



VICINITY MAP

OWNER:
CITY OF MADISONVILLE
PO BOX 705
MADISONVILLE, KY 42431

CLIENT:
CONSULTING, LLC
C/O STANLEY K. COHN
3283 CURDSVILLE DELAWARE ROAD
OWENSBORO, KY 42301

ZONING:
G: GENERAL INDUSTRIAL
40' FRONT SETBACK
25' SIDE SETBACK
25' REAR SETBACK

TOTAL AREA:
13.513 AC

NOTE:
THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL LEGAL EASEMENTS, PRESCRIPTIVE RIGHTS, AND RIGHT OF WAYS.

THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NOTE:
NO UNDERGROUND UTILITIES WERE LOCATED OTHER THAN THOSE SHOWN ON PLAT USING ABOVE GROUND OBSERVATIONS DURING THE FIELD SURVEY.

FLOODPLAIN NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED ON COMMUNITY PANEL NO. 21107 C0233 D EFFECTIVE DATE; MAY 16 2008, ZONE X

HEALTH DEPARTMENT NOTE:
ALL LOTS ARE SUBJECT TO THE INDIVIDUAL SEWAGE DISPOSAL SYSTEM REQUIREMENTS OF THE KENTUCKY DEPARTMENT OF HEALTH.

NOTE:
THIS SURVEY COMPLIES WITH 201 KAR 18:150

GPS USAGE:
THIS SURVEY WAS PERFORMED USING A TRIMBLE R12-I MODEL WITH GLONASS CAPABILITIES AND DUAL FREQUENCY RECEIVERS UTILIZING REAL TIME KINEMATICS (RTK) GLOBAL POSITIONING. ACCURACY EXCEEDED THE ACCURACY OF STANDARDS FOR RURAL SURVEY, AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 (WHICH IS +/- 0.10'+200 PPM). THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE.

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON GLOBAL POSITIONING SYSTEMS, KENTUCKY SOUTH ZONE COORDINATES, NAD83 DATUM. DIFFERENCES IN THE BEARINGS CITED ON THE PLAT AND THOSE CALLED FOR IN THE ORIGINAL DEED ARE DUE TO VARIATIONS BETWEEN MAGNETIC AND GRID NORTH.

OWNERS CERTIFICATION:
I (We) do hereby certify that I am (We are) the owner(s) of the record of the property plotted herein which is recorded in Deed Book 531, Page 293 in the Hopkins County Clerk's Office, do hereby adopt this plan for subdivision of this property, and do hereby establish and reserve the indicated easements for public utilities and drainage purposes.

