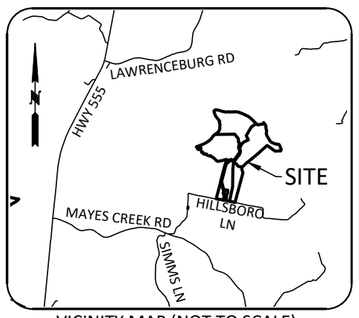

VICINITY MAP (NOT TO SCALE)

PURPOSE OF PLAT

1. TO DIVIDE TRACT NO. 1 CONVEYED IN DEED BOOK 97, PAGE 363 AS SHOWN
2. TO DIVIDE THE PROPERTY CONVEYED IN DEED BOOK 102, PAGE 50 AS SHOWN

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE WASHINGTON COUNTY SUBDIVISION REGULATIONS WITH THE EXCEPTION OF VARIANCES AS SET OUT ON THIS PLAT AND THAT THIS RECORD PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING AND ZONING COMMISSION ON _____, AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY CLERK.

DATE

CHAIRMAN/SECRETARY
WASHINGTON COUNTY
PLANNING & ZONING COMMISSION

ZONING ADMINISTRATOR
WASHINGTON COUNTY
PLANNING & ZONING COMMISSION

BASED ON KENTUCKY SINGLE ZONE
STATE PLANE COORDINATES AND
DETERMINED BY GPS OBSERVATIONS
COMPLETED ON SEPTEMBER 30, 2024

CERTIFICATION OF THE APPROVAL OF SEWAGE SYSTEMS

I HEREBY CERTIFY THAT THE SEWAGE DISPOSAL UTILITY SYSTEMS INSTALLED, OR PROPOSED FOR INSTALLATION IN THE SUBDIVISION ENTITLED _____ SHALL FULLY MEET THE REQUIREMENTS OF THE KENTUCKY ON SITE SEWAGE DISPOSAL REGULATIONS PERIOD TO FINAL APPROVAL OF EACH INDIVIDUAL LOT AND THAT EACH LOT / TRACT MUSH HAVE AN INDIVIDUAL EVALUATION. I ALSO HEREBY CERTIFY THAT I HAVE REVIEWED WITH THE SUBDIVIDER / DEVELOPER SOIL TYPES FOR THIS PARCEL AND HAVE JOINTLY DETERMINED ANY PROBLEM AREAS AND SOIL SUSTAINABILITY FOR ON SITE SEWAGE DISPOSAL.

DATE

ENVIRONMENTALIST
WASHINGTON COUNTY HEALTH DEPARTMENT

HIGHWAY ENTRANCE NOTE

ALL NEW ENTRANCES PROVIDING ACCESS TO COUNTY RIGHT OF WAYS MUST RECEIVE AN ENTRANCE PERMIT. APPROVAL OF THIS PLAT DOES NOT RELIEVE PROPERTY OWNERS OF THE RESPONSIBILITY TO OBTAIN AN ENTRANCE PERMIT, NOR DOES IT GUARANTEE APPROVAL OF AN ACCESS PERMIT.

PHILLIP A & SHIRLEY K COULTER
PARCEL ID: 29-054
D.B. 123, PG. 108 (TRACT 2)

APPROXIMATE CENTERLINE OF **LONG LICK CREEK**

S89°56'16"E 95.04'
N57°12'08"E 90.42'
S73°18'26"E 238.26'
S76°48'29"E 178.86'
FOUND 30" BOX ELDER
N85°59'13"E 265.98'
S83°15'44"E 132.00'
S71°15'50"E 240.68'
S63°23'23"E 290.40'
S52°00'05"E 178.20'
S46°05'36"E 178.20'
N82°18'16"E 141.24'
N80°31'48"E 140.66'
N01°28'28"W 46.81'
FOUND 40" WALNUT
N20°24'07"W 214.50'
N86°16'22"E 147.26'
S79°42'27"E 62.70'
N38°28'40"W 332.17'
REBAR SET EAST BANK AT WATER GAP
N26°40'00"E 53.65'
N19°48'35"W 104.34'
N02°41'14"E 233.95'
N21°18'45"E 92.36'
N34°38'15"E 97.07'
N55°25'44"E 189.13'
N51°45'52"E 91.67'
985.11'
N88°41'41"E 911.15'
N88°41'41"E 73.96'
S37°57'05"E 282.85'
N34°30'40"E 225.82'
N54°16'54"E 209.09'
N60°54'01"E 181.78'
N68°26'35"E 391.61'
PROPERTY LINE "WITH OLD FENCE" PER D.B. 102, PG. 50 "DOWN CREEK ON SOUTH SIDE" PER D.B. 354, PG. 463
PROPERTY LINE WITH CENTER OF **LONG LICK CREEK**

