

**SUBDIVISION PLAT OF THE REB HOLDINGS PROPERTY  
PREPARED FOR HOYT HAYES CONSTRUCTION  
SITUATED ON RAINES DRIVE AND KENTUCKY STATE ROUTE 100 IN THE SANDERS INDUSTRIAL PARK  
IN SIMPSON COUNTY, KENTUCKY  
IN THE CITY OF FRANKLIN**

SOURCE OF TITLE : DEED BOOK 320 PAGE 493  
SIMPSON COUNTY, KENTUCKY COUNTY CLERK RECORDS

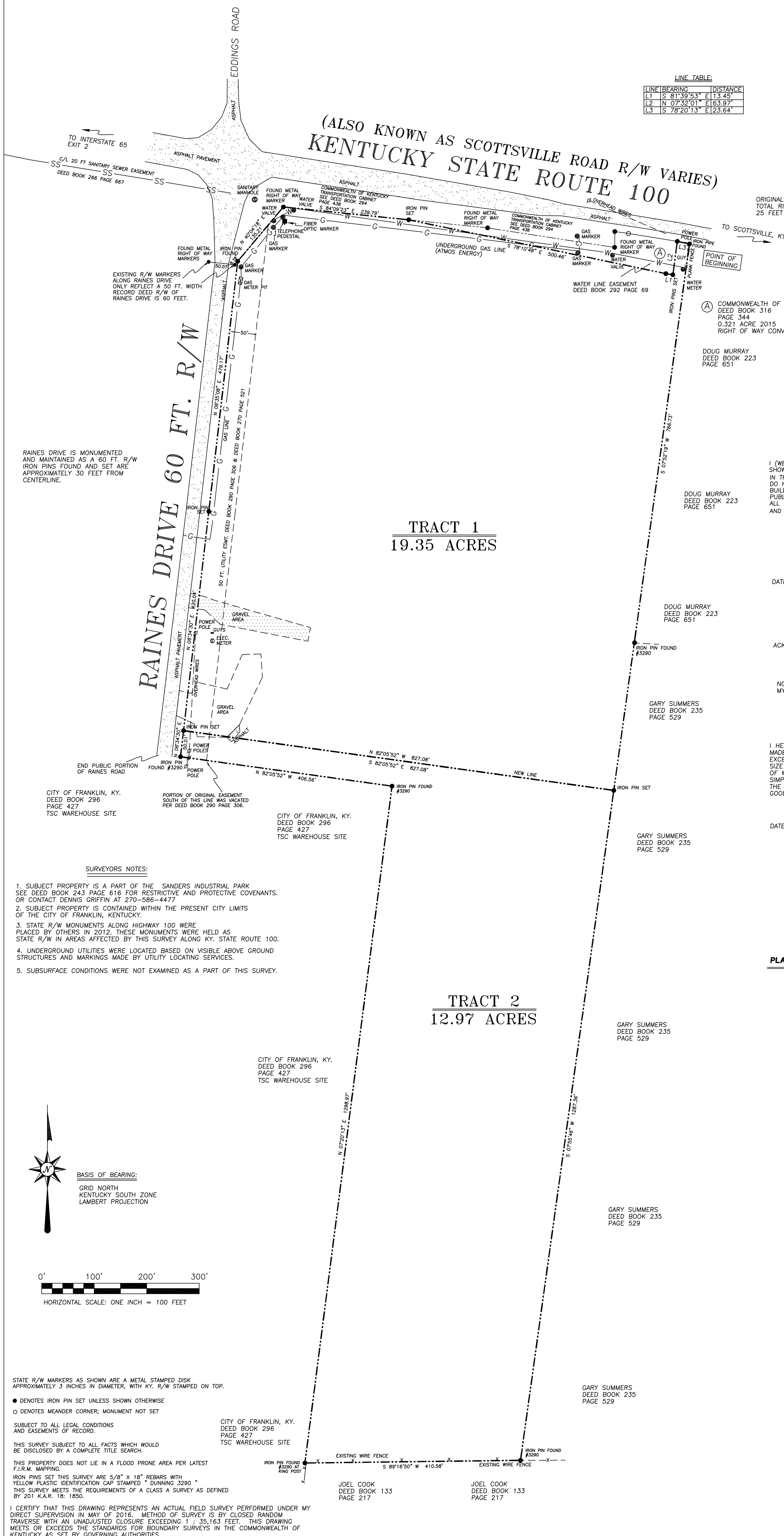
MAP REFERENCES: MAP 48 PARCELS 46.02  
SIMPSON COUNTY, KENTUCKY P.V.A. TAX MAP RECORDS

