

PARCEL B (DEDICATED RIGHT OF WAY THIS PLAT)
Beginning at a 1/2" rebar with ID cap stamped 2289 set in the north right of way of Clark Station road corner to the Mares Gate Farm LLC property, Thence South 05 deg 05 min 53 sec West 30.21 feet to the center of Clark Station road, Thence along the centerline of said road North 77 deg 10 min 51 sec West 1199.41 feet, along an arc having a radius of 624.99 feet in a clockwise direction for a distance of 163.94 feet (chord = North 66 deg 45 min 37 sec West 153.09 feet); North 66 deg 20 min 02 sec East 1235.14 feet, along an arc having a radius of 948.95 feet in a clockwise direction for a distance of 65.84 feet (chord = North 34 deg 18 min 38 sec West 65.54 feet); Thence leaving Clark Station road North 00 deg 58 min 04 sec West 38.76 feet to a 1/2" rebar with ID cap stamped 2289 set in this survey corner to the William Hamilton property (DB 375 Pg 459), Thence leaving the Hamilton property with the remaining property of the William Hamilton Trust (DB 591 Pg 341) along an arc having a radius of 516.83 feet in a counterclockwise direction for a distance of 68.72 feet (chord = South 53 deg 34 min 57 sec East 68.69 feet); South 56 deg 20 min 02 sec East 1235.20 feet, along an arc having a radius of 963.08 feet in a counterclockwise direction for a distance of 142.87 feet (chord = South 65 deg 45 min 45 sec East 142.18 feet); South 77 deg 10 min 51 sec East 1195.88 feet to the point of beginning and containing 1.831 acres.

The above described Parcel B is a part of the property conveyed to the Mattie Shehan Living Trust dated Aug. 8, 2014 recorded in deed book 591 page 341 parcel 4 in the office of the Shelby County Clerk.

Other Adjoining Property Owners:
017-00-021A Deborah Trumbo Newton 6367 Clark Station Road Finchville, KY 40022
017-00-021B Lena J Trumbo 6298 Clark Station Road Finchville, KY 40022
017-00-022A Ann G Bennett 6298 Clark Station Road Finchville, KY 40022
017-00-022B Robin D Trumbo 6294 Clark Station Road Finchville, KY 40022

ROADWAY ENTRANCE CERTIFICATE
I hereby certify that an entrance from the proposed development will be granted onto the county road (Clark St. Rd.) on the plat described herein. However, an entrance permit for each lot will be required after structure location is established.

1-4-23 *Laura Blab*
Date Shelby County Road Supervisor

FLOOD MAP REVIEW STATEMENT
A REVIEW OF FLOOD RATE INSURANCE MAP #21010165C EFFECTIVE DATE 08/02/2009 INDICATED THAT SHEHANS JAMISON FARM DIVIDED IS LOCATED WITHIN "ZONE X - AREA OF MINIMAL FLOOD HAZARD". FLOOD MAPS ARE AVAILABLE FOR REVIEW AT THE FEMA MAP SERVICE CENTER WEB SITE. THE DETERMINATION OF POTENTIAL FLOODING LIMITS IS BEYOND THE SCOPE OF THIS SURVEY.

Property Owner:
Mattie A Shehan Living Trust
John Alexander Shehan Beneficiary Trust
9301 Dayflower Street
Prospect, KY 40056
DB 591 Pg 341 & DB 526 Pg 796
Parcels 1, 5, & 6

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE CLIENT NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK GPS OBSERVATIONS. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD (TRIUMPH LS PLUS AND TRIUMPH S BASE) GPS EQUIPMENT AND WHERE NECESSARY A GEOMAX ROBOTIC TOTAL STATION. FOR THIS RURAL SURVEY ALL SET MONUMENTS WERE SET BY GPS UNLESS STATED, AND ANY MONUMENTS ESTABLISHED FROM SUE SHOTS TAKEN FROM GPS ESTABLISHED CONTROL POINTS ARE DESCRIBED WITH THE SYMBOL *.
PRECISION NOTE: RELATIVE POSITIONAL ACCURACY = 0.02" + 100PPM @ 95% THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE.
THIS SURVEY COMPLETES THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF KENTUCKY AS SET FORTH IN KAR 18-150. HORIZONTAL DATUM: NAD83(2011) KENTUCKY SINGLE ZONE GEOID 18.