ALVIN RAY WORNER SR
PARCEL ID: 29-073
D.B. 354, PG. 463 (TRACT 1)

TRACT #12
44.33± ACRES

TRACT #13
44.45± ACRES

TRACT #11
46.66± ACRES

TRACT #9
16.49± ACRES

TRACT #10
15.25± ACRES

TRACT #7
4.27± ACRES

TRACT #8
1.37± ACRES

40' PRIVATE DRIVE
3.01 ACRES

40' PRIVATE DRIVE
3.01 ACRES

FOUND POST
SOUTH SIDE OF CREEK
(P.O.B. OF D.B. 102, PG. 50)

EDGE OF FLOODPLAIN
NOT FIELD VERIFIED
PER FEMA SHAPEFILE

EDGE OF FLOODPLAIN
NOT FIELD VERIFIED
PER FEMA SHAPEFILE

ALVIN RAY WORNER SR
PARCEL ID: 29-073
D.B. 354, PG. 463 (TRACT 2)

FOUND STONE N50°08'E 11.8'
OF FALLEN FENCE CORNER

FOUND 24" TREE,
CALL IS FOR HICKORY,
APPEARS TO BE ASH

FOUND
30" DBL WALNUT SNAG
(N78°03'22"E 1.95')

FOUND 60" SYCAMORE
WITH OLD FENCE

CHIG ACRE FARMS LLC
PARCEL ID: 29-039
D.B. 374, PG. 299

JOSEPH KEVIN EDELEN
PARCEL ID: 29-035
D.B. 363, PG. 720

PHILLIP A & SHIRLEY K COULTER
PARCEL ID: 29-054
D.B. 123, PG. 108 (TRACT 3)

DIVISION LINE OF D.B. 97, PG. 363 & D.B. 102, PG. 50
CENTER OF BRANCH

PROPERTY LINE WITH MEANDERS OF BRANCH

GAP INCLUDED IN PREVIOUS DESCRIPTION, SEE D.B. 92, PG. 353

EXISTING GRAVEL FARM ROAD

PROPERTY LINE WITH CENTER LINE OF BRANCH

POND

LAKE

℄ 16' ROADWAY TRACT
PER D.B. 102, PG. 50
& D.B. 97, PG. 363
(CONSOLIDATED)

REMNANTS OF ANCIENT FENCE FOUND IN LARGE TREES ALONG PROPERTY LINE

PASSING DOUBLE SYCAMORE WITH FENCE ONLINE AT 495.5'

PASSING 18" SYCAMORE WITH FENCE ONLINE AT 24.5'

