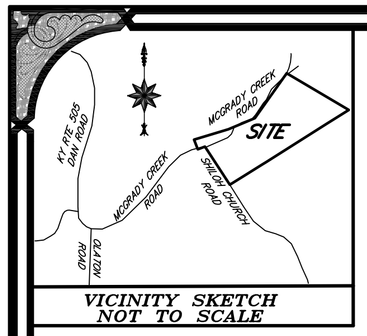


THIS SURVEY WAS SCALED TO GROUND AROUND THE POB (1/2" IRON PIN AND CAP STAMPED ASN893) HAVING A KENTUCKY SINGLE ZONE STATE PLANE COORDINATE OF N 3706512.9692, E 4655036.1873 USING THE FOLLOWING METADATA:

Combined Factor	0.99991063 7 ratio
Elevation Factor	0.999984104 ratio
Grid Scale Factor	0.999826531 ratio
Grid Convergence:	−0°31'48.356485"
Magnetic Declination:	−4°18'52.705724"

GENERAL NOTES

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPURTENANCES, RESTRICTION AND/OR EASEMENTS IN EFFECT TO DATE.

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.

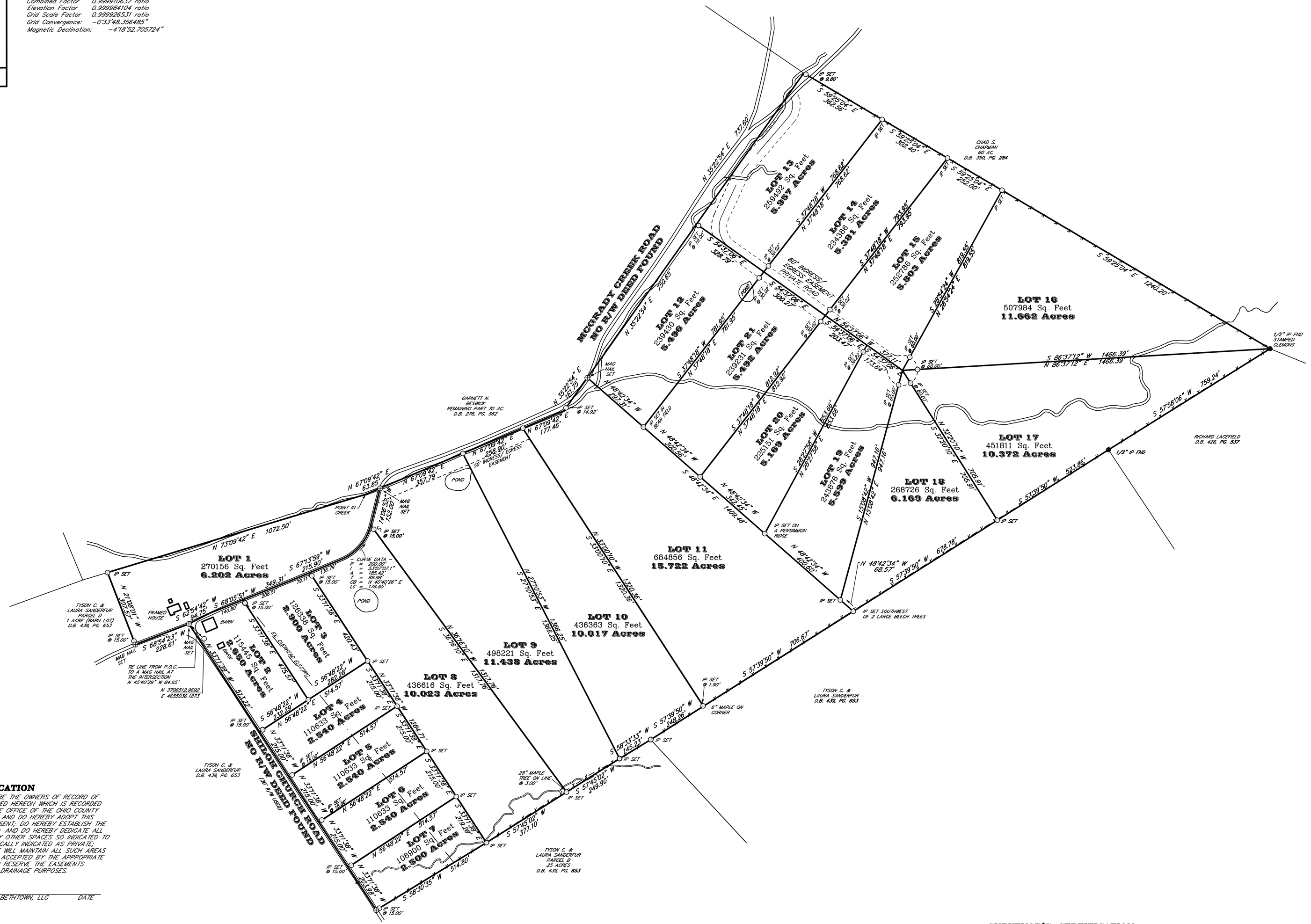
ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE OHIO COUNTY PROPERTY VALUATION OFFICE.

THE PRIVATE ROAD/EASEMENT ACROSS LOT 1,3 IS APPROXIMATE AND WILL BE 60' WIDE CENTERED ON THE LOCATION AS BUILT.

LEGEND

○ INDICATES 1/2" X 24" REBAR SET WITH GREEN PLASTIC CAP STAMPED M. SIBOLE PLS 3869

● INDICATES 1/2" IP FND STAMPED CLEMONS UNLESS OTHERWISE SPECIFIED


MCGRADY CREEK ROAD
NO R/W DEED FOUND
SHILOH CHURCH ROAD
NO R/W DEED FOUND
60' INGRESS, EGRESS PRIVATE ROAD EASEMENT
LOT 1
270156 Sq. Feet
6.202 Acres
LOT 2
115443 Sq. Feet
2.650 Acres
LOT 3
126338 Sq. Feet
2.900 Acres
LOT 4
110633 Sq. Feet
2.540 Acres
LOT 5
110633 Sq. Feet
2.540 Acres
LOT 6
110633 Sq. Feet
2.540 Acres
LOT 7
108900 Sq. Feet
2.500 Acres
LOT 8
436616 Sq. Feet
10.023 Acres
LOT 9
498221 Sq. Feet
11.438 Acres
LOT 10
436363 Sq. Feet
10.017 Acres
LOT 11
684856 Sq. Feet
15.722 Acres
LOT 12
209436 Sq. Feet
4.806 Acres
LOT 13
259482 Sq. Feet
5.957 Acres
LOT 14
234386 Sq. Feet
5.381 Acres
LOT 15
257769 Sq. Feet
5.603 Acres
LOT 16
507984 Sq. Feet
11.662 Acres
LOT 17
451811 Sq. Feet
10.372 Acres
LOT 18
268726 Sq. Feet
6.169 Acres
LOT 19
243716 Sq. Feet
5.595 Acres
LOT 20
225151 Sq. Feet
5.169 Acres
LOT 21
239231 Sq. Feet
5.492 Acres
GARNETT N. BESWICK REMAINING PART TO A.C. D.B. 378, PG. 360
CHAD S. CHAPMAN 60 AC. D.B. 350, PG. 284
RICHARD LACEFIELD D.B. 426, PG. 537
TYSON C. & LAURA SANDERFUR D.B. 439, PG. 653
TYSON C. & LAURA SANDERFUR PARCEL B 25 ACRES D.B. 439, PG. 653
TYSON C. & LAURA SANDERFUR PARCEL D 1 ACRE (BARN LOT) D.B. 439, PG. 653
FRAMED HOUSE
BARN
POND
POINT IN CREEK
IP SET @ 0.80'
IP SET @ 1.90'
IP SET @ 15.00'
IP SET ON A PERSIMMON RIDGE
IP SET SOUTHWEST OF 2 LARGE BEECH TREES
4" MAPLE ON CORNER
28" MAPLE TREE ON LINE @ 3.00'
1/2" IP FND STAMPED CLEMONS
1/2" IP FND
MAG NAIL SET
TIE LINE FROM P.O.C. TO A MAG NAIL AT THE INTERSECTION N 45°40'29" W 84.65'
N 3706512.9692 E 4655036.1873
CURVE DATA R = 200.00' I = 53°07'01" L = 185.42' T = 99.66' CB = N 40°49'26" E LC = 178.85'
S 39°25'04" E 382.58'
S 39°25'04" E 382.40'
S 39°25'04" E 252.00'
S 39°25'04" E 1246.20'
N 35°27'54" E 737.60'
N 35°27'54" E 762.65'
N 67°09'42" E 1177.46'
N 67°09'42" E 1258.30'
N 67°09'42" E 357.79'
N 73°09'42" E 1072.50'
S 67°13'59" W 213.90'
S 68°05'51" W 349.31'
S 68°34'23" W 228.61'
S 62°44'42" W 140.80'
S 37°17'39" E 426.43'
S 56°49'22" W 282.28'
S 56°49'22" W 514.57'
S 37°17'39" E 425.57'
S 37°17'39" E 514.57'
S 37°17'39" E 514.57'
S 37°17'39" E 514.80'
S 58°30'35" W 514.80'
S 37°17'39" E 1284.21'
S 37°17'39" E 1284.21'
S 37°17'39" E 1284.21