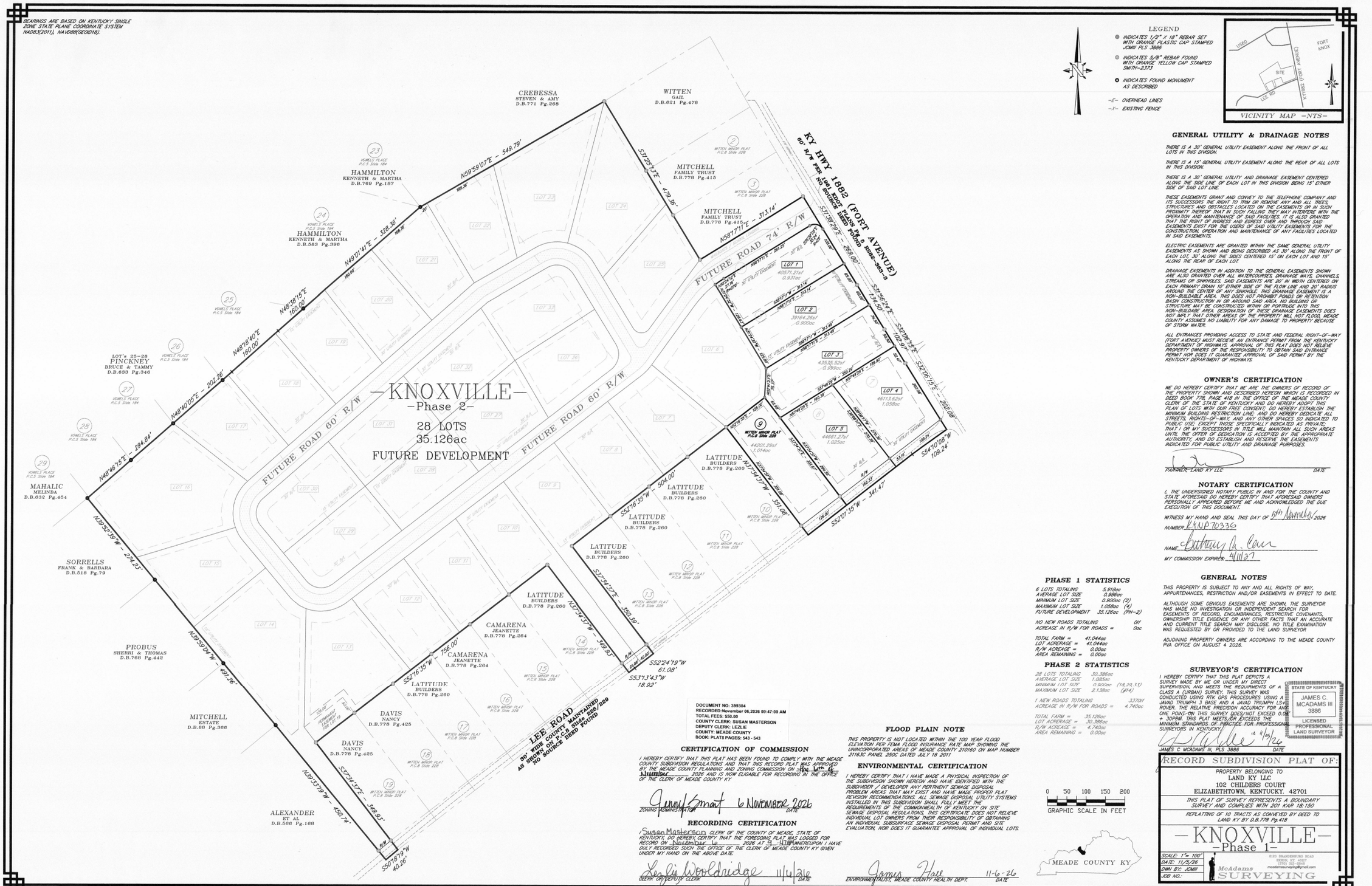

BEARINGS ARE BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM NAD83(2011), NAVD88(GEOID18).
