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THE PLAT OF SURVEY SHOWN HEREON REPRESENTS A
BOUNDARY SURVEY AND COMPLIES WITH 201KAR 18:150

4735 VILLAGE SQUARE DRIVE
PADUCAH, McCracken County, KY

PROJECT NO.: 24111
DATE: OCTOBER 11, 2024
DRAWN BY: DJT & JLG
CHECKED BY: SCC
REV. | DESCRIPTION

SHEET
1
OF 1

This map shows a residential area in Concord with the following details:

- Streets:** Commerce Dr, Stanley Rd, Tuck Rd, Pace Dr, Sheldrake Ln, Olivet Church Rd, Nace Ln, New Holt Rd, Finaleville Rd, James Sanders Blvd, Perkins Creek Dr, Hansen Rd, New Holt Rd, Pecan Dr, Hanson Rd, Piedmont Rd, Technology Dr, Halehaven Dr, Friedman Ln, Sherwood Rd, Hedge Ln, La Meda Cres, Quail Hollow Dr, Whitney Dr, Bruce Ln, Stanley Ln.
- Landmarks:** Stanley Cem, White Oak Cem, CO Park Rd, Perkins Cr.
- Site:** A specific location is marked with a black oval containing the word "SITE".
- Highways:** Route 24 and Route 60 are shown as red lines.
- Water:** Perkins Creek is depicted with a blue line.
- Other:** A north arrow is located in the upper right corner.

VICINITY MAP

SCALE: 1" = 2,000'

SURVEYOR'S CERTIFICATE

: PADUCAH PACE, LLC
206 CARDEN AVENUE
NASHVILLE, TENNESSEE 37205

THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS HAVING AN UNADJUSTED CLOSURE RATIO OF 1:42.151 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREON INDICATED, FOR AN URBAN SURVEY AS DEFINED BY THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY, THE INFORMATION SHOWN BY THIS PLAT BEING TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10/04/24
DATE OF SURVEY COMPLETION

10/11/24
DATE OF SIGNATURE

STL

KENTUCKY PROFESSIONAL LAND SURVEYOR #3861

LEGEND

- ◎ EXISTING PROPERTY CORNER (FOUND AS NOTED)
- ◎ MAG NAIL WITH STEEL DISC STAMPED "3861",
SET AT TIME OF SURVEY
- STEEL ROD, 1/2"x24" WITH PLASTIC CAP
STAMPED "3861", SET AT TIME OF SURVEY
- - - - - PROPERTY LINE
- - - - - ADJOINING PROPERTY LINE
- - - - - CENTERLINE
- - - - - EASEMENT LINE
- - - - - - - BUILDING SETBACK LINE
-  EXISTING FIRE HYDRANT
- (S) EXISTING SANITARY SEWER MANHOLE
-  EXISTING WATER VALVE
- LP  EXISTING LIGHT POLE

GENERAL SITE NOTES:

1. CLIENT: PADUCAH PACE, LLC
206 CARDEN AVENUE
NASHVILLE, TENNESSEE 37205
2. PROPERTY OWNER: STRAWBERRY HILL, LLC
100 SOUTH 4TH STREET, SUITE 300
PADUCAH, KENTUCKY 42001
3. DEED REFERENCE: DEED BOOK 906, PAGE 36
PLAT BOOK "L", PAGE 697
4. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP FOR McCracken COUNTY, COMMUNITY-PANEL NUMBER 21145C0129F, DATED NOVEMBER 2, 2011.
5. TOTAL PROPERTY AREA: 1.369 ACRES (59,632 SQ. FT.)
6. THIS PROPERTY IS ZONED B-3, (GENERAL BUSINESS ZONE), AND IS SUBJECT TO ALL REGULATIONS SET FORTH FOR THIS ZONE BY THE CITY OF PADUCAH, KY ZONING ORDINANCE.

MINIMUM YARD REQUIREMENTS :

FRONT YARD: NONE
SIDE YARD: NONE
REAR YARD: NONE

7. MINIMUM AREA REQUIREMENTS: NONE
8. MAXIMUM BUILDING HEIGHT: NONE
9. THE SUBJECT PROPERTY IS SERVED WITH SANITARY SEWER BY THE PADUCAH McCracken COUNTY JOINT SEWER AGENCY.
10. THE SUBJECT PROPERTY IS SERVED WITH POTABLE WATER BY PADUCAH WATER WORKS.
11. THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

<u>CERTIFICATE OF OWNERSHIP</u>	
<p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF RECORD OF THE PROPERTY SHOWN HEREON AND THAT I (WE) APPROVE THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT.</p> <p><u>Nicole Falcone Roof</u> SIGNATURE - STRAWBERRY HILL, LLC</p> <p><u>10-17-24</u> DATE</p> <p><u>Nicole Falcone Roof</u> member</p>	

CERTIFICATE OF ACKNOWLEDGMENT

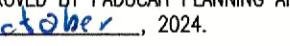
STATE OF Kentucky
 COUNTY OF McCracken

I, Bailey J. Bradley, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT THIS PLAT AND THE FOREGOING PLAT OF SURVEY WAS THIS DAY PRESENTED TO ME BY Nicole Falcomik Knot, 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 17 DAY OF October, 2024.

