

DIVISION PLAT



CHRISTIAN COUNTY, KENTUCKY

**A BOUNDARY RETRACEMENT
AND DIVISION OF THE
VIRGINIA OGG PROPERTY**

PROPERTY LOCATION:

**787 CLARK STORE SINKING FORK ROAD
CERULEAN, KENTUCKY 42215**

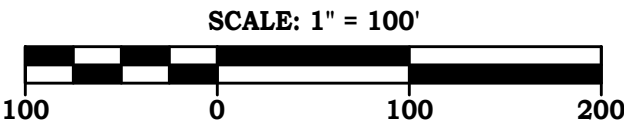
OWNER / CLIENT:

**VIRGINIA OGG
787 CLARK STORE SINKING FORK ROAD
CERULEAN, KENTUCKY 42215**

PREPARED BY:

**MATTHEW CLARK
SURVEYORS, LLC
Post Office Box 1235
Cadiz, Kentucky 42211**

Phone (270) 339 - 8014
September 19, 2024 Project # 2458



<p>COMMISSION'S CERTIFICATION:</p> <p>I do hereby certify that the subdivision plat shown hereon complies with all subdivision guidelines with the exception of such variances, if any, as noted in the minutes of the Commission and that it has been approved for recording in the office of the Christian County Clerk.</p> <p>Planning Commission Chairman _____ DATE _____</p>	<p>CERTIFICATION OF ACCURACY:</p> <p>I do hereby certify that this record 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 owners has been made aware of the pertinent subdivision guidelines, and that the monuments have been placed as shown herein.</p> <p><i>Matthew Clark</i> 09 / 19 / 2024</p> <p>Matthew Clark _____ DATE _____</p>	<p>OWNER'S CERTIFICATION:</p> <p>I do hereby certify that I am the only owner of record of the property platted herein, said property being recorded in Deed Book 363 Page 127 in the Christian County Clerk's Office; and hereby adopt this as my record plat for this property, and hereby dedicate the streets and other space so indicated to public use.</p> <p>_____ Executrix DATE _____</p>	<p>FLOOD CERTIFICATION:</p> <p>A portion of this Subdivision Plat is NOT within a designated Flood Hazard Area, as designated on the Official Flood Boundary Map of Christian County.</p> <p>MAP #: 21047020500 EFFECTIVE DATE: April 19, 2019</p> <p>TOTAL ACRES: 34.69 TOTAL LOTS: 3 RELATIVE POSITIONAL ACCURACY: 1/1000</p>	<p>LEGEND:</p> <p>● 1/2" DIAMETER BY 24" LONG CONCRETE REINFORCING BAR (REBAR) WITH YELLOW PLASTIC CAP INSCRIBED "MATT CLARK KY PLS 3946" (REB)</p> <p>○ EXISTING IRON MONUMENT FOUND</p> <p>○ UNMONUMENTED LOCATION ALONG A LINEAR FEATURE</p> <p>SCALE: 1" = 100'</p>	<p>PRELIMINARY APPROVEMENT CERTIFICATION: (for final plat only)</p> <p>I hereby certify that improvements plans for this subdivision have been reviewed by me, are in conformance with Subdivision Guidelines; and the estimated cost for such improvements have been prepared by an official communicated to the Planning Commission for the purpose of establishing the amount of the surety performance bond.</p> <p>County Engineer _____ DATE _____</p>	<p>STATEMENT OF SURVEYOR:</p> <p>All of this survey was made in the field by me using global positioning system (GPS) equipment, using base and rover manufactured by Topcon model Hiper VR and by the method of real time kinematic (RTK). Bearings are based on Kentucky State Plane Coordinates South Zone NAD 83; NAVD 83; Goid (2018). The directions and distances are unadjusted. The single worst point relative positional accuracy was 0.03 feet. This survey is a RURAL survey and meets or exceeds the requirements of 201 KAR 18.150. All monuments have been found, set, or referenced as shown hereon. Field work completed September 18, 2024.</p>
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