Date _____ Owner(s) _____

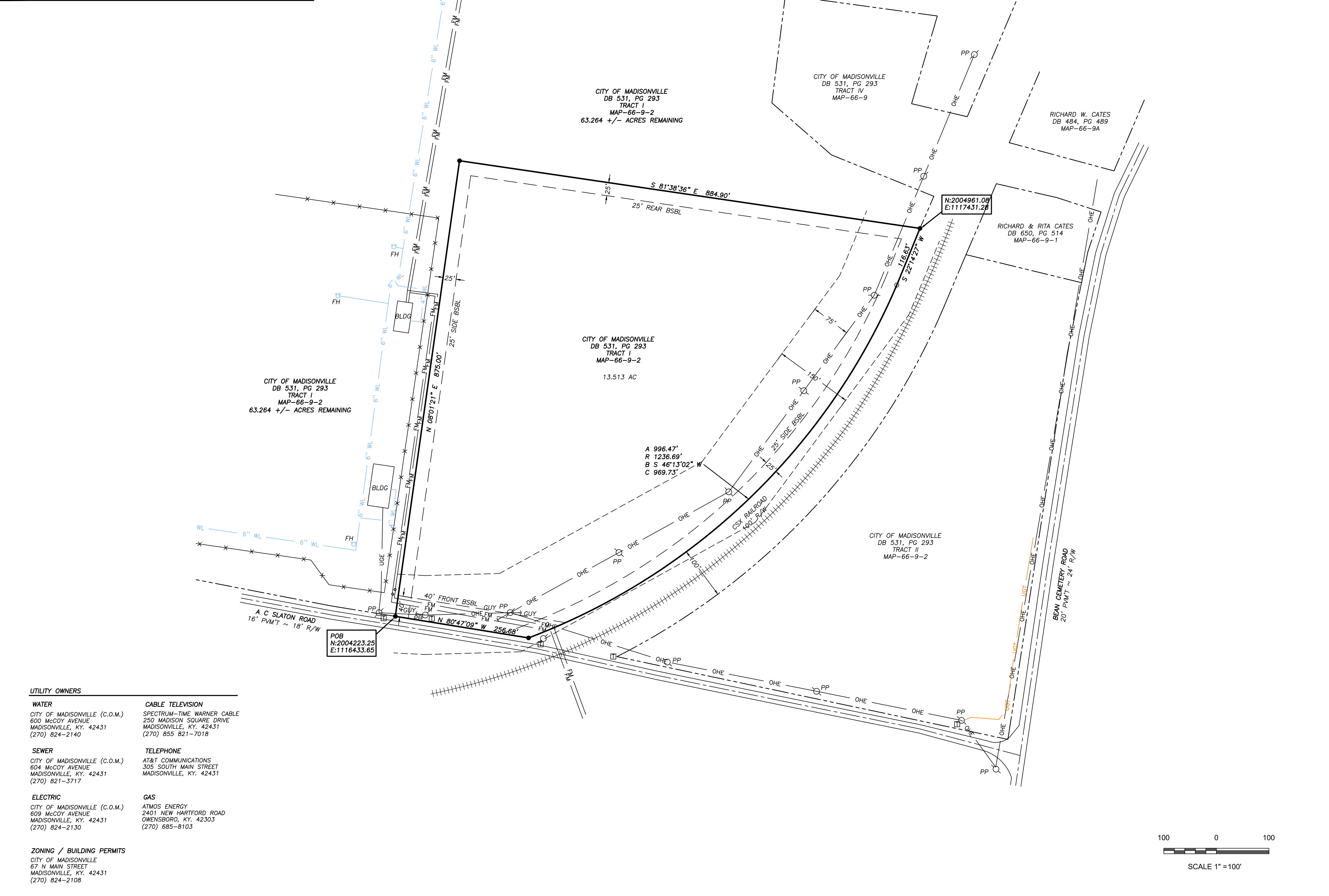
PLANNING COMMISSION CERTIFICATION:
I hereby certify that this record plat was approved by the Hopkins County Joint Planning Commission on _____, 20____ and is now ready for recording.

Date _____ Signature _____

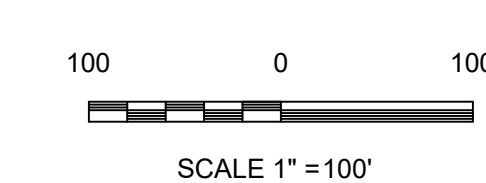
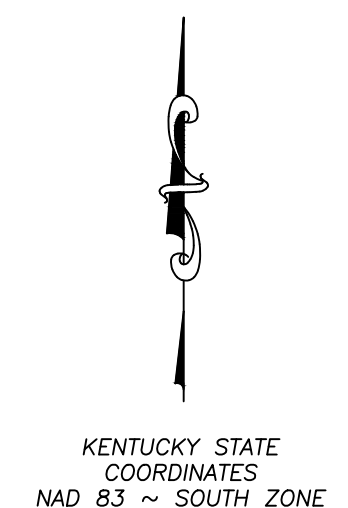
CERTIFICATION OF ACCURACY:
I hereby certify that this plat was prepared by me or under my direction; that all monuments indicated hereon actually exist; that the information shown hereon is correct to the best of my knowledge and belief; that this is a Rural survey completed by GPS method; and that all requirements of the Subdivision Regulations have been fully complied with.