SET AT OBLITERATED CORNER (CALL FOR ELM) BY EXTENSION OF ANCIENT FENCE LINES

SET AT FENCE CORNER, CALLED FOR BEECH NOT FOUND

REFERENCE SET NORTH OF 48" FORKED SYCAMORE WITH FENCE

SET AT MULBERRY SNAG WITH OLD FENCE

SET AT 24" FALLEN ELM

S85°23'57"W 53.68'
S15°30'42"E 19.08'
S15°30'42"E 291.24'
S52°48'09"W 93.89'
S48°11'49"W 316.53'
N06°29'15"E 291.12'
N06°29'15"E 25.00'
S00°44'17"W 879.39'
N00°44'17"E 879.39'
S15°11'03"W 1485.08'
N11°50'09"E 716.99'
S20°09'03"W 179.16'
S00°09'37"W 224.80'
S79°10'17"E 164.93'
N78°15'42"W 267.70'
N80°16'20"W 40.10'
N78°37'11"W 100.00'
N14°38'56"E 177.99'
N14°38'56"E 25.00'
S78°05'44"W 208.97'
N14°38'56"E 910.33'
S14°38'56"W 887.89'
N14°38'56"E 869.76'
N78°44'43"W 147.80'
N80°16'20"W 209.87'
S70°44'02"W 144.66'
S84°09'53"W 89.37'
S13°22'39"E 18.24'
S25°16'22"W 70.53'
S83°26'23"W 252.16'
S83°58'18"E 179.84'
S06°35'56"W 114.03'
N30°55'43"E 500.33'
N26°15'12"W 224.28'
N64°05'55"E 232.13'
N46°16'01"E 236.76'
S07°34'16"W 121.67'
S03°25'47"W 152.56'
S50°41'21"E 76.07'
N36°53'30"W 100.02'
N64°55'42"W 131.49'
N42°08'11"W 66.50'
N24°26'09"W 71.49'
N58°35'53"W 57.35'
N82°29'29"W 132.88'
S50°23'12"W 608.27'
S46°11'42"W 194.70'
S49°56'42"W 384.78'
N54°05'14"W 471.90'
S85°52'51"W 259.36'
S85°52'51"W 27.00'
286.36'

LINE	BEARING	DISTANCE
L1	N60°39'51"W	77.91'
L2	N42°16'08"W	170.59'
L3	N74°52'10"W	41.15'
L4	N49°02'38"W	173.66'
L5	S69°38'42"W	56.21'
L6	N74°23'30"W	60.44'
L7	N62°55'19"W	106.06'
L8	N08°35'11"E	34.49'
L9	N39°34'00"W	15.27'
L10	S57°59'19"W	23.24'
L11	S78°09'34"W	90.96'
L12	N42°48'52"W	41.19'
L13	N11°46'56"W	65.62'
L14	N88°48'23"W	75.68'
L15	N16°45'59"W	148.56'
L16	N14°40'00"E	61.30'
L17	N24°20'21"W	21.85'
L18	N59°41'12"W	45.58'
L19	S68°47'28"W	62.39'
L20	S05°00'42"E	57.15'
L21	S39°42'59"W	24.92'
L22	S84°53'40"W	25.03'
L23	N44°23'23"W	54.96'
L24	N14°10'45"E	27.13'
L25	N39°26'02"W	79.49'
L26	N08°10'51"E	72.60'
L27	S41°47'20"E	54.58'
L28	S33°52'28"E	72.89'
L29	S26°47'29"E	70.39'
L30	S05°14'40"E	129.32'
L31	S12°26'22"E	129.97'
L32	S13°25'20"W	104.04'
L33	S11°14'04"E	114.38'
L34	S32°05'11"E	333.36'
L35	S51°42'05"E	94.90'
L36	S63°39'55"E	96.63'
L37	S72°43'32"E	148.90'
L38	N87°13'36"E	104.94'
L39	S44°51'01"E	45.01'
L40	S22°11'33"E	246.26'
L41	S11°29'39"W	63.02'
L42	N05°38'32"E	240.39'
L43	N22°55'09"W	100.43'
L44	N12°51'26"E	122.93'
L45	N24°50'58"W	170.46'
L46	N13°32'02"W	308.10'
L47	N49°05'08"E	242.78'
L48	S74°34'40"E	53.87'
L49	N37°38'09"E	299.11'
L50	N29°03'17"W	37.91'
L51	S29°03'17"E	39.99'
L52	S37°38'09"W	297.91'
L53	N74°34'40"W	53.87'
L54	S49°05'08"W	230.38'
L55	S13°32'02"E	294.10'
L56	S24°50'58"E	133.15'
L57	S24°50'58"E	47.00'
L58	S12°51'26"W	123.68'
L59	S22°55'09"E	97.70'
L60	S05°38'32"W	253.43'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	120.00'	117.99'	113.30'	N77°15'14"E
C2	95.24'	118.93'	111.35'	N69°38'49"E
C3	258.10'	272.60'	260.11'	N07°22'41"E
C4	90.00'	99.63'	94.62'	N02°39'26"E
C5	50.00'	61.83'	57.97'	N13°02'23"E
C6	50.00'	70.94'	65.13'	N89°06'40"E
C7	50.00'	139.22'	98.41'	S29°31'16"W
C8	50.00'	48.87'	46.95'	S01°03'17"E
C9	298.10'	317.08'	302.34'	S07°09'48"W
C10	135.24'	167.46'	156.96'	S69°56'59"W
C11	80.00'	78.66'	75.53'	S77°15'14"W

GENERAL NOTES

1. A TITLE SEARCH WAS NOT PERFORMED
2. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS.
3. THIS SURVEY IS NOT INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. FENCE LINES SHOWN HEREON ARE BASED ON FIELD SHOTS AND ARIEL PHOTOGRAPHY. THEY ARE FOR REFERENCE ONLY.
5. THE WORD "CERTIFY" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FEMA FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 21229C0125D DATED MAY 23, 2023.

