

INTENT OF THIS PLAT:

- THE INTENT OF THIS MINOR SUBDIVISION PLAT IS TO:
- ESTABLISH THE LINES NECESSARY TO CREATE PROPOSED TRACT "A.1" (10.21 ACRES) AND TRACT "A.2" (4.21 ACRES) CUT OUT OF THE HOWARD M. AND SHERYL MINTZ 14.43 ACRE TRACT (PER D.B. 569, PG. 782).
 - [ALSO SEE REF. DOC. #5, 6, 7, AND 8].

ALL SHOWN HEREON TO COMPLY WITH KRS. CHAPTER 100 SUBDIVISION REGULATIONS.

GENERAL SURVEYOR'S NOTES:

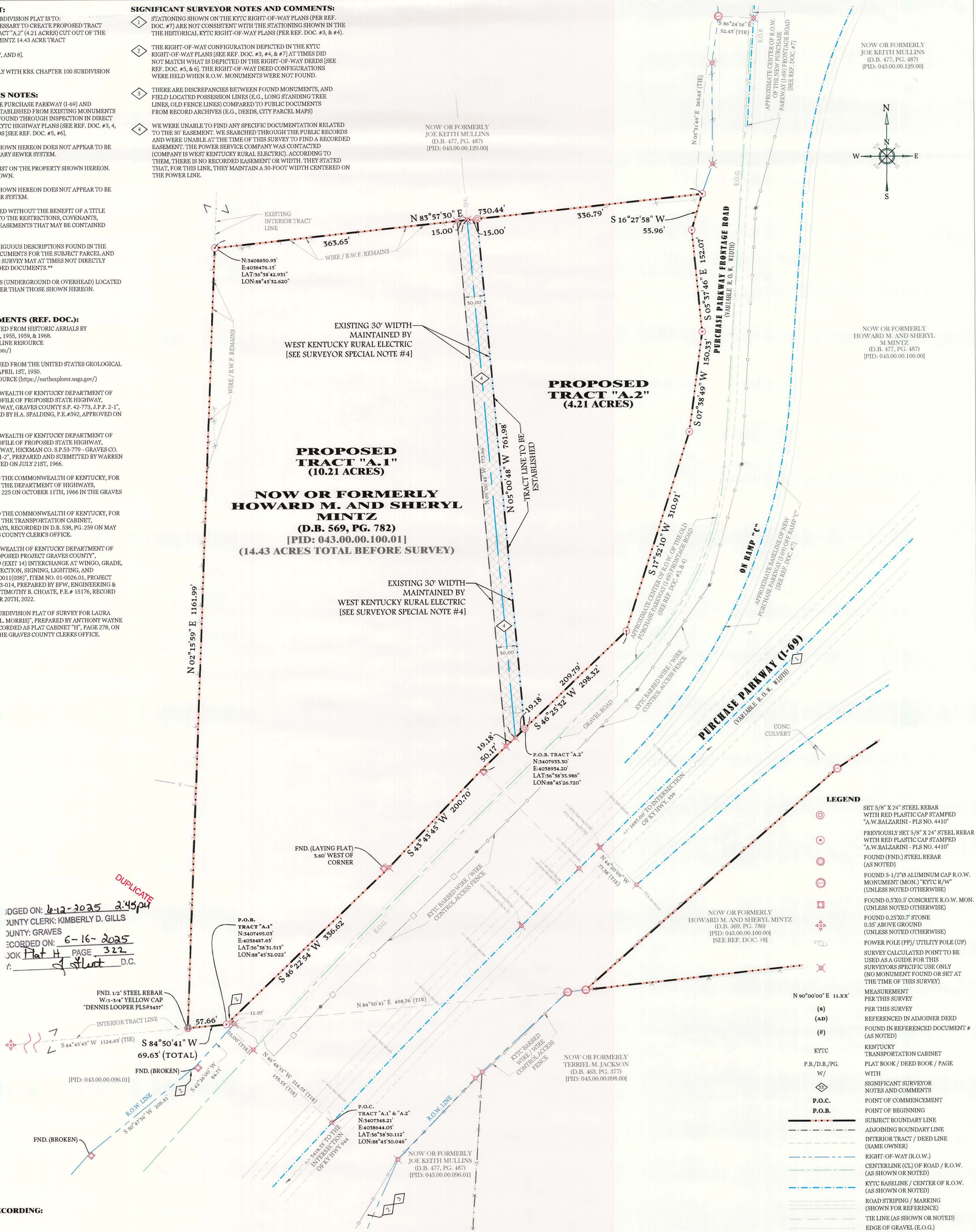
- THE RIGHT-OF-WAY OF THE PURCHASE PARKWAY (I-69) AND FRONTAGE ROAD WERE ESTABLISHED FROM EXISTING MONUMENTS AND PHYSICAL EVIDENCE FOUND THROUGH INSPECTION IN DIRECT CORRELATION WITH THE KYTC HIGHWAY PLANS (SEE REF. DOC. #3, 4, & 7) AND KYTC R.O.W. DEEDS (SEE REF. DOC. #5, #6).
- THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SERVED BY A PUBLIC SANITARY SEWER SYSTEM.
- SEPTIC FACILITIES MAY EXIST ON THE PROPERTY SHOWN HEREON. THEIR LOCATION IS UNKNOWN.
- THE SUBJECT PROPERTY SHOWN HEREON DOES NOT APPEAR TO BE SERVED BY A PUBLIC WATER SYSTEM.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE OPINION AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, RIGHTS-OF-WAY, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- **DUE TO VAGUE AND AMBIGUOUS DESCRIPTIONS FOUND IN THE RECORDED BOUNDARY DOCUMENTS FOR THE SUBJECT PARCEL AND ADJOINING OWNERS, THIS SURVEY MAY AT TIMES NOT DIRECTLY CORRELATE WITH RECORDED DOCUMENTS.**
- THERE WERE NO UTILITIES (UNDERGROUND OR OVERHEAD) LOCATED DURING THIS SURVEY OTHER THAN THOSE SHOWN HEREON.

REFERENCED DOCUMENTS (REF. DOC.):

- HISTORIC AERIALS OBTAINED FROM HISTORIC AERIALS BY NETR ONLINE, DATED 1950, 1955, 1959, & 1968. VIA HISTORIC AERIALS ONLINE RESOURCE (<https://www.historicairials.com/>)
- HISTORIC AERIALS OBTAINED FROM THE UNITED STATES GEOLOGICAL SURVEY (U.S.G.S.), DATED APRIL 1ST, 1950. VIA USGS ONLINE GIS RESOURCE (<https://earthexplorer.usgs.gov/>)
- MAP ENTITLED "COMMONWEALTH OF KENTUCKY DEPARTMENT OF HIGHWAYS, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, JACKSON PURCHASE PARKWAY, GRAVES COUNTY S.P. 42-773, J.P.P. 2-1", PREPARED AND SUBMITTED BY H.A. SPALDING, P.E.#392, APPROVED ON JULY 15TH, 1966
- MAP ENTITLED "COMMONWEALTH OF KENTUCKY DEPARTMENT OF HIGHWAYS, PLAN AND PROFILE OF PROPOSED STATE HIGHWAY, JACKSON PURCHASE PARKWAY, HICKMAN CO. S.P.53-779 - GRAVES CO. S.P. 42-773, SECTION J.P.P. 1-2", PREPARED AND SUBMITTED BY WARREN HEILIG, P.E.#4055, APPROVED ON JULY 21ST, 1966.
- DEED OF CONVEYANCE TO THE COMMONWEALTH OF KENTUCKY, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HIGHWAYS, RECORDED IN D.B. 201, PG. 225 ON OCTOBER 11TH, 1966 IN THE GRAVES COUNTY CLERK'S OFFICE.
- DEED OF CONVEYANCE TO THE COMMONWEALTH OF KENTUCKY, FOR THE USE AND BENEFIT OF THE TRANSPORTATION CABINET, DEPARTMENT OF HIGHWAYS, RECORDED IN D.B. 538, PG. 259 ON MAY 12TH, 2021 IN THE GRAVES COUNTY CLERK'S OFFICE.
- MAP ENTITLED "COMMONWEALTH OF KENTUCKY DEPARTMENT OF HIGHWAYS, PLANS OF PROPOSED PROJECT GRAVES COUNTY", RECONSTRUCT THE KY 339 (EXIT 14) INTERCHANGE AT WINGO, GRADE, DRAIN, BRIDGE PIER PROTECTION, SIGNING, LIGHTING, AND SURFACING PLANS, NHP 00110388", ITEM NO. 01-0026.01, PROJECT NUMBER FD52 038 9003 013-014, PREPARED BY BFW, ENGINEERING & TESTING, INC., SIGNED BY TIMOTHY B. CHOATE, P.E.# 15176, RECORD SET, CID 2211350, OCTOBER 20TH, 2022.
- MAP ENTITLED "MINOR SUBDIVISION PLAT OF SURVEY FOR LAURA CRADDOCK (F.K.A. LAURA L. MORRIS)", PREPARED BY ANTHONY WAYNE BLAZARINI, PLS #4410, RECORDED AS PLAT CABINET "H", PAGE 278, ON JANUARY 13TH, 2025, IN THE GRAVES COUNTY CLERK'S OFFICE.