PRESENT OWNER: REB HOLDINGS

DATE: MAY 25, 2016

PRESENT ZONING - I-2 INDUSTRIAL

LINE	BEARING	DISTANCE
L1	S 81°39'53" E	13.45'
L2	N 07°32'01" E	163.97'
L3	S 78°20'13" E	23.64'



ORIGINAL KENTUCKY STATE ROUTE 100 R/W IS MONUMENTED AND MAINTAINED AS A 50 FOOT TOTAL RIGHT OF WAY. IRON PINS FOUND AND SET THIS SURVEY ARE APPROXIMATELY 25 FEET FROM TRAVELED CENTERLINE.

**THE PROPERTY SHOWN HEREON IS NOT TO BE FURTHER  
SUBDIVIDED OR RECONFIGURED WITHOUT WRITTEN PERMISSION  
OF THE SIMPSON COUNTY PLANNING COMMISSION**

**OWNER'S CERTIFICATION**

I (WE) THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS ORIGINALLY RECORDED IN DEED BOOK 320 PAGE 493. IN THE OFFICE OF THE COUNTY COURT CLERK. IN CONSIDERATION FOR THE APPROVAL OF THIS SUBDIVISION PLAT, I (WE) DO HEREBY ADOPT THIS PLAN OF LOTS WITH MY (OUR) FREE CONSENT FOR THIS PROPERTY. DO ESTABLISH THE MINIMUM BUILDING LINES; DO HEREBY DEDICATE TO ALL STREETS, RIGHTS OF WAY AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE, EXCEPT THOSE AREAS SPECIFICALLY INDICATED AS PRIVATE; THAT I OR MY SUCCESSORS IN TITLE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY; AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR PUBLIC UTILITY AND DRAINAGE EASEMENTS.

DATE: \_\_\_\_\_  
OWNER(S) \_\_\_\_\_

ACKNOWLEDGED BEFORE ME BY: \_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF KENTUCKY  
MY COMMISSION EXPIRES: \_\_\_\_\_ DATE: \_\_\_\_\_

