

CERTIFICATE OF OWNERSHIP:

I (WE), DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND DO HEREBY APPROVE THIS PLAN OF SUBDIVISION WITH OUR FREE WILL AND CONSENT

OWNER Pres. DATE 3-2-20 OWNER _____ DATE _____

OWNER _____ DATE _____ OWNER _____ DATE _____

CERTIFICATION OF ACKNOWLEDGMENT
STATE OF KENTUCKY, COUNTY OF McCRACKEN:

I, Ricky A. Tosh, A NOTARY PUBLIC IN THE STATE & COUNTY AFORESAID DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS THIS DAY PRESENTED TO ME BY Carpen & Associates, LLC, 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 2 DAY OF MAR, 2020

MY COMMISSION EXPIRES ON THE 23 DAY OF NOV, 2023

Notary Seal
NOTARY PUBLIC

CERTIFICATE OF APPROVAL:

UNDER THE AUTHORITY PROVIDED BY CHAPTER 190, KENTUCKY REVISED STATUTES, ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PADUCAH, THIS PLAT HAS BEEN GIVEN APPROVAL AND ACCEPTED AS FOLLOWS

APPROVED BY PADUCAH, PLANNING AND ZONING COMMISSION MEETING HELD ON THE 2 DAY OF March, 2020

Cochy Creelins
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

CERTIFICATE OF RECORDING:

"STATE OF KENTUCKY, COUNTY OF McCRACKEN"

I, JULIE GRIGGS, 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 OF MY OFFICE

GIVEN UNDER MY HAND AND SEAL THIS THE 3rd DAY OF March, 2020

Julie Griggs BY Courtney Lee D.C.

RECORDED IN PLAT SECTION M, PAGE 1491

CERTIFICATE OF ACCURACY:

I DO HEREBY CERTIFY TO WESTLAND PARTNERS, LLC THAT THE SURVEY SHOWN AND DESCRIBED HEREON WAS PERFORMED UNDER MY SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSTED PRECISION OF RATIO OF THE TRAVERSE WAS 1:157,370. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED. THIS SURVEY IS AN URBAN CLASS SURVEY AND MEETS THE ACCURACY, PRECISION AND SPECIFICATIONS OF THIS CLASS PER THE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN KENTUCKY (201 KAR 18.150). THIS SURVEY MEETS THE REQUIREMENTS OF THE CITY OF PADUCAH PLANNING AND ZONING COMMISSION, AND ALL MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN HEREON

Ricky A. Tosh PLS No. 2900 DATE 3/3/2020

THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, COVENANTS, AND RESTRICTION OF RECORD AND IN EXISTENCE

THIS DRAWING IS NOT VALID UNLESS ORIGINAL SIGNATURE AND SEAL ARE ATTACHED. ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED ISSUED BY THE LICENSED LAND SURVEYOR

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED "M-1" PER CITY OF PADUCAH PLANNING DEPARTMENT ZONE "M-1" = LIGHT INDUSTRY ZONE

MINIMUM YARD REQUIREMENTS:

- a. PERMITTED USES HAVING A TOTAL PLAN FLOOR AREA OF 10,000 SQUARE FEET OR LESS
1. FRONT YARD: 25 FEET EXCEPT FOR HIGHWAY STRIP USES FOR WHICH A 50' FRONT YARD IS REQUIRED
 2. SIDE YARD: 10 FEET
 3. REAR YARD: NONE, EXCEPT WHERE ABUTTED BY A RESIDENTIAL ZONE, IN WHICH CASE A REAR YARD OF 25 FEET
 4. NO STORAGE OF MATERIALS OR EQUIPMENT SHALL BE ALLOWED IN THE MINIMUM FRONT YARD
- b. PERMITTED USES HAVING A TOTAL PLAN FLOOR AREA OF MORE THAN 10,000 SQUARE FEET
1. FRONT YARD: 50 FEET
 2. SIDE YARD: 10 FEET
 3. REAR YARD: NONE, EXCEPT WHERE ABUTTED BY A RESIDENTIAL ZONE, IN WHICH CASE A REAR YARD OF 25 FEET

MINIMUM AREA REQUIREMENTS:

- a. PERMITTED USES HAVING A TOTAL PLAN FLOOR AREA OF 4,000 SQUARE FEET OR LESS
1. MINIMUM LOT AREA: 7,500 SQUARE FEET
 2. MINIMUM LOT WIDTH: 60 FEET
- b. PERMITTED USES HAVING A TOTAL PLAN FLOOR AREA OF MORE THAN 4,000 SQUARE FEET
1. MINIMUM LOT AREA: 15,000 SQUARE FEET
 2. MINIMUM LOT WIDTH: 75 FEET

MAXIMUM BUILDING HEIGHT:

NONE

MAXIMUM LOT COVERAGE:

- a. PRINCIPAL STRUCTURES: 50 PERCENT OF GROSS LOT AREA
- b. TOTAL COVERAGE BY PRINCIPAL STRUCTURES, ACCESSORY STRUCTURES AND OUTSIDE STORAGE: 70 PERCENT OF GROSS LOT AREA

POWELL STREET CENTERLINE

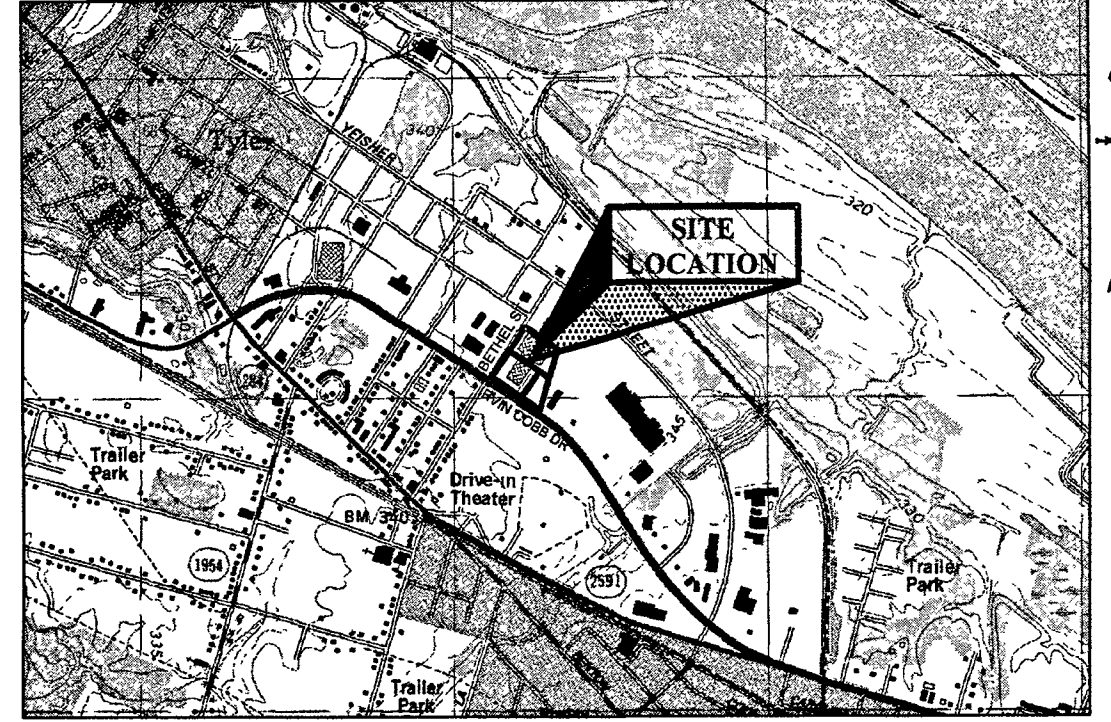
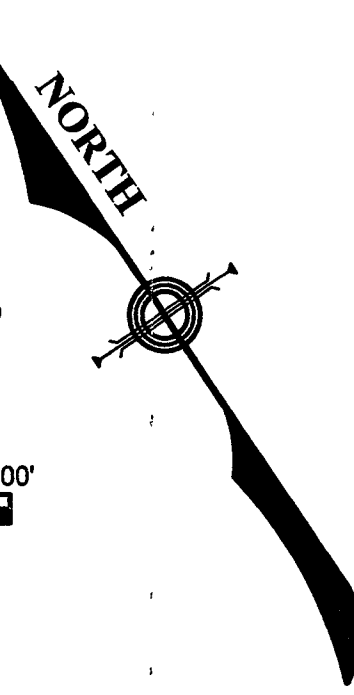
EXISTING CITY MONUMENT
LOCATED ON 6/18/07