SIGNIFICANT SURVEYOR NOTES AND COMMENTS:

- STATIONING SHOWN ON THE KYTC RIGHT-OF-WAY PLANS (PER REF. DOC. #7) ARE NOT CONSISTENT WITH THE STATIONING SHOWN IN THE HISTORICAL KYTC RIGHT-OF-WAY PLANS (PER REF. DOC. #3, & #4).
- THE RIGHT-OF-WAY CONFIGURATION DEPICTED IN THE KYTC RIGHT-OF-WAY PLANS (SEE REF. DOC. #3, #4, & #7) AT TIMES DID NOT MATCH WHAT IS DEPICTED IN THE RIGHT-OF-WAY DEEDS (SEE REF. DOC. #5, & 6). THE RIGHT-OF-WAY DEED CONFIGURATIONS WERE HELD WHEN R.O.W. MONUMENTS WERE NOT FOUND.
- THERE ARE DISCREPANCIES BETWEEN FOUND MONUMENTS, AND FIELD LOCATED POSSESSION LINES (E.G., LONG STANDING TREE LINES, OLD FENCE LINES) COMPARED TO PUBLIC DOCUMENTS FROM RECORD ARCHIVES (E.G., DEEDS, CITY PARCEL MAPS)
- WE WERE UNABLE TO FIND ANY SPECIFIC DOCUMENTATION RELATED TO THE 30' EASEMENT. WE SEARCHED THROUGH THE PUBLIC RECORDS AND WERE UNABLE AT THE TIME OF THIS SURVEY TO FIND A RECORDED EASEMENT. THE POWER SERVICE COMPANY WAS CONTACTED (COMPANY IS WEST KENTUCKY RURAL ELECTRIC). ACCORDING TO THEM, THERE IS NO RECORDED EASEMENT OR WIDTH. THEY STATED THAT, FOR THIS LINE, THEY MAINTAIN A 30-FOOT WIDTH CENTERED ON THE POWER LINE.



RECORDED ON: 6-12-2025 2:43pm
COUNTY CLERK: KIMBERLY D. GILLS
COUNTY: GRAVES
RECORDED ON: 6-16-2025
BOOK: Plat 4 PAGE 322
BY: J. Blazarini D.C.

CERTIFICATE OF RECORDING:

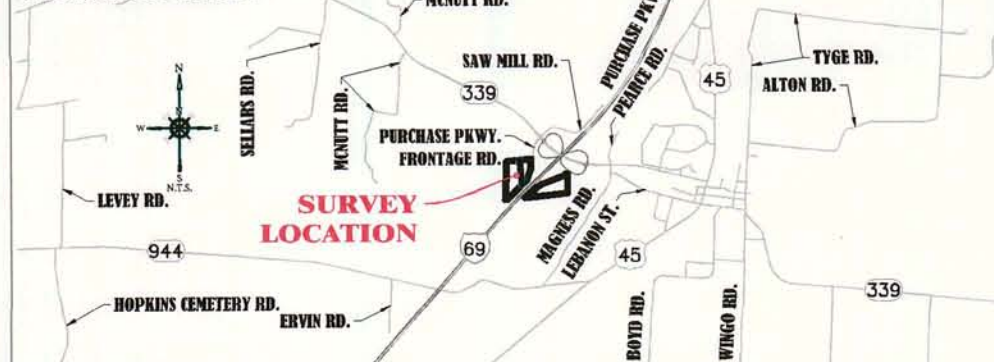
STATE OF KENTUCKY } ss
COUNTY OF GRAVES }
I, _____, CLERK OF THE COURT OF THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS THIS DAY LOADED IN MY OFFICE FOR RECORD AND THAT I HAVE RECORDED SAME WITH THIS AND THE FOREGOING CERTIFICATE IN MY OFFICE.
GIVEN UNDER MY HAND AND SEAL, THIS _____ DAY OF _____, 20____.
COUNTY COURT CLERK DEPUTY COURT CLERK