LEGEND
INDICATES 1/2" X 18" REBAR SET WITH ORANGE PLASTIC CAP STAMPED JCMIII PLS 3886
INDICATES 5/8" REBAR FOUND WITH ORANGE YELLOW CAP STAMPED SMITH-2373
INDICATES FOUND MONUMENT AS DESCRIBED
-E- OVERHEAD LINES
-X- EXISTING FENCE
VICINITY MAP -NTS-
URBO
FORT KNOX
CHERRY CORN CREEK
SITE
LEE RD
CREBESSA STEVEN & AMY D.B.771 Pg.266
WITTEN GAIL D.B.621 Pg.478
HAMMILTON KENNETH & MARTHA D.B.769 Pg.187
HAMMILTON KENNETH & MARTHA D.B.583 Pg.396
MITCHELL FAMILY TRUST D.B.778 Pg.415
MITCHELL FAMILY TRUST D.B.778 Pg.415
KY HWY 1882 (FORT AVENUE) 60' R/W PER KYTC PLANS NO SOURCE DEED FOUND, BOOK 3985 PAGE 3963-3
FUTURE ROAD 74' R/W
FUTURE ROAD 60' R/W
-KNOXVILLE-
-Phase 2-
28 LOTS
35.126ac
FUTURE DEVELOPMENT
LOT's 25-26 PINCKNEY BRUCE & TAMMY D.B.633 Pg.346
MAHALIC MELINDA D.B.632 Pg.454
SORRELLS FRANK & BARBARA D.B.516 Pg.79
PROBUS SHERRI & THOMAS D.B.766 Pg.442
MITCHELL ESTATE D.B.88 Pg.366
ALEXANDER ET AL D.B.566 Pg.168
DAVIS NANCY D.B.776 Pg.425
DAVIS NANCY D.B.776 Pg.425
CAMARENA JEANETTE D.B.778 Pg.264
CAMARENA JEANETTE D.B.778 Pg.264
LATITUDE BUILDERS D.B.778 Pg.260
LATITUDE BUILDERS D.B.778 Pg.260
LATITUDE BUILDERS D.B.778 Pg.260
LATITUDE BUILDERS D.B.778 Pg.260
LATITUDE BUILDERS D.B.778 Pg.260
LATITUDE BUILDERS D.B.778 Pg.260
LATITUDE BUILDERS D.B.778 Pg.260
LOT 1 40571.21sf 0.931ac
LOT 2 39164.26sf 0.900ac
LOT 3 43535.52sf 0.999ac
LOT 4 46113.62sf 1.058ac
LOT 5 44681.27sf 1.025ac
44201.29sf 1.014ac
LEE ROAD 30' WIDE COUNTY MAINTAINED AS SHOWN ON P.C.B Slide 225/229 NO SOURCE DEED FOUND
DOCUMENT NO: 399304
RECORDED:November 06,2026 09:47:00 AM
TOTAL FEES: $50.00
COUNTY CLERK: SUSAN MASTERSON
DEPUTY CLERK: LEZLIE
COUNTY: MEADE COUNTY
BOOK: PLAT8 PAGES: 543 - 543
CERTIFICATION OF COMMISSION
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE MEADE COUNTY SUBDIVISION REGULATIONS AND THAT THIS RECORD PLAT WAS APPROVED BY THE MEADE COUNTY PLANNING AND ZONING COMMISSION ON the 4th day of November 2026 AND IS NOW ELIGABLE FOR RECORDING IN THE OFFICE OF THE CLERK OF MEADE COUNTY KY.
ZONING ADMINISTRATOR
6 NOVEMBER 2026
DATE
RECORDING CERTIFICATION
I, Susan Masterson, CLERK OF THE COUNTY OF MEADE, STATE OF KENTUCKY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS LODGED FOR RECORD ON November 6, 2026 AT 9:47AM WHEREUPON I HAVE DULY RECORDED SUCH THE OFFICE OF THE CLERK OF MEADE COUNTY KY GIVEN UNDER MY HAND ON THE ABOVE DATE.