AIRGAS MIDAMERICA INC.
DEED BOOK 1057, PAGE 74
TRACT 1 & 2 OF
PLAT SECTION "G", PAGE 342

AIRGAS MIDAMERICA INC.
DEED BOOK 1057, PAGE 71
TRACT 1-A OF
PLAT SECTION "G", PAGE 382

BEARINGS SHOWN HEREON ARE BASED ON A RECORD BEARING OF S 16°25'51"W ALONG THE EAST LINE OF THE SUBJECT PROPERTY AS RECORDED IN PLAT SECTION "L", PAGE 1893

50' 0' 50' 100'
GRAPHIC SCALE



VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- ⊗ EXISTING MARKER (AS NOTED) ——— PROPERTY LINE
○ 1/2" Ø x 18" LONG REBAR WITH PLASTIC CAP STAMPED "R TOSH KYPLS 2900" (SET) (UNLESS NOTED OTHERWISE) ——— ROAD CENTERLINE
△ ANGLE POINT (NO MARKER SET) ——— ADJOINING PROPERTY LINE
——— EASEMENT (AS NOTED)

FLOOD INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (SHADED) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP No. 21145C0162F, DATED 11/2/11
ZONE "X" (SHADED) = AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

TITLE OPINION:

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE OPINION. A DILIGENT EFFORT WAS MADE AT THE TIME OF THIS SURVEY TO OBTAIN AND SHOW RIGHT-OF-WAYS, EASEMENTS, COVENANTS, AND RESTRICTIONS PERTAINING TO THIS PROPERTY. HOWEVER, THIS SURVEY IS SUBJECT TO THE FINDINGS THAT WOULD BE REVEALED IN AN ACCURATE TITLE OPINION.

INTENT:

THE INTENT OF THIS WAIVER OF SUBDIVISION IS TO ESTABLISH AND ABOLISH LOT LINES, ABOLISH A PORTION OF THE 20' ACCESS EASEMENT THAT WAS ESTABLISHED BY PLAT SECTION "J", PAGE 1483 AND DEDICATE ADDITIONAL RIGHT-OF-WAY AT THE INTERSECTION OF IRVIN COBB DRIVE AND BETHEL STREET AS SHOWN HEREON.

BOUNDARY SURVEY:

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18.150

CLIENT/OWNER:

CARPENTER & ASSOCIATES, LLC
1200 OLD MAYFIELD ROAD, SUITE 180
PADUCAH, KY 42003

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REV No.	DATE	TYPE	BY	APPROVED/DATE
1	1/23/20	T. MEADOWS		
2	1/31/20	R. TOSH		

DRAWN BY DATE	T. MEADOWS 1/23/20	FIELD SURVEY DATE	1/29/20	SCALE	1" = 50'
REVIEWED BY DATE	R. TOSH 1/31/20	FIELD BOOK No.	192, PAGE 24	COORD FILE	2019171
APPROVED BY DATE		REF JOB No.	2007122A	SCREEN FILE	2019171

DUMMER SURVEYING & ENGINEERING SERVICES, INC.
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WAIVER OF SUBDIVISION OF THE
CARPENTER & ASSOCIATES, LLC PROPERTY

3000 IRVIN COBB DRIVE
PADUCAH, McCRACKEN COUNTY, KENTUCKY

ENGINEER'S SEAL
SURVEYOR'S SEAL
SHEET No. **1**
DS&E JOB No: **2019171**

DOCUMENT NO. 615341
RECORDED March 03, 2020 12:35:00 PM
TOTAL FEES: \$50.00
COUNTY CLERK: JULIE GRIGGS
DEPUTY CLERK: ELLIE SPRAGGS
COUNTY: McCRACKEN COUNTY
BOOK: C&M PAGES: 1471-1471