DATE: 1-4-23
FIELD SURVEY COMPLETED DEC. 2, 2022
LEGEND - SOME SYMBOLS MAY NOT APPEAR IN EXHIBIT
O = EXISTING MONUMENT AS NOTED
R = SET 1/2" REBAR #2289 THIS SURVEY
P OR CL = EXISTING UTILITY POLE
X = RANDOM TRAPLINE POINT
W = BURIED TELEPHONE PEDESTAL
M = WATER METER
UL = UTILITY EXHIBIT
CL = CENTER LINE

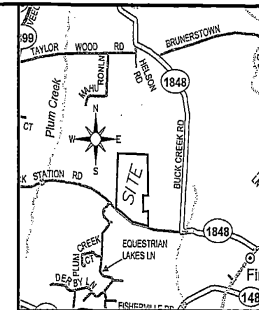
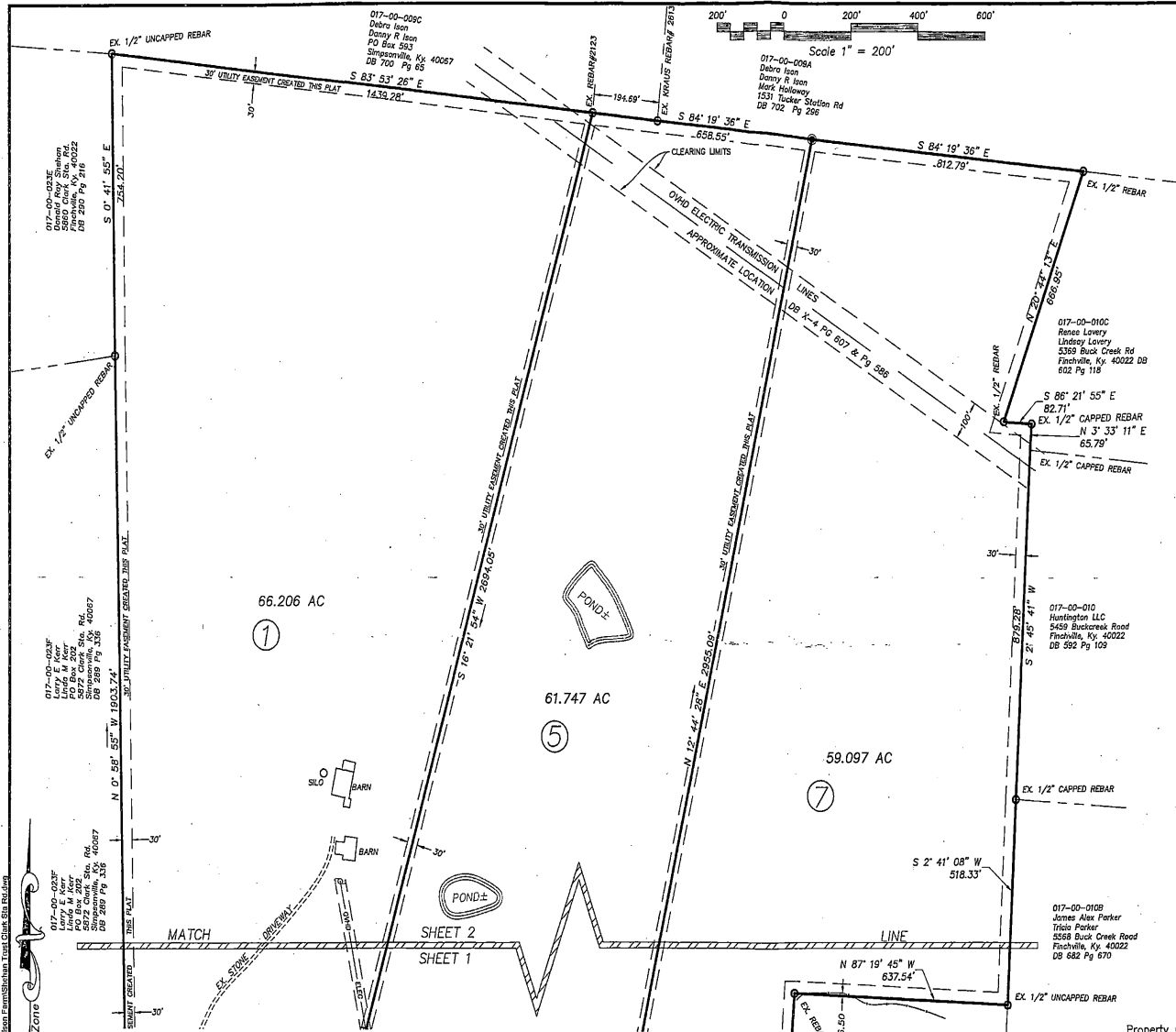
AGRICULTURAL DEVELOPMENT STANDARDS
MINIMUM LOT AREA = 5 ACRES
MINIMUM ROAD FRONTAGE = 250 FEET
MINIMUM FRONT YARD = 100 FEET FROM FRONT PROPERTY LINE
MINIMUM SIDE YARD = 25 FEET
MINIMUM REAR YARD = 25 FEET
MAXIMUM BUILDING HEIGHT = 36 FEET OR 3 STORIES