PUBLIC RECORD PARCEL ID. (PID):

043.00.00.100.01
SUBJECT PARCEL MAIN RECORD SOURCE:
(GRANTOR) LAURA CRADDOCK
(GRANTEE) HOWARD M. AND SHERYL MINTZ
D.B. 569, PG. 782 SALE DATE: JANUARY 27TH, 2025
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15 IN TOWNSHIP 2, RANGE 1 WEST.

SUBJECT PARCEL FLOOD HAZARD INFO:
THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP FOR GRAVES COUNTY, KENTUCKY AND INCORPORATED AREAS, MAP NUMBER 21083C020C, DATED DECEMBER 3, 2009.

VICINITY MAP:



REGIONAL MAP:



BASIS OF BEARING AND DATUM NOTE:

BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE (1600). (NAD83)(NAD83)(GEOID18)

FIELD PROCEDURE:

THIS SURVEY UTILIZED A JAVAD TRIUMPH-3 BASE (PART #01-680300-00) & TRIUMPH-1S PLUS ROVER (PART #01-670200-P0000) DUAL FREQUENCY RECEIVERS CAPABLE OF TRACKING GPS, GLONASS, BEIDOU SATELLITE CONSTELLATIONS. A REAL TIME KINEMATIC (RTK) BASE AND ROVER SETUP WAS PERFORMED. THE CONTROL USED FOR THE BASE WAS ESTABLISHED BY COLLECTING MULTIPLE DAY STATIC LOG SESSIONS AND PROCESSING THE STATIC DATA THROUGH CORS VIA JAVAD DPSS. A REDUNDANCY OF MEASUREMENTS WERE TAKEN TO ENSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY WAS 0.058' + 200 PPM AT 95% CONFIDENCE WHICH MEETS THE ACCURACY OF STANDARDS FOR A RURAL SURVEY, AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY. STANDARDS FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 WHICH IS (+/-) 0.10' + 200 PPM.
BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED.

SURVEYOR'S CERTIFICATION:

TO (CLIENT): HOWARD M. MINTZ
16311 RANCHITA DRIVE,
DALLAS, TX 75248
(OWNER): HOWARD M. AND SHERYL MINTZ
16311 RANCHITA DRIVE,
DALLAS, TX 75248

I, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF KENTUCKY DO HEREBY CERTIFY, THAT, THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY AND PLAT CONFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH BY THE KENTUCKY STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ANTHONY WAYNE BLAZARINI, P.L.S.
KENTUCKY PROFESSIONAL LAND SURVEYOR NO. 4410
LICENSE EXPIRES: 06/30/2025
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MINOR SUBDIVISION
PLAT OF SURVEY
LANDS NOW OR FORMERLY OF
HOWARD M. AND SHERYL
MINTZ
A PARCEL OF LAND
LYING ALONG THE WESTERLY AND EASTERLY
SIDE OF THE PURCHASE PARKWAY (I-69),
+/- 1697.00 FEET SOUTHWEST OF THE
INTERSECTION OF KY HIGHWAY 339 WITH
THE PURCHASE PARKWAY (I-69),
+/- 1.0 MILE WEST OF WINGO,
GRAVES COUNTY, KENTUCKY

SURVEY TYPE:

BOUNDARY RETRACEMENT / TRACT SPLIT

CLASSIFICATION OF SURVEY:

RURAL

DRAWN BY:	D.L.C. / A.W.B.
DATE OF COMPLETION:	2025-06-11
REVIEWED BY:	A.W.B.
FIELDWORK COMPLETED:	2025-06-06
FIELD CREW:	D.L.C. / A.W.B.
FIELD BOOK NUMBER:	N/A
FIELD BOOK PAGE:	N/A
SCALE:	1"=70'
PROJECT NUMBER:	2025.014.042.17
SHEET:	1 OF 2

THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT COMPLIES TO AND IS IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE 201 KAR 18:150.

ANTHONY WAYNE BLAZARINI, P.L.S.
PROFESSIONAL LAND SURVEYING,
BOUNDARY, & MAPPING SOLUTIONS



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