 14, PG. 10
PARCEL NO. 89-8
1.000 AC. TOTAL
TRACT 5
HINES ASSETS INC
D.B. 948, PG. 774
PARCEL NO. 89-9-4
47.983 AC. TOTAL
TRACT 4
HINES ASSETS INC
D.B. 948, PG. 774
PARCEL NO. 89-7
0.756 AC.
HINES ASSETS INC
D.B. 948, PG. 774
P.B. 8, PG. 196
40.810 AC. TOTAL
TRACT 3
R.A.S ENTERPRISES LLC
D.B. 946, PG. 132
PARCEL NO. 89-15
DENNIS P. & CYNTHIA A. WEDDING
D.B. 839, PG. 260
P.B. 23, PG. 662
PARCEL NO. 89-24
UNKNOWN OWNER
TITLE SEARCH RECOMMENDED
BRANDIE ESPINOZA
D.B. 1113, PG. 612
PLAT - D.B. 526, PG. 676
PARCEL NO. 89-4
STEWART FOSTER
D.B. 532, PG. 724
PARCEL NO. 89-6
TIMOTHY R & LISA M. AULL
D.B. 1113, PG. 599
PARCEL NO. 89-5
PARCEL NO. 89-15 (15.902 AC.)
PARCEL NO. 89-15 (51.987 AC.)
PARCEL NO. 89-15 (47.283 AC.)
DETAIL A 1"=60'
DETAIL B 1"=60'
DETAIL C 1"=30'
DETAIL 1"=20'
DETAIL 1"=60'
DETAIL 1"=60'
CURVE TABLE
CURVE | CHORD BEARING | CHORD LENGTH | RADIUS | ARC LENGTH
C1 | N 22°24'41" W | 82.22' | 80.00' | 85.02'
C2 | N 66°29'24" E | 88.98' | 80.00' | 100.23'
LEGEND
CENTERLINE
EDGE OF PAVEMENT
OLL OLD LOT LINE
NDL NEW DIVISION LINE
BSTAL BUILDING SETBACK LINE
OHE OVERHEAD ELECTRIC
UTILITY POLE
EASL EACH SIDE OF LINE
PRIVATE DRAINAGE EASEMENT
UTILITY EASEMENT - PUBLIC OR PRIVATE - AS NOTED
5/8" REBAR, 18" IN LENGTH, SET W/ CAP STAMPED "NL PHELPS KY PLS 4420"
1/4" MAGNETIC NAIL SET, 1 1/2" IN LENGTH, W/ DISK STAMPED "MARK PHELPS PLS 4420"
1/2" REBAR FOUND W/ CAP, STAMPED "PLS 1948"
1/2" REBAR FOUND W/ BROKEN CAP
1/2" REBAR FOUND W/ CAP, UNREADABLE
1/2" REBAR FOUND W/ NO CAP
1/2" IRON PIPE FOUND W/ CAP, STAMPED "PLS 3596"
1/2" IRON PIPE FOUND W/ CAP, STAMPED "PLS 2843"
1/2" IRON PIPE FOUND W/ CAP, STAMPED "PLS 3280"
1/2" IRON PIPE FOUND W/ CAP, UNREADABLE
1" IRON PIPE FOUND W/ NO CAP
3/4" IRON ROD FOUND W/ NO CAP
3/4" IRON PIPE FOUND W/ NO CAP
1" IRON PIN FOUND W/ NO CAP
CALCULATED POINT (NO MONUMENT SET OR FOUND)
GRAPHIC SCALE
(IN FEET)
1 inch = 150 feet
RECORD SOURCE:
DEED BOOK 948, PAGE 774
PLAT BOOK 35, PAGE 215
PLAT BOOK 23, PAGE 274
PLAT BOOK 14, PAGE 10
SURVEY ~ MINOR SUBDIVISION
CLIENT: HINES ASSETS, INC.
CLIENT ADDRESS: PO BOX 1508, OWENSBORO, KY 42302
PROPERTY OWNER: HINES ASSETS, INC.
PROPERTY OWNER ADDRESS: PO BOX 1508, OWENSBORO, KY 42302
PROPERTY ADDRESS: 5820 & 5680 OLD KY HWY 54, 5055 WELLNESS DRIVE; 5051 ED FOSTER ROAD
ZONING CLASSIFICATION: A-U, R2, R-3MF
THIS PLAT AND SURVEY REPRESENTED HEREON COMPLIES WITH 201 KAR 18:150
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 RECIEVERS 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.
3-5-26
MARK A. PHELPS, KY PLS NO. 4420
DATE
STATE OF KENTUCKY
MARK A. PHELPS
LICENSED PROFESSIONAL LAND SURVEYOR
BRYANT ENGINEERING & INC.
Civil Engineering Land Surveying
1935 FREDERICA STREET • P.O. BOX 21302
OWENSBORO, KENTUCKY 42304
(270) 685-2811
PROJECT NO: 25-7176
DRAWN BY: BK
SCALE: 1" = 150'
DATE: 01-23-2026
FIELD SURVEY DATE: 02-17-2026
BY: MR
SHEET: 1 OF 1
DAVIESS COUNTY
P55 PG28
DOCUMENT NO: 1964752
RECORDED: March 06, 2026 09:20:00 AM
TOTAL FEES: $30.00
COUNTY CLERK: LESLIE A MCCARTY
DEPUTY CLERK: MONICIO ZAMATE
COUNTY: DAVIESS COUNTY
BOOK: P55 PAGES: 28 - 28
F:\Data\2025\25-7176\05_Drawings\PLAT - Survey Div-Con Minor Plat.dwg