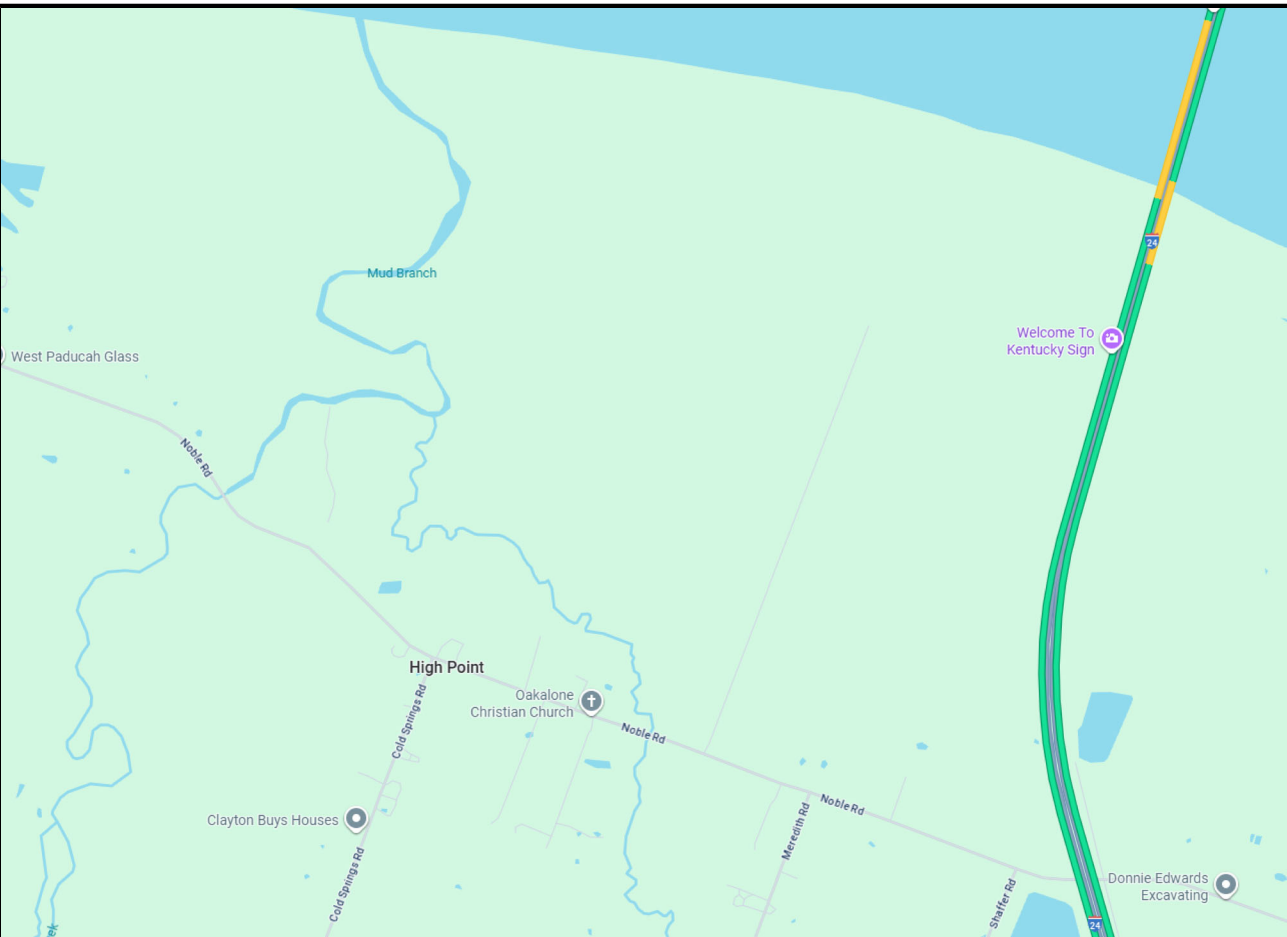




NOTARY PUBLIC
State of Kentucky
County of McCracken

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 _____, 2024.

**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 _____

CERTIFICATE OF RECORDING

"State of Kentucky, County of McCracken"