Date _____ Licensed Surveyor _____ Stamp _____

LEGEND	
●	1/2" REBAR SET W/PLASTIC CAP STAMPED "PLS 3277" UNLESS OTHERWISE NOTED.
◻	1/2" REBAR SET W/ALUMINUM CAP STAMPED "RJ & ASSOC PLS 3277" IN CONCRETE
⊗	RIGHT OF WAY MARKER
△	EXISTING MONUMENTATION AS NOTED.
○	MEANDER POINT
●	BENCHMARK - AS NOTED
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	BSBL - BUILDING SETBACK LINE
---	P.U.E. - PUBLIC UTILITY EASEMENT
---	D.E. - DRAINAGE EASEMENT
-X-X-	DITCH / SWALE
-X-X-	FENCE
WFP ◻	WOOD FENCE POST
MFP ○	METAL FENCE POST
GV ◻	GAS VALVE
GM ◻	GAS METER/POST
WV ◻	WATER VALVE
WM	WATER METER
○	GAS LINE
—	WATER LINE
○	TELEPHONE POLE
○	POWER POLE/UTILITY POLE
---	POLE GUY
LP	LIGHT POLE
OHE	OVERHEAD ELECTRIC LINE
OHT	OVERHEAD TELEPHONE LINE
OHC	OVERHEAD CABLE LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
UGC	UNDERGROUND CABLE LINE
CO	CLEANOUT
FH	FIRE HYDRANT
---	EXISTING SANITARY SEWER LINE
MH	SANITARY SEWER MANHOLE
---	FORCE MAIN
○	TELEPHONE MANHOLE
□	TELEPHONE BOX
○	FIBER OPTICS
□	CATCH BASIN
RCP	REINFORCED CONCRETE PIPE
PVC	POLY VINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
CMP	CORRUGATED METAL PIPE



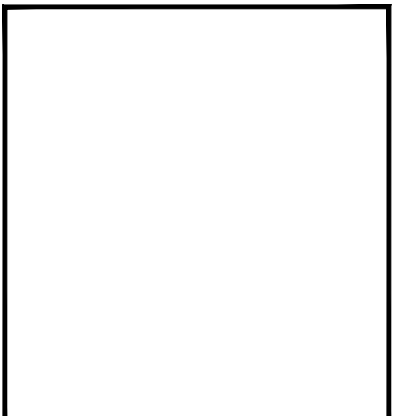
UTILITY OWNERS	
WATER CITY OF MADISONVILLE (C.O.M.) 600 MCCOY AVENUE MADISONVILLE, KY. 42431 (270) 824-2140	CABLE TELEVISION SPECTRUM-TIME WARNER CABLE 250 MADISON SQUARE DRIVE MADISONVILLE, KY. 42431 (270) 855-821-7018
SEWER CITY OF MADISONVILLE (C.O.M.) 604 MCCOY AVENUE MADISONVILLE, KY. 42431 (270) 821-3717	TELEPHONE AT&T COMMUNICATIONS 305 SOUTH MAIN STREET MADISONVILLE, KY. 42431
ELECTRIC CITY OF MADISONVILLE (C.O.M.) 609 MCCOY AVENUE MADISONVILLE, KY. 42431 (270) 824-2130	GAS ATMOS ENERGY 2401 NEW HARTFORD ROAD OWENSBORO, KY. 42303 (270) 685-8103
ZONING / BUILDING PERMITS CITY OF MADISONVILLE 67 N MAIN STREET MADISONVILLE, KY. 42431 (270) 824-2108	



RONALD JOHNSON & ASSOCIATES, P.S.C.
ENGINEERING • LAND SURVEYING • ENVIRONMENTAL

RJA

24 W Center St. Madisonville, KY 42431 (270) 821-6392



MINOR PLAT
CITY OF MADISONVILLE PROPERTY
A C SLATON ROAD
MADISONVILLE, KENTUCKY

DRAWN BY: GAACFW	PROJECT NO.: 24-141
DATE: 09-03-24	DATE OF SURVEY: 08-07-24
REVISIONS:	

SHEET NO.
1.00