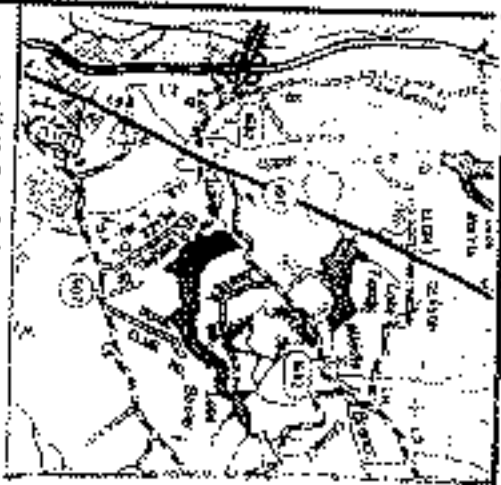


2057 20' W 104.00'

POB



VICINITY MAP

379424

PLAT 10 PG 22

Christian County

2010 JAN 7 PM 3 23
MAGNETIC NORTH
OBSERVED 12:11:09
CLX 15.688



MAGNETIC NORTH
OBSERVED 12:11:09

CITY OF HOPKINSVILLE PROPERTY
DEED BOOK 290, PAGE 178
LAKE BOXLEY

APPROXIMATE FLOOD ZONE

APPROXIMATE FLOOD ZONE

Notice: The Christian County Health Department will
increase minimum lot size requirements on April 29, 1995
to 20,000 square feet, and on April 29, 1999 to 25,000 square
feet for lots utilizing any system regulated by the Department.
All plats approved by the Hopkinsville-Christian County Planning
Commission which meet the lot size requirements set forth during
the effective time of said requirements must be filed with the
Christian County Clerk before the change in lot size requirements
occur in order to obtain a non-conforming (grandfathering) status.

30' BUILDING SETBACK
20' UTILITY EASEMENT
ZANDER ROAD VARIABLE R/W
0.60 MILES TO ANTIOCH CHURCH RD.

PLAT OF SURVEY

STEVE & BARBARA CHERRY
D.B. 619, PAGE 428
D.B. 656, PAGE 150

Notice: Individual Sewerage Disposal System.
The property platred herein has been approved
by a duly authorized person by the Hopkinsville-
Christian County Planning Commission pursuant
to a soil sample (percolation) test reported
required by the Kentucky Cabinet for Human
Resources. Any proposed individual sewerage
disposal system must comply with all requirements
of this Department. Interested individuals may
contact the Hopkinsville-Christian County
Planning Commission for additional information.

CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT
WAS MADE BY PERSONAL SURVEY BY THE SURVEYOR IN THE
METHOD OF RANDOM TRAVEL WITH SIGHT SURRENDER TO THE
PERCEPTION OF THE TRAVELER WAS 1/20.05 AND WAS NOT
ASSISTED. THE SURVEY AS SHOWN HEREON IS A CLASS "A"
SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS
ALL THE SPECIFICATIONS OF THIS CLASS.

WITH THE PROVISION SHOWN HEREON IS SUBJECT TO ALL LEGAL
EASEMENTS, PRESCRIPTIVE RIGHTS AND RIGHTS OF WAY INCLUDING
BUT NOT LIMITED TO EASEMENTS HEREON.

COMMISSION'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEYOR PLAT
SHOWN HEREON COMPLETES WITH ALL REQUIREMENTS
OF THE SURVEYOR'S OATH AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF THE SURVEYOR'S
AND THAT THE SURVEYOR HAS BEEN APPROVED FOR RECORDING IN
THE OFFICE OF THE COUNTY CLERK.

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS RECORD OF PLAT WAS
PREPARED UNDER MY SUPERVISION AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF THE SURVEYOR'S
PROPERTY BEING SURVEYED ARE TRUE AND ACCURATE
THE SURVEYOR HAS BEEN APPROVED FOR RECORDING IN
THE OFFICE OF THE COUNTY CLERK.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM/WE ARE THE ONLY
OWNER(S) OF RECORD OF THE PROPERTY PLATED
HEREON, SAID PROPERTY BEING RECORDED IN DEED
BOOK _____ PAGE _____ IN THE CHRISTIAN
COUNTY CLERK'S OFFICE, AND DO HEREBY AGREE THAT
AS NO/OUR RECORD PLAT FOR THIS PROPERTY, AND
RECORD, I/WE AGREE TO WAIVE THE RIGHTS AND OTHER SPACES SO
RECORDED TO MAKE USE

FLOOD CERTIFICATION

A PORTION OF THIS SUBDIVISION
PLAT IS NOT
(MARK APPROPRIATE SPACE)
WITHIN A DESIGNATED FLOOD HAZARD AREA AS
DESIGNATED ON THE OFFICIAL FLOOD BOUNDARY
MAP OF CHRISTIAN COUNTY
TOTAL ACRES 15.688 TOTAL LOTS ONE
ENCLOSURE ERROR 1/19.315

LEGEND

30' BUILDING SETBACK
20' UTILITY EASEMENT
ZANDER ROAD VARIABLE R/W
ROAD RIGHT OF WAY
PROPERTY LINE
EASEMENT LINE
R/W LINE
SCALE: 1" = 100'

PRELIMINARY RECOMMENDATION

FOR FINAL PLAT
I HEREBY CERTIFY THAT THE SURVEYOR PLAT
SHOWN HEREON COMPLETES WITH ALL REQUIREMENTS
OF THE SURVEYOR'S OATH AND TO THE BEST OF
MY KNOWLEDGE AND BELIEF THE SURVEYOR'S
PROPERTY BEING SURVEYED ARE TRUE AND ACCURATE
THE SURVEYOR HAS BEEN APPROVED FOR RECORDING IN
THE OFFICE OF THE COUNTY CLERK.

HOWARD G. LANCASTER
P.L.S. NO. 2096
3130 BEECKER ROAD
PEMBROKE, KY. 42266
OWNER
STEVE & BARBARA CHERRY
5685 ZANDER ROAD
HOPKINSVILLE, KY. 42240
GRAPHIC SCALE
100' 0 100'

MS09 12.16