CLERK OR DEPUTY CLERK
11/6/26
DATE
FLOOD PLAIN NOTE
THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ELEVATION PER FEMA FLOOD INSURANCE RATE MAP SHOWING THE UNINCORPORATED AREAS OF MEADE COUNTY 210160 ON MAP NUMBER 21163C PANEL 250C DATED JULY 18 2011
ENVIRONMENTAL CERTIFICATION
I HEREBY CERTIFY THAT I HAVE MADE A PHYSICAL INSPECTION OF THE SUBDIVISION SHOWN HEREON AND HAVE IDENTIFIED WITH THE SUBDIVIDER / DEVELOPER ANY PERTINENT SEWAGE DISPOSAL PROBLEM AREAS THAT MAY EXIST AND HAVE MADE PROPER PLAT REVISION RECOMMENDATIONS. ALL SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED IN THIS SUBDIVISION SHALL FULLY MEET THE REQUIREMENTS OF THE COMMONWEALTH OF KENTUCKY ON SITE SEWAGE DISPOSAL REGULATIONS. THIS CERTIFICATE DOES NOT RELIEVE INDIVIDUAL LOT OWNERS FROM THEIR RESPONSIBILITY OF OBTAINING AN INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL PERMIT AND SITE EVALUATION, NOR DOES IT GUARANTEE APPROVAL OF INDIVIDUAL LOTS.
James Hall
ENVIRONMENTALIST, MEADE COUNTY HEALTH DEPT.
11-6-26
DATE
PHASE 1 STATISTICS
6 LOTS TOTALING 5.918ac
AVERAGE LOT SIZE 0.986ac
MINIMUM LOT SIZE 0.903ac (2)
MAXIMUM LOT SIZE 1.058ac (4)
FUTURE DEVELOPMENT 35.126ac (PH-2)
NO NEW ROADS TOTALING 0sf
ACREAGE IN R/W FOR ROADS = 0ac
TOTAL FARM = 41.044ac
LOT ACREAGE = 41.044ac
R/W ACREAGE = 0.00ac
AREA REMAINING = 0.00ac
PHASE 2 STATISTICS
28 LOTS TOTALING 30.386ac
AVERAGE LOT SIZE 1.085ac
MINIMUM LOT SIZE 0.903ac (19,29,9,1)
MAXIMUM LOT SIZE 2.138ac (#14)
1 NEW ROADS TOTALING 33701
ACREAGE IN R/W FOR ROADS = 4.740ac
TOTAL FARM = 35.126ac
LOT ACREAGE = 30.386ac
R/W ACREAGE = 4.740ac
AREA REMAINING = 0.00ac
0 50 100 150 200
GRAPHIC SCALE IN FEET
MEADE COUNTY KY
GENERAL UTILITY & DRAINAGE NOTES
THERE IS A 30' GENERAL UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS DIVISION.
THERE IS A 15' GENERAL UTILITY EASEMENT ALONG THE REAR OF ALL LOTS IN THIS DIVISION.
THERE IS A 30' GENERAL UTILITY AND DRAINAGE EASEMENT CENTERED ALONG THE SIDE LINE OF EACH LOT IN THIS DIVISION BEING 15' EITHER SIDE OF SAID LOT LINE.
THESE EASEMENTS GRANT AND CONVEY TO THE TELEPHONE COMPANY AND ITS SUCCESSORS THE RIGHT TO TRIM OR REMOVE ANY AND ALL TREES, STRUCTURES AND OBSTACLES LOCATED ON THE EASEMENTS OR IN SUCH PROXIMITY THEREOF THAT IN SUCH FALLING THEY MAY INTERFERE WITH THE OPERATION AND MAINTENANCE OF SAID FACILITIES. IT IS ALSO GRANTED THAT THE RIGHT OF INGRESS AND EGRESS OVER AND THROUGH SAID EASEMENTS EXIST FOR THE USERS OF SAID UTILITY EASEMENTS FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ANY FACILITIES LOCATED IN SAID EASEMENTS.
ELECTRIC EASEMENTS ARE GRANTED WITHIN THE SAME GENERAL UTILITY EASEMENTS AS SHOWN AND BEING DESCRIBED AS 30' ALONG THE FRONT OF EACH LOT, 30' ALONG THE SIDES CENTERED 15' ON EACH LOT AND 15' ALONG THE REAR OF EACH LOT.