I, _____, Clerk for the county and state aforesaid do hereby certify

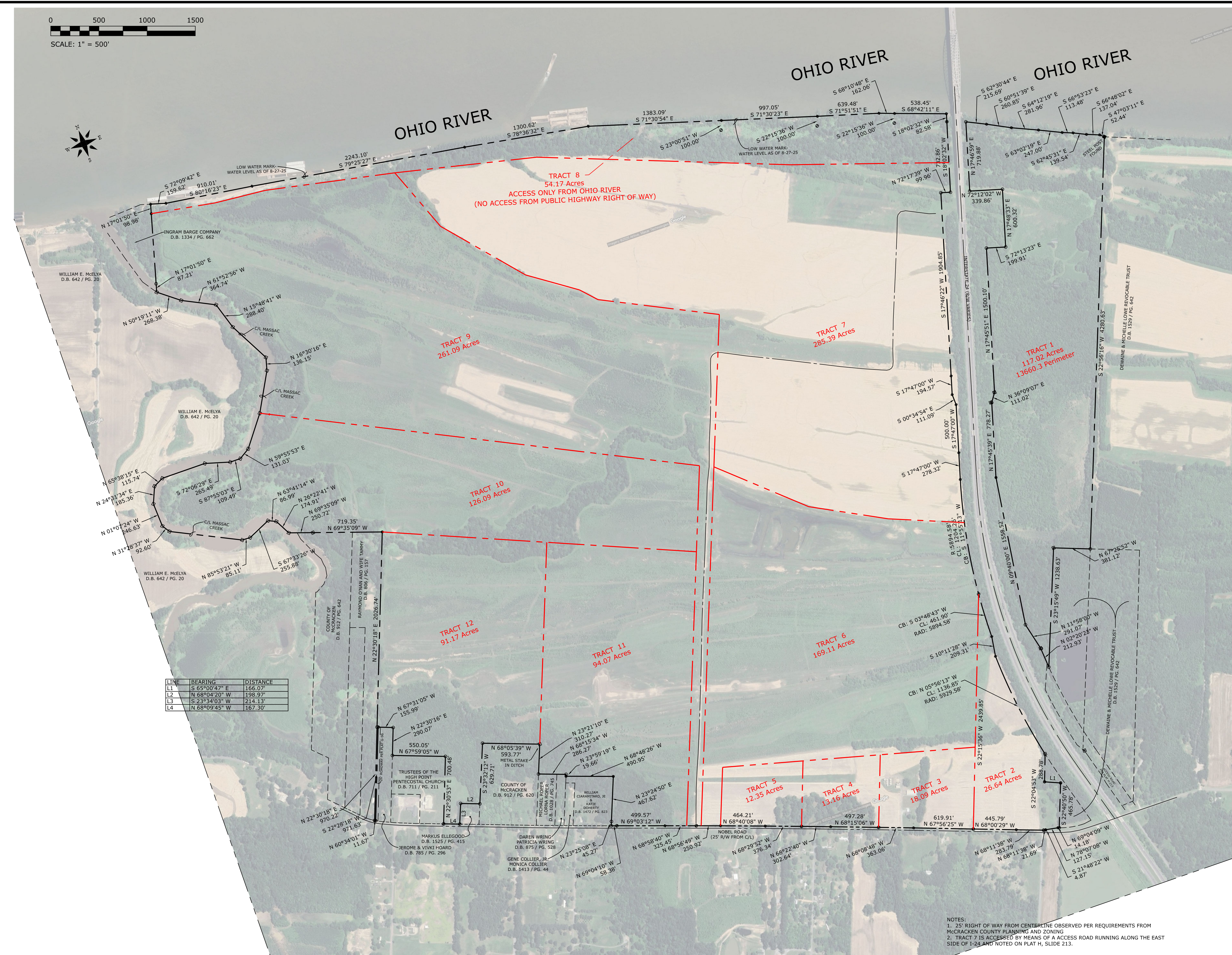
that this plat was this day lodged in my office for record and that I have recorded same with this and the foregoing certificate in my office.

Given under my hand and seal this the _____ day of _____, 20____.

By _____, D.C., Clerk

Recorded in plat section _____ page _____

- NOTES:
- SOURCE OF TITLE: DRR HIGHPOINT FARM LLC DEED BOOK 1496, PAGE 563
 - 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 8-14-25 THRU 10-13-25.
 - 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 RECEIVERS 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 RECEIVER / ROVER AND BASE, NAD83 DATUM, GEOID 2012, VERTICAL DATUM : NAVD83.
 - THIS PROPERTY IS NOT SUBJECT TO ANY 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)(i)
 - THERE ARE NO ENCROACHMENTS ONTO THIS PROPERTY AND NO IMPROVEMENTS ENCOACH ON TO OTHERS.
 - THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18:150.



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

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

THIS PROPERTY LIES IN ZONE AE
CHANCE OF FLOOD PER F. I. R. M. MAP # 21145C0127F DATED 11/2/2011

WATER NOTE: THIS PROPERTY IS 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 (AG)

- MINIMUM YARD REQUIREMENTS.
- NONRESIDENTIAL USES:
(A) FRONT YARD: 75 FEET;
(B) SIDE YARD: 25 FEET; AND
(C) REAR YARD: 25 FEET.
 - 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).
 - MINIMUM LOT AREA: 1 ACRE.
 - 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 3-9-2021; ORD. 2022-11, PASSED 1-9-2023)

INTENT:
1. TO SHOW ORIGINAL TRACT LINES AS DEPICTED IN THE SOURCE DEED.
IN ORDER TO CORRECT A KRS 100 VIOLATION
2. TO ESTABLISH A 15' WIDE UTILITY EASEMENT ALONG NOBEL ROAD

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

PROPERTY SURVEY PLAT FOR:

CLIENT / PARCEL OWNER:
DRR HIGHPOINT FARM LLC
257 BELKNAP ROAD
FARMINGTON, MA 01701

10-1-25

REV	DATE

SHEET

JASON LOOPER, SURVEYING & ENGINEERING
(270) 623-8293 CELL: (270) 559-7486
JASON W. LOOPER, P.E. #25028, KY LS #2573, TN LS #2538
78 THOMAS ROAD, MATFIELD, KY 42066

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