



124 South 31st Street - Paducah, KY 42001 - Ph: (270) 443-8491

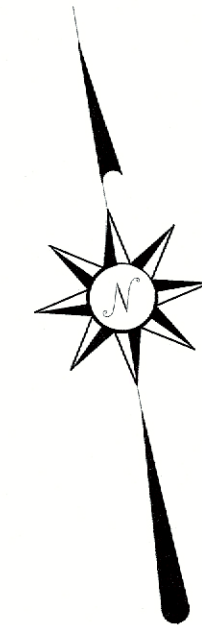
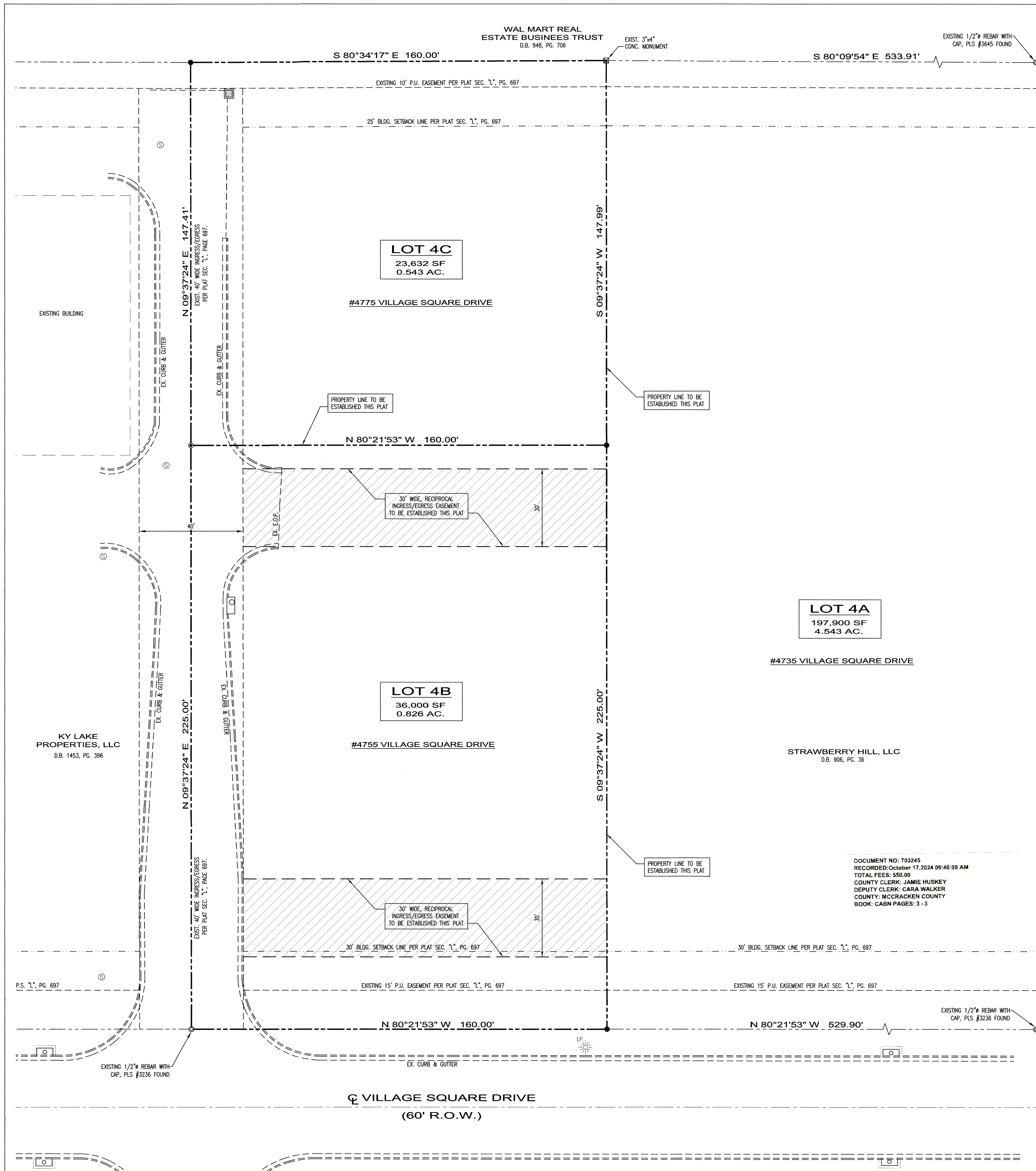
WAIVER OF SUBDIVISION PLAT  
THE PLAT OF SURVEY SHOWN HEREON REPRESENTS A  
BOUNDARY SURVEY AND COMPLIES WITH 201KAR 18.150

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STRAWBERRY HILL, LLC  
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



VICINITY MAP  
SCALE: 1" = 2,000'

### SURVEYOR'S CERTIFICATE

TO: 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 1:47.5 BEFORE ADJUSTMENT OF THE ADJUSTED ANGULAR AND LINEAR DIMENSIONS HEREBY 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

KENTUCKY PROFESSIONAL LAND SURVEYOR #386

## CERTIFICATE OF OWNERSHIP

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.

Nicole Fulconile Roof  
SIGNATURE - STRAWBERRY HILL, LLC

PRINT NAME

## 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 Falcone Koot, 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 KYNP4995

MY COMMISSION EXPIRES ON THE 27 DAY OF April 2028

## CERTIFICATE OF APPROVAL

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 17 DAY OF October, 2024.

Joshua P. Sommer  
SECRETARY OF THE PLANNING AND ZONING COMMISSION

CERTIFICATE OF RECORDING STATE OF  
KENTUCKY, COUNTY OF McCRACKEN

James Hodes CLERK FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY  
THAT THIS PLAT WAS THIS DAY LAYED IN MY OFFICE FOR RECORD AND THAT I HAVE RECORDED SAME  
WITH THIS AND THE FOREGOING CERTIFICATES IN MY OFFICE.  
GIVEN UNDER MY SEAL THIS 17TH DAY OF Oct. 20 24  
James Hodes D.C. James Hodes CLERK  
AND RECORDED IN PLAT SECTION Casey, PAGE 13  
James Hodes Chris Anderson  
MECRACKEN COUNTY CLERK DEPUTY COURT CLERK

### 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

EXISTING SANITARY SEWER

EXISTING LIGHT POLE

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GENERAL SITE NOTES:

1. CLIENT: PADOUACH PACE, LLC  
205 CARMEN AVENUE  
NASHVILLE, TENNESSEE 37205
2. PROPERTY OWNER: STRAWBERRY HILL, LLC  
100 SOUTH 4TH STREET, SUITE 300  
PADOUACH, KENTUCKY 40001
3. DEED REFERENCE: DEED BOOK 906, PAGE 36  
PLAT BOOK "1", 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 MCCRECKEN 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 R-3, (GENERAL BUSINESS ZONE), AND IS SUBJECT TO ALL REGULATIONS SET FORTH FOR THIS ZONE BY THE CITY OF PADOUACH, KY ZONING ORDINANCE.
- MINIMUM AREA 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 PADOUACH MCCRECKEN COUNTY JOINT SEWER AGENCY.
10. THE SUBJECT PROPERTY IS SERVED WITH POTABLE WATER BY THE PADOUACH WATER WORKS.
11. THERE WERE NO CEMETERIES OR GRAVE SITES FOUND DURING INSPECTION OF THIS PROPERTY DURING THIS SURVEY.

**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.

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft