

OWNER'S CERTIFICATION

I (WE), THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I HAVE LAID-OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT, AND DO HEREBY ACCEPT THIS SURVEY. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

EAST SIDE INDUSTRIAL PARK, INC.

Gary Boswell
Gary Boswell, President Date 1/9/2025
Keith Withrow
Keith Withrow, Vice President Date 1/9/2025
Charles L. Lamar
Charles L. Lamar, Secretary and Treasurer Date 1/9/2025

H & I DEVELOPMENT, INC.

Steve Hayden
Steve Hayden, President Date 1-7-25

NATURAL GAS EASEMENTS APPROVAL

Daniel Mayfield
Atmos Energy Representative Date 01/02/2025

O.M.P.C. APPROVAL

APPROVED: *R.D. 10* Date 2/1/25

TELEPHONE EASEMENTS APPROVAL

GLENN D SHANE
Digitally signed by GLENN D SHANE
Date: 2025.01.07 15:58:58 -0500
AT&T Representative Date

ELECTRICAL EASEMENTS APPROVAL

R.D. 10
O.M.U. Representative Date 1/3/2025

SURVEYOR'S NOTES:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED FLOOD ZONE 'AE'. APPROXIMATE LIMITS ARE SHOWN HEREON, AS PER F.I.R.M. NOS. 21059C0141E & 21059C0143E, DATED JULY 31, 2024.

THE PROPERTY DESCRIBED HEREON IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY THAT MAY OR MAY NOT BE OF RECORD.

THIS PLAT AND SURVEY REPRESENTED HEREON COMPLIES WITH 201 KAR 18-150.

PURPOSE OF THIS PLAT IS MAJOR SUBDIVISION FINAL PLAT OF THE EAST SIDE INDUSTRIAL PROPERTY, LLC PROPERTY.

ADJOINING PROPERTY OWNERS ARE SHOWN ACCORDING TO PROPERTY VALUATION ADMINISTRATOR'S OFFICE.

BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF ATTORNEYS TITLE OPINION/TITLE SEARCH.

UTILITY EASEMENTS ARE FOR THE JOINT USE OF: POWER, TELEPHONE, GAS, STORM SEWER, DRAINAGE, CABLE T.V. AND WATER, UNLESS NOTED OTHERWISE.

ALL COMMON AREAS, STREET MEDIANS, DRAINAGE STRUCTURES ASSOCIATED WITH THE PRIVATE DETENTION BASIN AND THE DITCH LINES ALONG THE SOUTHWEST PROPERTY LINE OF LOTS 1-4 AND LOTS 9-10 AS WELL THE DITCH LINE AND DRAINAGE STRUCTURE ALONG THE SOUTH LINE OF LOT 4 TO BE MAINTAINED BY THE OWNER'S ASSOCIATION.

NO FENCES, DOCKS, DECKS, BOAT RAMPS, ETC. TO BE CONSTRUCTED WITHIN THE LIMITS OF DRAINAGE EASEMENTS.

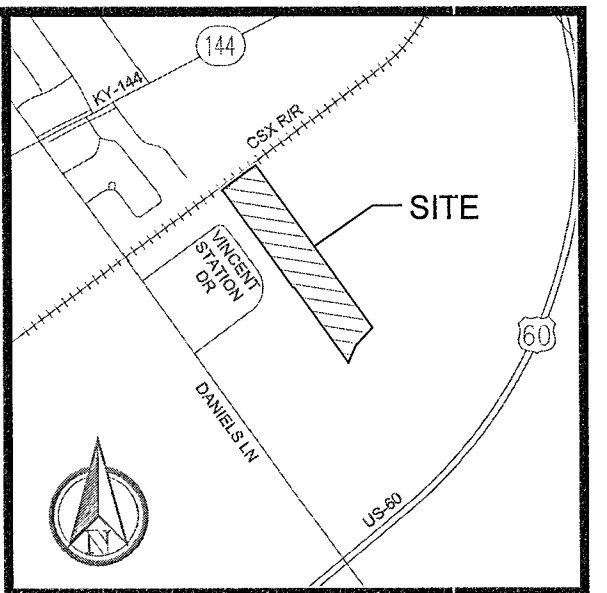
NO ENCROACHMENTS WILL BE ALLOWED UPON DEDICATED EASEMENTS SHOWN ON PLAT.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF THE ARMY CORPS OF ENGINEERS OR THE KENTUCKY DIVISION OF WATER AS MAY BE REQUIRED.

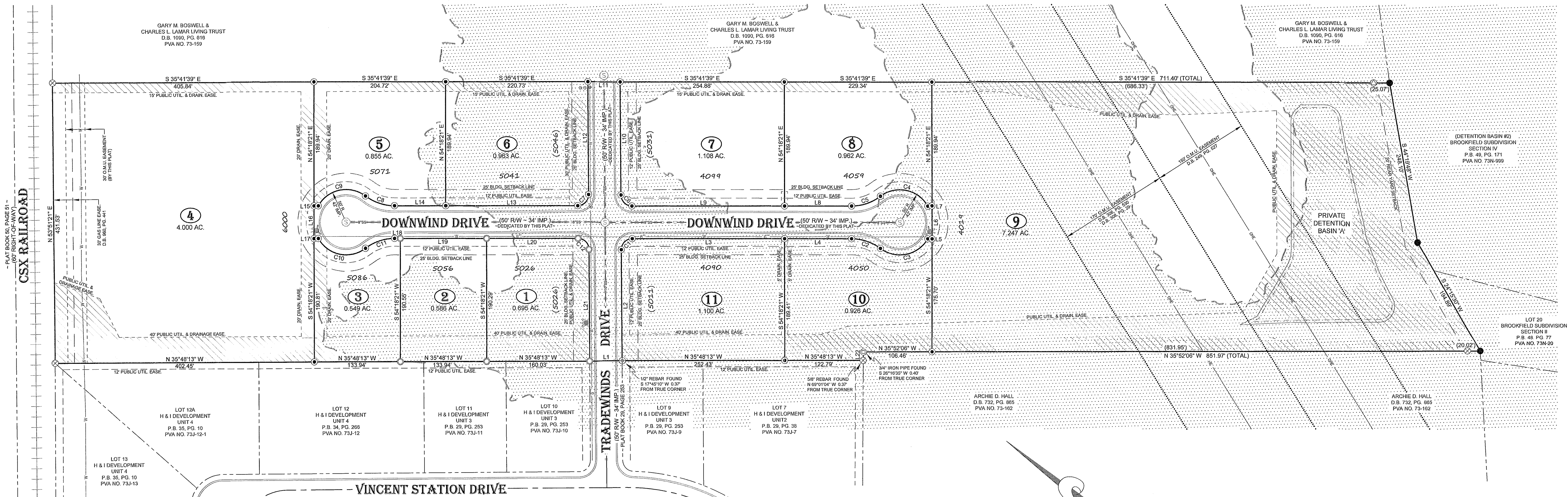
THE DEVELOPER AND/OR OWNER ARE RESPONSIBLE FOR INDIVIDUAL LOT DRAINAGE AS EACH SITE DEVELOPS. LOTS SHALL BE GRADED TO CREATE POSITIVE DRAINAGE TO STORM DRAINAGE INFRASTRUCTURE PROPOSED HEREIN.

ALL NATURAL DITCHES ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF PRIVATE PROPERTY OWNERS TO MAINTAIN.

THE UNITED STATES POSTAL SERVICE REQUIRES CLUSTER BOX UNITS (CBUs) FOR MAIL DELIVERY IN ALL COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. PLEASE CONTACT THE LOCAL POST OFFICE FOR PLACEMENT REQUIREMENTS AND APPROVAL OF CBUs PRIOR TO INSTALLATION.



VICINITY MAP



WATER SUPPLY CERTIFICATION

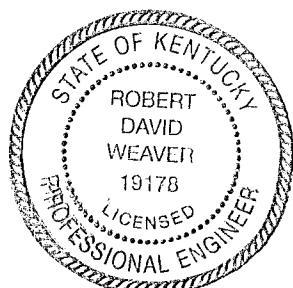
I HEREBY CERTIFY THAT THE WATER SUPPLY SYSTEM AND ALL FIRE HYDRANTS SHOWN ON THIS PLAT CAN PROVIDE A MINIMUM FIRE FLOW OF 500 GAL/MIN (945 L/MIN), AND CAN SUPPORT THIS FLOW FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS PLUS CONSUMPTION AT THE MAXIMUM DAILY RATE. THIS CERTIFICATION IS BASED UPON AVAILABLE WATER SYSTEM DATA INCLUDING FLOW RATES FOR EXISTING HYDRANTS IN THE IMMEDIATE AREA. THIS CERTIFICATION IS LIMITED TO NORMAL WATER SUPPLY SYSTEM OPERATING CONDITIONS AS OF THE DATE OF CERTIFICATION.