NOTARY PUBLIC SIGNATURE: Bailey J Bradley KUNP4995

MY COMMISSION EXPIRES ON THE 27 DAY OF April, 2025.

<u>CERTIFICATE OF APPROVAL</u>
UNDER THE AUTHORITY PROVIDED BY KRS CHAPTER 100, ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PADUCAH, THIS PLAT HAS BEEN ACCEPTED AS FOLLOWS:
APPROVED BY PADUCAH PLANNING AND ZONING DEPARTMENT ON THE <u>17</u> DAY OF <u>October</u> , 2024.

SECRETARY OF THE PLANNING AND ZONING COMMISSION

INTENT:

THE INTENT OF THIS PLAT IS TO ESTABLISH LOT 4A (4.543 AC.), LOT 4B (0.826 AC.), AND LOT 4C (0.543 AC.) OUT OF THE STRAWBERRY HILL, LLC PROPERTY RECORDED IN DEED BOOK 906, PAGE 36 OF THE McCracken COUNTY, KENTUCKY, COUNTY CLERK'S OFFICE, AND TO ESTABLISH THE RECIPROCAL INGRESS/EGRESS EASEMENTS AS SHOWN.

TITLE OPINION:
THIS PLAT HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A TITLE OPINION. A DILIGENT EFFORT WAS MADE AT THE TIME OF THIS SURVEY TO OBTAIN AND SHOW RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS PERTAINING TO THIS PROPERTY, HOWEVER, THIS PLAT IS SUBJECT TO THE FINDINGS THAT WOULD BE REVEALED IN AN ACCURATE TITLE OPINION

**CERTIFICATE OF RECORDING STATE OF
KENTUCKY, COUNTY OF McCRAKEN**

Dennis Hesby, CLERK FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY
THIS PLAT WAS THIS DAY LODGED IN MY OFFICE FOR RECORD AND THAT I HAVE RECORDED SAME
HIS AND THE FOREGOING CERTIFICATES IN MY OFFICE.

UNDER MY SEAL THIS THE 17th DAY OF Oct. 20 24
John A. Aukar D.C. *Dennis Hesby* CLERK
 RECORDED IN PLAT SECTION CABN, PAGE 13.

Dennis Hesby
 McCRAKEN COUNTY COURT CLERK

John A. Aukar
 DEPUTY COURT CLERK

0 10 20 40

(IN FEET)

1 inch = 20 ft

WAL MART REAL
ESTATE BUSINEES TRUST
D.B. 948, PG. 706

EXISTING 1/2"Ø REBAR WITH
CAP, PLS #3645 FOUND

S 80°34'17" E 160.00' S 80°09'54" E 533.91'

EXISTING 10' P.U. EASEMENT PER PLAT SEC. "L", PG. 697

25' BLDG. SETBACK LINE PER PLAT SEC. "L", PG. 697

LOT 4C
23,632 SF
0.543 AC.

#4775 VILLAGE SQUARE DRIVE

N 09°37'24" E 147.41'
EX. CURB & GUTTER
PER PLAT SEC. "L", PAGE 697.

PROPERTY LINE TO BE
ESTABLISHED THIS PLAT

N 80°21'53" W 160.00'

EX. E.O.P.

30' WIDE, RECIPROCAL
INGRESS/EGRESS EASEMENT
TO BE ESTABLISHED THIS PLAT

30'

S 09°37'24" W 147.99'

PROPERTY LINE TO BE
ESTABLISHED THIS PLAT

LOT 4A
197,900 SF
4.543 AC.

#4735 VILLAGE SQUARE DRIVE

N 09°37'24" E 225.00'
EX. CURB & GUTTER
PER PLAT SEC. "L", PAGE 697.

PROPERTY LINE TO BE
ESTABLISHED THIS PLAT

LOT 4B
36,000 SF
0.826 AC.

#4755 VILLAGE SQUARE DRIVE

N 09°37'24" W 225.00'

PROPERTY LINE TO BE
ESTABLISHED THIS PLAT

30' BLDG. SETBACK LINE PER PLAT SEC. "L", PG. 697

EXISTING 15' P.U. EASEMENT PER PLAT SEC. "L", PG. 697

30' BLDG. SETBACK LINE PER PLAT SEC. "L", PG. 697

EXISTING 15' P.U. EASEMENT PER PLAT SEC. "L", PG. 697

N 80°21'53" W 160.00' N 80°21'53" W 529.90'

EX. CURB & GUTTER

LP

VILLAGE SQUARE DRIVE
(60' R.O.W.)

EXISTING 1/2"Ø REBAR WITH
CAP, PLS #3236 FOUND

KY LAKE
PROPERTIES, LLC
D.B. 1453, PG. 396

STRAWBERRY HILL, LLC
D.B. 906, PG. 36

DOCUMENT NO: 703245
RECORDED: October 17, 2024 09:46:00 AM
TOTAL FEES: \$50.00
COUNTY CLERK: JAMIE HUSKEY
DEPUTY CLERK: CARA WALKER
COUNTY: MCCRACKEN COUNTY
BOOK: CABN PAGES: 3 - 3

EXISTING 1/2"Ø REBAR WITH
CAP, PLS #3236 FOUND