

NOTARY PUBLIC
State of Kentucky
County of McCracken

I _____ a Notary Public in
and for the State and County aforesaid, do hereby certify that the
foregoing plat of survey was this day presented to me by the
_____ known to me, together with the
Certificate of Ownership and Dedication shown hereon, which was
executed in my presence and acknowledged to be their free act and
deed.

Witness my hand and seal this the _____ day of _____
2024.

My commission expires on _____ day of _____

**CERTIFICATE OF OWNERSHIP & DEDICATION
WATER AND SEWAGE SYSTEM
CERTIFICATION OF ACKNOWLEDGMENT NOT
APPROVED BY HEALTH
DEPARTMENT PLEASE READ BELOW CERTIFICATE**

I / We certify that I/we are the owner/s of the property shown and described
hereon and that I hereby adopt this plan of subdivision with my free consent,
establish the minimum building restriction lines, and dedicate all streets, alleys,
walks, parks and other open spaces to public or private use as noted. I / We
understand that the approval of this plat shall not be deemed to constitute an
acceptance by the McCracken Fiscal Court that the lots in this subdivision are
suitable for a private sewage disposal system. The owner or developer of any lot,
or lots, must meet the minimum requirements and obtain the necessary approvals
for the use of a private sewage disposal system from the Department of Housing,
Buildings and Construction, Division of Plumbing, Commonwealth of Kentucky, or any
successor governmental agencies.

I hereby certify that I have read and understand the foregoing notice.

Owner _____ Date _____

Owner _____ Date _____

THIS PROPERTY LIES IN ZONE AE AREAS OF 1% ANNUAL
CHANCE OF FLOOD PER F. I. R. M. MAP # 21146C0165F DATED 11/2/2011

**WATER NOTE: THIS PROPERTY IS NOT SERVED BY PUBLIC WATER.
SEWER NOTE: THIS PROPERTY IS NOT SERVED BY PUBLIC SEWER.
SEPTIC FACILITIES NOTE: NO SEPTIC FACILITIES WERE LOCATED ON THE PROPERTY SHOWN HEREON.**

MINIMUM AREA REQUIREMENTS:

(A) MINIMUM LOT AREA: ONE (1) ACRE IF NOT SERVED BY SANITARY SEWER.

(B) PUBLIC FACILITIES, UTILITIES, AND SIMILAR USES, BUT NOT SIGNS, THAT REQUIRE STRUCTURES
OF BUILDINGS NOT INTENDED FOR REGULAR HUMAN OCCUPATION, MAY BE LESS THAN ONE (1)
ACRES.

THIS IS A RURAL CLASS SURVEY.

THIS PROPERTY IS ZONED: AGRICULTURAL DISTRICT (AG)

MINIMUM YARD REQUIREMENTS:

(1) NONRESIDENTIAL USES:

(A) FRONT YARD: 75 FEET;

(B) SIDE YARD: 25 FEET; AND

(C) REAR YARD: 25 FEET.

(2) RESIDENTIAL USES:

(A) FRONT YARD: 30 FEET;