CERTIFICATE OF OWNERSHIP AND RESIGNATION
I hereby certify that I am (we are) the owner(s) of the property shown hereon and that I (we) hereby adopt this plan with our free consent. This adoption does not involve any other subdivision restrictions.
XING L. Groom, Partner of the Mattie A. Shehan Living Trust dated November 11, 2009

CERTIFICATE OF APPROVAL
I hereby certify that this agricultural plat of the Shehans Jamison Farm Divided has been approved by the Title & Planning Commission.
2-3-23 *William Shehan*
Date Title & Planning Commission Chairman

AGRICULTURAL DIVISION SHEHANS JAMISON FARM DIVIDED CLARK STATION ROAD - SHELBY CO., KY.		
Scale: 1" = 200'	PVA #: 017-00-0100; 022; 025	Date: Dec. 29, 2022
THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18-150.		
Client:	McGINNIS & ASSOCIATES PROFESSIONAL LAND SURVEYORS 111 MIDLAND BOULEVARD SHELBYVILLE, KY 40065 (502) 633-5100 X16 VOICE; 633-5105 FAX	
Kellie E. Brown, Goldberg Simpson, LLC 9301 Dayflower Street Prospect, KY 40056 (502) 589-4440		

DOCUMENT NO: 494899
RECORDED: February 07, 2023 04:10:00 PM
TOTAL FEES: \$50.00
COUNTY CLERK: TONY HAROVER
DEPUTY CLERK: ABBY DIERICH
COUNTY: SHELBY COUNTY
BOOK: CAB10 PAGES: 183 - 183



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY TO THE CLIENT NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK GPS OBSERVATIONS. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD (TRIUMPH LS PLUS AND TRIUMPH 3 BASE) GPS EQUIPMENT AND WHERE NECESSARY A (USUAL) ROBUST TOTAL STATION. FOR THIS RURAL SURVEY ALL SET MONUMENTS WERE SET BY GPS UNLESS STATED, AND ANY MONUMENTS ESTABLISHED FROM SIDE SHOTS TAKEN FROM GPS ESTABLISHED CONTROL POINTS ARE DESCRIBED WITH THE SYMBOL *.
 PRECISION NOTE: RELATIVE POSITIONAL ACCURACY = 0.02' + 100PPM
 * SEE THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE.
 THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF KENTUCKY AS SET FORTH IN KAR 18:150. HORIZONTAL DATUM: NAD83(2011) KENTUCKY SINGLE ZONE GRID 18.

DATE: 1/4/23
 FIELD SURVEY COMPLETED DEC. 9, 2022

LEGEND - SOME SYMBOLS MAY NOT APPEAR IN DRAWING

- EXISTING MONUMENT AS NOTED
- SET 1/2" REBAR #2889 THIS SURVEY
- ON T.O. = EXISTING UTILITY POLE
- △ = RANDOM TRAVERSE POINT
- = BURIED TELEPHONE PEDESTAL
- ⊙ = WATER WHEEL
- U.E. = UTILITY EASEMENT
- C.L. = CENTER LINE

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS BY UTILITY & TELECOMMUNICATIONS COMPANIES

I, being a duly authorized agent of the cited utility/telecommunications company, hereby accept the utility/telecommunications easements shown on this plat on behalf of said company.