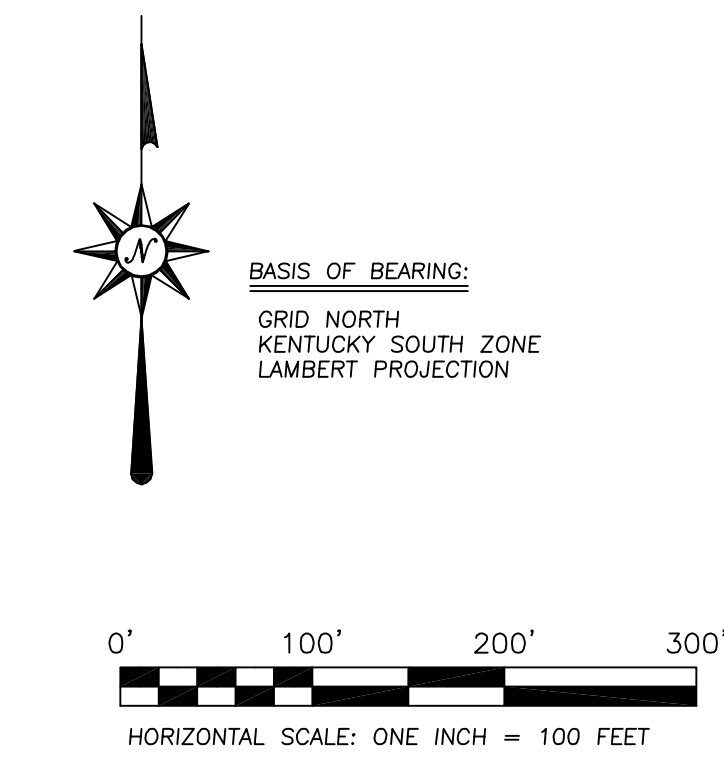
**CERTIFICATION OF SURVEY AND ACCURACY**

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM AN ACTUAL SURVEY MADE BY OR UNDER MY SUPERVISION; THAT THE ERROR OF CLOSURE AS CALCULATED BY CLOSED RANDOM TRAVERSE EXCEEDS 1: 35,163. ALL MONUMENTS INDICATED HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY INDICATED; THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE SIMPSON COUNTY PLANNING COMMISSION HAVE BEEN FULLY COMPLIED WITH IN ALL RESPECTS. THE UNDERSIGNED CERTIFIES THAT HE IS A REGISTERED LAND SURVEYOR, DULY REGISTERED AND IN GOOD STANDING UNDER THE LAWS OF THE COMMONWEALTH OF KENTUCKY.

DATE: MAY 25, 2016  
GARY LEE DUNNING  
KENTUCKY REGISTERED LAND SURVEYOR #3290

**PLANNING COMMISSION APPROVAL STAMP**

- SURVEYOR'S NOTES:**
- SUBJECT PROPERTY IS A PART OF THE SANDERS INDUSTRIAL PARK SEE DEED BOOK 243 PAGE 616 FOR RESTRICTIVE AND PROTECTIVE COVENANTS. OR CONTACT DENNIS GRIFFIN AT 270-586-4477
  - SUBJECT PROPERTY IS CONTAINED WITHIN THE PRESENT CITY LIMITS OF THE CITY OF FRANKLIN, KENTUCKY.
  - STATE R/W MONUMENTS ALONG HIGHWAY 100 WERE PLACED BY OTHERS IN 2012. THESE MONUMENTS WERE HELD AS STATE R/W IN AREAS AFFECTED BY THIS SURVEY ALONG KY. STATE ROUTE 100.
  - UNDERGROUND UTILITIES WERE LOCATED BASED ON VISIBLE ABOVE GROUND STRUCTURES AND MARKINGS MADE BY UTILITY LOCATING SERVICES.
  - SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.



STATE R/W MARKERS AS SHOWN ARE A METAL STAMPED DISK APPROXIMATELY 3 INCHES IN DIAMETER, WITH KY. R/W STAMPED ON TOP.

- DENOTES IRON PIN SET UNLESS SHOWN OTHERWISE
- DENOTES MEANDER CORNER; MONUMENT NOT SET

SUBJECT TO ALL LEGAL CONDITIONS AND EASEMENTS OF RECORD.  
THIS SURVEY SUBJECT TO ALL FACTS WHICH WOULD BE DISCLOSED BY A COMPLETE TITLE SEARCH.

THIS PROPERTY DOES NOT LIE IN A FLOOD PRONE AREA PER LATEST F.I.R.M. MAPPING.  
IRON PINS SET THIS SURVEY ARE 5/8" X 18" REBAR'S WITH YELLOW PLASTIC IDENTIFICATION CAP STAMPED "DUNNING 3290"  
THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY AS DEFINED BY 201 K.A.R. 18: 1850.

I CERTIFY THAT THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN MAY OF 2016. METHOD OF SURVEY IS BY CLOSED RANDOM TRAVERSE WITH AN UNADJUSTED CLOSURE EXCEEDING 1 : 35,163 FEET. THIS DRAWING MEETS OR EXCEEDS THE STANDARDS FOR BOUNDARY SURVEYS IN THE COMMONWEALTH OF KENTUCKY AS SET BY GOVERNING AUTHORITIES.

DATE SIGNED: MAY 25, 2016

GARY LEE DUNNING KENTUCKY REGISTERED LAND SURVEYOR #3290	
TITLE: REB HOLDINGS MINOR PLAT	
DATE: 05-25-16	
JOB#: 16-71	
DWG. FILE: 16-71PLAT	
DRAWN BY: GLD / DRR	11-156.CRD FILE
CHECKED BY: GLD	

**DUNNING LAND SURVEYING**  
1212 NEOSHEO ROAD  
FRANKLIN, KENTUCKY 42134  
PHONE: (270) 586-8286 \* dunn4@bellsouth.net