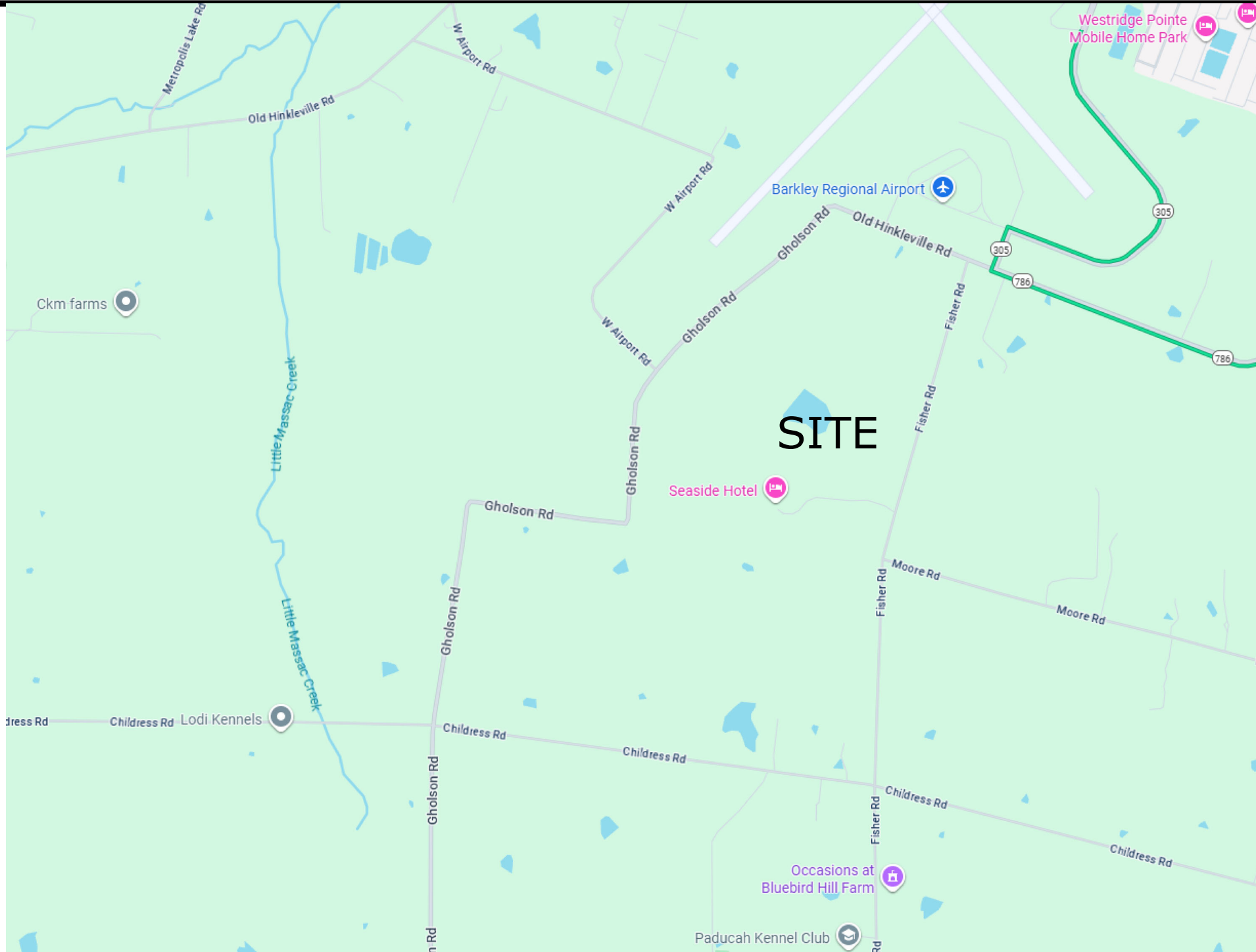
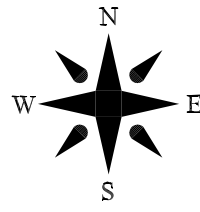
(B) SIDE YARD: EIGHT FEET; FOUR FEET (ACCESSORY BUILDINGS); AND

(C) REAR YARD: 25 FEET; EIGHT FEET (ACCESSORY BUILDINGS).

(3) MINIMUM AREA REQUIREMENTS:

(1) MINIMUM LOT AREA: 1 ACRE.

(2) PUBLIC FACILITIES, UTILITIES, AND SIMILAR USES, BUT NOT SIGNS THAT REQUIRE STRUCTURES OF BUILDINGS NOT INTENDED
FOR REGULAR HUMAN OCCUPATION, MAY BE LESS THAN ONE ACRE
(ORD. 2017-07, PASSED 11-27-2017; ORD. 2019-08, PASSED 8-16-2019; ORD. 2021-03, PASSED 3-8-2021; ORD. 2022-11,
PASSED 1-9-2023)



VICINITY MAP NOT TO SCALE

THE INTENT OF THIS PLAT
IS TO CREATE TRACT 5
AS SHOWN HEREON

REVISION STATEMENT:
NO REVISIONS OR MODIFICATIONS ARE TO BE MADE TO PLATS SIGNED BY CHAIRMAN OR JUDGE EXECUTIVE WITHOUT
APPROVAL FROM CHAIRMAN OR JUDGE EXECUTIVE

CERTIFICATE OF RECORDING

STATE OF KENTUCKY, COUNTY OF McCRACKEN

I, _____, CLERK OF THE COURT FOR THE STATE AND COUNTY
AFORESAID DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION WAS THIS DAY LOGGED IN MY
OFFICE FOR RECORD, AND I HAVE RECORDED SAME WITH THIS AND THE FOREGOING CERTIFICATE
IN MY OFFICE, GIVEN MY HAND AND SEAL THIS THE _____ DAY OF _____ 2025

RECORDED IN PLAT SECTION _____, PAGE _____

CLERK

CERTIFICATE OF FINAL APPROVAL FOR RECORDING

I hereby certify that the Subdivision plat shown hereon has been found to comply
with the Subdivision Regulations for McCracken County, KY, with the exception of
such variances, if any, as are noted in the minutes of the Planning Commission and
that the Subdivision Plat was given final approval by the McCracken County Planning
Commission.