Company	Date	Signature	Date
Regency Utilities Co.	1/4/23	[Signature]	1-5-23
Shelby County	1/4/23	[Signature]	
Water Company	1/4/23	[Signature]	
Spectrum Cable	1/4/23	[Signature]	01/11/23

The spaces indicated by dashed lines and marked "Utility & telecommunications easements" are hereby reserved for the use of the utility/telecommunications companies listed above for utility purposes and water and gas companies for underground pipes, electric utilities, and telecommunications purposes, which include:

- The right to construct, maintain, operate, replace, upgrade, or rebuild pole lines and/or pipes, and/or underground cable systems and all appurtenances thereto.
- The right to dig and/or remove any trees necessary to maintain proper clearance.
- The right to trim or remove any trees necessary to maintain proper clearance.
- The right to keep said easements free of any structures or obstacles that may create a hazard to the said poles, pipes, cables, or lines, and 2. It is understood that as a part of this reservation the owners, their heirs, or assigns hereby agree that no excavation will be attempted within five (5) feet of any buried pipe and/or cable installed, or within five (5) feet of any structure with overhead pole lines within the easements herein defined. Property owners are to use and enjoy the said lands included in the easement strips shown hereon but such use shall not interfere with the rights and privileges herein granted.

Property Owner:
 Mattie A Shehan Living Trust
 John Alexander Shehan Residuary Trust
 9301 Dayflower Street
 Prospect, KY, 40056
 DB 591 Pg 341 & DB 526 Pg 798
 Parcels 1, 3, & 4.

APPROVED
 JESSIE S. PLANNING, III
 1/11/23

AGRICULTURAL DIVISION
SHEHANS JAMISON FARM DIVIDED
CLARK STATION ROAD - SHELBY CO., KY.

Scale: 1" = 200' PVA # 017-00-0100; 022; 023 Date: Dec. 29, 2022
 THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

Client:
 Kellie E. Brown, LLC
 Goldberg Simpson, LLC
 6301 Dayflower Street
 Prospect, KY, 40059
 (502) 589-4440

McGinnis & Associates
 PROFESSIONAL LAND SURVEYORS
 111 MIDLAND BOULEVARD
 SHELBYVILLE, KY 40065
 (502) 633-5100 X16 VOICE; 633-5105 FAX

CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE
 I hereby certify that this development lies in the service area of the KENTUCKY UTILITIES CO. and said utility has the capacity to supply adequate electric service to said development.

1/4/23 [Signature]
 Date: [Signature]

CERTIFICATE OF AVAILABILITY OF WATER SERVICES
 I hereby certify that the proposed subdivision shown hereon lies within the service area of the West Shelby Water District and said utility has the capacity to supply water to the proposed subdivision, subject to the requirements of this agency and all other requirements of that may apply, then water service will be supplied by this agency.

1/11/23 [Signature]
 Date: [Signature]

FIRE PROTECTION CERTIFICATE
 I hereby certify that the subdivision shown hereon lies within the service area of this Fire Department or Fire District and will be serviced by this agency. Additionally, the subdivision hereon meets or exceeds the protection requirements for the City of Shelbyville or the County of Shelby. The current ISO fire rating of the subdivision is by it 1600 F.

1/11/23 [Signature]
 Date: [Signature]

HEALTH DEPARTMENT CERTIFICATION
 I hereby certify that the proposed agricultural subdivision consisting of lots (3) tracts, minimum area of 5 acres, owned by the Mattie Shehan Trust is situated in an area generally suitable for an on-site septic with each tract requiring an on-site evaluation test to determine the exact location and type of system to be installed.

1/11/23 [Signature]
 Date: [Signature]

CERTIFICATE OF OWNERSHIP AND INDICATION
 I hereby certify that I am (we and the owner(s) of the property shown hereon and that I (we) hereby adopt this plan with our free consent. This division does not violate any private subdivision restrictions.

1/11/23 [Signature]
 Date: [Signature]

CERTIFICATE OF APPROVAL
 I hereby certify that this agricultural plot of the Shehans Jamison Farm Divided has been approved by the Zoning Planning Commission.

1/11/23 [Signature]
 Date: [Signature]

DOCUMENT NO: 494899
 RECORDED: February 07, 2023 04:10:00 PM
 TOTAL FEES: \$50.00
 COUNTY CLERK: TONY HAROVER
 DEPUTY CLERK: ABBY DIETRICH
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