R.D. 10
REGISTERED PROFESSIONAL ENGINEER NO. 19178 DATE 02/05/2025

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY DIRECTION BY THE METHOD OF REAL TIME KINEMATIC GPS MEASUREMENT USING GEOID MODEL 12B WITH KENTUCKY SOUTH 1602 AND NAVD 1983. 100% OF THIS SURVEY WAS PERFORMED USING TRIMBLE GNSS R10 MODEL 2 TRIPLE FREQUENCY RECEIVERS OF WHICH THE ADJUSTED RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS 4.05 ± 100 PPM. THE BEARINGS SHOWN HEREON ARE TIED TO KENTUCKY SOUTH STATE PLANE COORDINATES. THIS SURVEY IS CLASSIFIED AS AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY AND PRECISION SPECIFICATIONS FOR THAT CLASS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HEREON DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. THIS SURVEY COMPLIES WITH 201 KAR 18-150.

Mark A. Phelps
MARK A. PHELPS, KY PLS NO. 4420 DATE 2-5-25



SITE STATISTICS:

ZONING CLASSIFICATION: I-1
GROSS ACREAGE: 20.684 ACRES
NUMBER OF LOTS: 11
NUMBER OF LOTS PER ACRE: 0.532
STREET R/W AREA: 1.693 ACRES
NET INDUSTRIAL AREA: 18.991 ACRES
NO. OF LOTS/NET INDUSTRIAL AREA: 0.579
MAXIMUM LOT COVERAGE: NO LIMIT
MAXIMUM BUILDING HEIGHT: NO LIMIT

BUILDING SETBACK:

FRONT YARD - 25' (UNLESS SHOWN OTHERWISE)
REAR YARD - NO LIMITATION (UNLESS SHOWN OTHERWISE)
SIDE YARD - NO LIMITATION (UNLESS SHOWN OTHERWISE)

UTILITY NOTES:

OWENSBORO MUNICIPAL UTILITIES (ELECTRIC)

- DEVELOPER/CUSTOMER SHALL BE RESPONSIBLE TO ENSURE ALL NATIONAL ELECTRIC SAFETY CODE (NEC) CLEARANCE REQUIREMENTS ARE MET AND MAINTAINED.
- DEVELOPER/CUSTOMER SHALL BE RESPONSIBLE FOR ANY AND ALL COST ASSOCIATED WITH THE RELOCATION OF ANY ELECTRICAL FACILITIES TO ENSURE THE NEC IS MET.
- DEVELOPER/CUSTOMER SHALL BE RESPONSIBLE FOR ANY AND ALL COST ASSOCIATED WITH THE RELOCATION OF ANY EXISTING ELECTRICAL FACILITIES REQUIRED BY THIS DEVELOPMENT.

LEGENDS

- 5/8" REBAR SET, 18" IN LENGTH, SET W/ YELLOW CAP STAMPED "M. PHELPS KY PLS 4420"
- 5/8" REBAR FOUND W/ CAP, KY P.L.S. NO. 4420
- 5/8" REBAR FOUND W/ CAP, KY P.L.S. NO. 2813
- 3/4" REBAR FOUND W/ CAP, KY P.L.S. NO. 1874
- 3/4" IRON PIPE FOUND (NO CAP)
- 1/2" REBAR FOUND (NO CAP)
- CALCULATED POINT (NO MONUMENT SET OR FOUND)
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER LINE
- APPROXIMATE LIMITS OF FLOOD ZONE 'AE' AS PER F.I.R.M. NOS. 21059C0141E & 21059C0143E, DATED JULY 31, 2024.
- DRAINAGE EASEMENT

OWNER / CLIENT

EAST SIDE INDUSTRIAL PROPERTY, INC
c/o CHARLES LAMAR
716 GRANADA AVE., APT. 504
VENICE, FL 34285

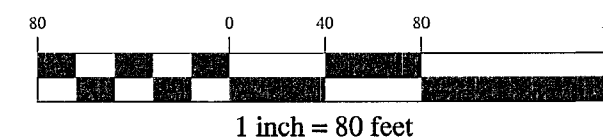
OWNER

H & I DEVELOPMENT, INC
c/o STEVE HAYDEN
3830 VINCENT STATION DRIVE
OWENSBORO, KY 42303

RECORD SOURCE

DEED BOOK 1045, PAGE 232
PLAT BOOK 50, PAGE 59
DEED BOOK 1075, PAGE 228
PLAT BOOK 51, PAGE 187

GRAPHIC SCALE



EAST SIDE INDUSTRIAL PARK

DOCUMENT NO: 1938592
RECORDED: February 07, 2025 02:40:00 PM
TOTAL FEES: \$50.00
COUNTY CLERK: LESLIE A MCCARTY
DEPUTY CLERK: AMY FORRESTER
COUNTY: DAVIESS COUNTY
BOOK: P54 PAGES: 18 - 18

DAVIESS COUNTY
P54 PG18

MAJOR SUBDIVISION FINAL PLAT
LOCATED ON TRADEWINDS DR. & DOWNWIND DR.
CITY OF OWENSBORO
DAVIESS COUNTY, KENTUCKY
DATE: 01-03-2025



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