Planning Commission meeting held: _____

McCracken County Planning Commission Chair

CERTIFICATE OF FINAL APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon
was given final approval by the McCracken County Fiscal
Court.

Date: _____

Judge, McCracken County, Kentucky or his Designee

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED IS, TO THE BEST OF MY KNOWLEDGE AND
BELIEF, TO BE THE TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE McCRACKEN
COUNTY, KENTUCKY. PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN
HEREON, ALL IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE
KENTUCKY REVISED STATUTE AND THE KENTUCKY ADMINISTRATIVE REGULATIONS.

Kentucky Professional Land Surveyor

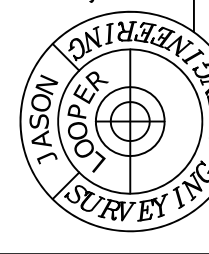
NOTES:

- SOURCE OF TITLE: GORDON FARMS, INC.
DEED BOOK 853, PAGE 572
- NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY
OTHER THAN THOSE SHOWN HEREON.
- A GRID NORTH READING WAS OBSERVED THE DAY OF THE SURVEY AND ALL DATA SHOWN COINCIDES WITH SAID READING.
- THE FIELD DATA WAS COLLECTED 8-12-25.
- THE PROPERTY SHOWN HEREON IS CONSIDERED A RURAL SURVEY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL PREVIOUSLY CONVEYED EASEMENTS, RIGHTS OF WAY, COVENANTS,
AND RESTRICTIONS OF RECORD AND NOT OF RECORD IF ANY, SPECIFICALLY PREVAILING RIGHTS OF WAY OF ANY PUBLIC
ROADS.
- NO TITLE SEARCH WAS PROVIDED AND THIS SURVEY IS SUBJECT TO THE FINDINGS OF SUCH.
- THIS SURVEY WAS PERFORMED USING A TOPCON HIPER VR GPS SYSTEM WITH DUAL FREQUENCY RECIEVERS UTILIZING
REAL TIME KINEMATICS (RTK). A REDUNDANCY OF MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL
DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR A RURAL SURVEY AS
ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY STANDARDS OF PRACTICE (+/- 0.05' + 100 PPM). THE BEARINGS
AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED. EQUIPMENT USED WAS A TOPCON HIPER VR DUAL FREQUENCY
RECIEVER / ROVER AND BASE, NAD83 DATUM, GEOID 2012, VERTICAL DATUM : NAVD88.
- THIS PROPERTY IS SUBJECT TO PLANNING AND ZONING REGULATIONS, SUBDIVISION REGULATIONS OR APPROVALS.
- THERE WERE NO CEMETERIES OBSERVED ON THE PROPERTY WHEN THE FIELD DATA WAS COLLECTED PER 201 KAR 18:150
(7)(3)(ii)
- THERE ARE NO ENCROACHMENTS ONTO THIS PROPERTY AND NO IMPROVEMENTS ENCROACH ON TO OTHERS.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18:150.



LINE	BEARINGS	DISTANCE
L1	N 02°56'47" E	21.47'
L2	N 46°10'09" E	66.35'
L3	N 23°31'53" E	41.63'
L4	N 04°17'52" W	69.50'
L5	N 13°47'27" E	47.37'
L6	N 15°17'34" W	54.31'
L7	N 07°01'15" E	45.48'
L8	N 24°31'29" E	112.53'
L9	N 10°17'53" E	93.89'
L10	N 03°28'06" W	47.07'
L11	N 22°23'59" E	45.58'
L12	N 04°14'17" E	132.13'
L13	N 14°38'13" E	111.67'
L14	N 39°11'50" E	95.98'
L15	N 25°59'33" E	82.50'
L16	N 19°02'39" E	101.52'
L17	N 32°59'39" E	139.59'
L18	N 12°43'27" E	71.82'
L19	N 29°40'00" E	97.20'
L20	N 06°55'33" E	61.92'
L21	N 34°01'55" E	109.20'
L22	N 19°54'56" E	113.84'
L23	N 27°48'01" E	193.18'
L24	N 26°35'37" E	206.69'
L25	N 07°50'51" E	82.79'

JASON LOOPER, SURVEYING & ENGINEERING
CELL: (270) 623-8293
NASON W. LOOPER, P.E. #25028, KY LS #2573, TN LS #2838
78 THOMAS ROAD, MAYFIELD, KY 42066



MINOR SUBDIVISION PLAT FOR:

CLIENT / PARCEL OWNER: GORDON FARMS, INC. (KAREN BERG)
803 POPLAR STREET
BENTON, KY 42025

The survey plat hereon complies with 201 KAR 18:150.

8-14-25

REV DATE

SHEET