GLOBAL POSITIONING SYSTEMS NOTES

1. BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT.
2. CARLSON BRX7 DUAL FREQUENCY BASE AND ROVER RECEIVERS WERE USED TO PERFORM THIS SURVEY.
3. NETWORK ADJUSTED REAL TIME KINEMATIC, NAD 83 KENTUCKY SINGLE ZONE WAS UTILIZED WITH THE ORTHOHMETRIC HEIGHT COMPUTED USING GEOID18.
4. RELATIVE POSITIONAL ACCURACY OF EACH POINT IS ± 0.10' (200 PPM)
5. DISTANCES SHOWN WERE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF 0.999880726737. (SCALE POINT SET BY READ GPS WITH SURVPC ONBOARD CARLSON RT4 AT N:3805249.5856, E:5096090.4624, SEE DIVISION SOUTH SIDE OF HILLSBORO)

LEGEND

D.B. DEED BOOK
PG. PAGE

- EXISTING FENCE LINE (MEANDERS)
- SET 1/2" REBAR 18" LONG WITH A YELLOW CAP STAMPED "SPAULDING PLS 4427"
- SET 1/2" REFERENCE REBAR 18" LONG WITH A RED CAP STAMPED "REFERENCE MONUMENT PLS 4427"
- FOUND MONUMENT AS NOTED
- FOUND TREE AS NOTED
- SURVEY POINT (NO MONUMENT SET)
- MEANDER POINT (NO MONUMENT SET)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- APPROXIMATE CENTERLINE OF WATERCOURSE (MEANDERS)
- CONSOLIDATION LINE

0' 250' 500'
1 INCH = 250 FEET

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "RURAL" SURVEY AS SHOWN HEREON WAS PERFORMED BY ME BY METHOD OF STATIC AND RTK GPS METHODS OR CONVENTIONAL METHODS THROUGH GPS CONTROL POINTS WITH A CARLSON CR+ ROBOTIC TOTAL STATION. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH HRMS OF 0.02' OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, ALL MONUMENTS WERE FOUND OR SET AS NOTED. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, IMPLIED, APPARENT AND OF RECORD WHETHER SHOWN HEREON OR NOT.

JOHN RYAN SPAULDING, PLS #4427 DATE

STATE OF KENTUCKY
JOHN R. SPAULDING
4427
LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I / WE CERTIFY THAT I / WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, DEED BOOK 97, PAGE 363 AND DEED BOOK 102, PAGE 50, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAYS TO THE PUBLIC OR PRIVATE USES AS NOTED

OWNER DATE

OWNER DATE

SHEET TITLE:	PROJECT DATA:	REVISIONS	CURRENT TITLE HOLDER: / PREPARED FOR:	PROPERTY ADDRESS:	SITE INFORMATION:	PREPARED BY:
KENNETH YATES ESTATE DIVISION NORTH SIDE OF HILLSBORO LN PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150	TOTAL ACREAGE: 175.83 AC SURVEY DATES: OCT-NOV 24 PLAT DATE: 11.14.24 JOB #: 24-092.1	DATE: 11.14.24 — DESCRIPTION: ZONING	KENNETH YATES ESTATE 800 HILLSBORO LANE SPRINGFIELD, KY 40069	KENNETH YATES ESTATE 800 HILLSBORO LANE SPRINGFIELD, KY 40069	TAX PARCEL ID: 29-037 RECORD SOURCE: DEED BOOK 97, PAGE 363 (TR 1) DEED BOOK 102, PAGE 50	SPAULDING SURVEYING SPAULDING SURVEYING, LLC 895 SPAULDING LN SPRINGFIELD, KY 40069 JOHN RYAN SPAULDING, PLS, EIT 859-481-5241 Ryan@spauldingsurveying.com

SHEET NUMBER: 1 OF 1