DRAINAGE EASEMENTS IN ADDITION TO THE GENERAL EASEMENTS SHOWN ARE ALSO GRANTED OVER ALL WATERCOURSES, DRAINAGE WAYS, CHANNELS, STREAMS OR SINKHOLES. SAID EASEMENTS ARE 20' IN WIDTH CENTERED ON EACH PRIMARY DRAIN 10' EITHER SIDE OF THE FLOW LINE AND 20' RADIUS AROUND THE CENTER OF ANY SINKHOLE. THIS DRAINAGE EASEMENT IS A NON-BUILDABLE AREA. THIS DOES NOT PROHIBIT PONDS OR RETENTION BASIN CONSTRUCTION IN OR AROUND SAID AREA. NO BUILDING OR STRUCTURE MAY BE CONSTRUCTED WITHIN OR PORTRUDE INTO THIS NON-BUILDABLE AREA. DESIGNATION OF THESE DRAINAGE EASEMENTS DOES NOT IMPLY THAT OTHER AREAS OF THE PROPERTY WILL NOT FLOOD, MEADE COUNTY ASSUMES NO LIABILITY FOR ANY DAMAGE TO PROPERTY BECAUSE OF STORM WATER.
ALL ENTRANCES PROVIDING ACCESS TO STATE AND FEDERAL RIGHT-OF-WAY (FORT AVENUE) MUST RECEIVE AN ENTRANCE PERMIT FROM THE KENTUCKY DEPARTMENT OF HIGHWAYS. APPROVAL OF THIS PLAT DOES NOT RELIEVE PROPERTY OWNERS OF THE RESPONSIBILITY TO OBTAIN SAID ENTRANCE PERMIT NOR DOES IT GUARANTEE APPROVAL OF SAID PERMIT BY THE KENTUCKY DEPARTMENT OF HIGHWAYS.
OWNER'S CERTIFICATION
WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK 778, PAGE 418 IN THE OFFICE OF THE MEADE COUNTY CLERK OF THE STATE OF KENTUCKY, AND DO HEREBY ADOPT THIS PLAN OF LOTS WITH OUR FREE CONSENT, DO HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND DO HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE, EXCEPT THOSE 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 PURPOSES.
PANDER-LAND KY LLC
DATE
NOTARY CERTIFICATION
I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT I AFORESAID OWNERS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE DUE EXECUTION OF THIS DOCUMENT.
WITNESS MY HAND AND SEAL THIS DAY OF 6th November 2026
NUMBER KYNP70336
NAME Anthony A. Carr
MY COMMISSION EXPIRES 4/1/27
GENERAL NOTES
THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPURTENANCES, RESTRICTION AND/OR EASEMENTS IN EFFECT TO DATE.
ALTHOUGH SOME OBVIOUS EASEMENTS ARE SHOWN, THE 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. NO TITLE EXAMINATION WAS REQUESTED BY OR PROVIDED TO THE LAND SURVEYOR
ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE MEADE COUNTY PVA OFFICE ON AUGUST 4 2026.
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY. THIS SURVEY WAS CONDUCTED USING RTK GPS PROCEDURES USING A JAVAD TRIUMPH-3 BASE AND A JAVAD TRIUMPH LS-R ROVER. THE RELATIVE PRECISION ACCURACY FOR ANY ONE POINT ON THIS SURVEY DOES NOT EXCEED 0.04 + 30PPM. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.
STATE OF KENTUCKY
JAMES C. MCADAMS III 3886
LICENSED PROFESSIONAL LAND SURVEYOR
JAMES C MCADAMS III, PLS 3886
11/5/26
DATE
RECORD SUBDIVISION PLAT OF:
PROPERTY BELONGING TO
LAND KY LLC
102 CHILDERS COURT
ELIZABETHTOWN, KENTUCKY. 42701
THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150
REPLATING OF 10 TRACTS AS CONVEYED BY DEED TO LAND KY BY D.B.778 Pg.418
-KNOXVILLE-
-Phase 1-
SCALE: 1"= 100'
DATE: 11/5/26
DWN BY: JCMIII
JOB NO.:
1123 BRANDENBURG ROAD
MEADE COUNTY
(270) 352-8948
mcadamssurveying@gmail.com
McAdams SURVEYING