~GENERAL PLAT NOTES~

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS; RECORDED AND UNRECORDED; INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. THE PROPERTY SHOWN HEREON IS ALSO SUBJECT TO ANY PLAT RESTRICTIONS AND PLANNING AND ZONING REGULATIONS THAT MAY APPLY.
2. THIS SURVEY WAS PREFORMED AT THE DIRECTION OF THE CLIENT WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. NO ATTEMPT WAS MADE BY THE SURVEYOR TO RESEARCH THE TITLE OTHER THAN THAT WHICH IS NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY BY THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS NOTED IN THE SURVEYORS CERTIFICATE.
3. THIS BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED PROPERTY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.
4. ADJOINING OWNERS ARE SHOWN PER TAX RECORDS.
5. THE RIGHT-OF-WAY OF HIGHWAY 2217 WAS ESTABLISHED BY STATUTE OF LIMITATIONS AND EXISTING MONUMENTS.
6. THIS SURVEY IS SUBJECT TO ANY PLANNING & ZONING REGULATIONS THAT MAY APPLY.
7. FIELD WORK WAS COMPLETED ON APRIL 5, 2024.

~SURVEYORS CERTIFICATION~

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK": GPS EQUIPMENT OR BY RANDOM TRAVERSE. 100% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD LS+ & T3 BASE GPS EQUIPMENT, WITH THE REMAINDER USING A TOPCON PS103A ROBOTIC TOTAL STATION. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS (±0.05' + 100PPM). THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED.
HORIZONTAL DATUM-NAD'83, VERTICAL DATUM-NAVD'88, GEOID MODEL-GEOID '18; KENTUCKY SINGLE ZONE; US SURVEY FEET

DATE OF SIGNATURE — JEREMY L. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR #3953

STATE OF KENTUCKY
JEREMY L. LYNCH
3953
LICENSED PROFESSIONAL LAND SURVEYOR

10/19/22-
04/05/24
DATE OF FIELD SURVEY

~OWNERS CERTIFICATION~

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED ON THIS "PLAT OF BOUNDARY SURVEY" AND AS RECORDED IN DEED BOOK 240, PAGE 53 AND DEED BOOK 257, PAGE 666 IN THE LARUE COUNTY CLERK'S OFFICE.

DATE — KIMBERLY MORRISON

DATE — CHELSEA WEST

NOTARY CERTIFICATION

I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (IS/ARE) LEGAL AND (HAS/HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AN BELIEF.

DATE — NOTARY PUBLIC

DATE COMMISSION EXPIRES — NOTARY ID#

BOUNDARY LINE AGREEMENT BETWEEN KIMBERLY MORRISON, CHELSEA WEST & WILMA D. ATHERTON

THE PROPERTY LINE SHOWN HEREON ADJOINING THE WILMA D. ATHERTON REVOCABLE LIVING TRUST PROPERTY, RECORDED IN DEED BOOK 207, PAGE 208 IN THE LARUE COUNTY CLERKS OFFICE, IS A MUTUALLY AGREED PROPERTY LINE WITH KIMBERLY MORRISON AND CHELSEA WEST, THE CURRENT OWNERS BY DEED. AS WITNESS BY THEIR SIGNATURES BELOW, KIMBERLY MORRISON AND CHELSEA WEST AGREES WITH AND ACCEPTS THIS BOUNDARY AS THE COMMON BOUNDARY LINE BETWEEN THEIR PROPERTY AND THE WILMA D. ATHERTON REVOCABLE LIVING TRUST PROPERTY WITH EACH PARTY QUIT CLAIMING TO THE OTHER PARTY HEREIN, THEIR HEIRS, ASSIGNS AND SUCCESSORS, ANY INTEREST IN THE LANDS BEYOND THE MUTUALLY AGREED PROPERTY LINES.

KIMBERLY MORRISON — DATE
DB 240 PG 53 & DB 257 PG 666

CHELSEA WEST — DATE
DB 240 PG 53 & DB 257 PG 666

NOTARY CERTIFICATION

I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (IS/ARE) LEGAL AND (HAS/HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AN BELIEF.

DATE — NOTARY PUBLIC

DATE COMMISSION EXPIRES — NOTARY ID#

THE PROPERTY LINE SHOWN HEREON ADJOINING THE KIMBERLY MORRISON & CHELSEA WEST PROPERTY, RECORDED IN DEED BOOK 240, PAGE 53 AND IN DEED BOOK 257, PAGE 666 IN THE LARUE COUNTY CLERKS OFFICE, IS A MUTUALLY AGREED PROPERTY LINE WITH THE WILMA D. ATHERTON REVOCABLE LIVING TRUST PROPERTY, THE CURRENT OWNERS BY DEED. AS WITNESS BY THEIR SIGNATURE BELOW, WILMA D. ATHERTON AGREES WITH AND ACCEPTS THIS BOUNDARY AS THE COMMON BOUNDARY LINE BETWEEN THEIR PROPERTY AND THE KIMBERLY MORRISON AND CHELSEA WEST PROPERTY WITH EACH PARTY QUIT CLAIMING TO THE OTHER PARTY HEREIN, THEIR HEIRS, ASSIGNS AND SUCCESSORS, ANY INTEREST IN THE LANDS BEYOND THE MUTUALLY AGREED PROPERTY LINES.

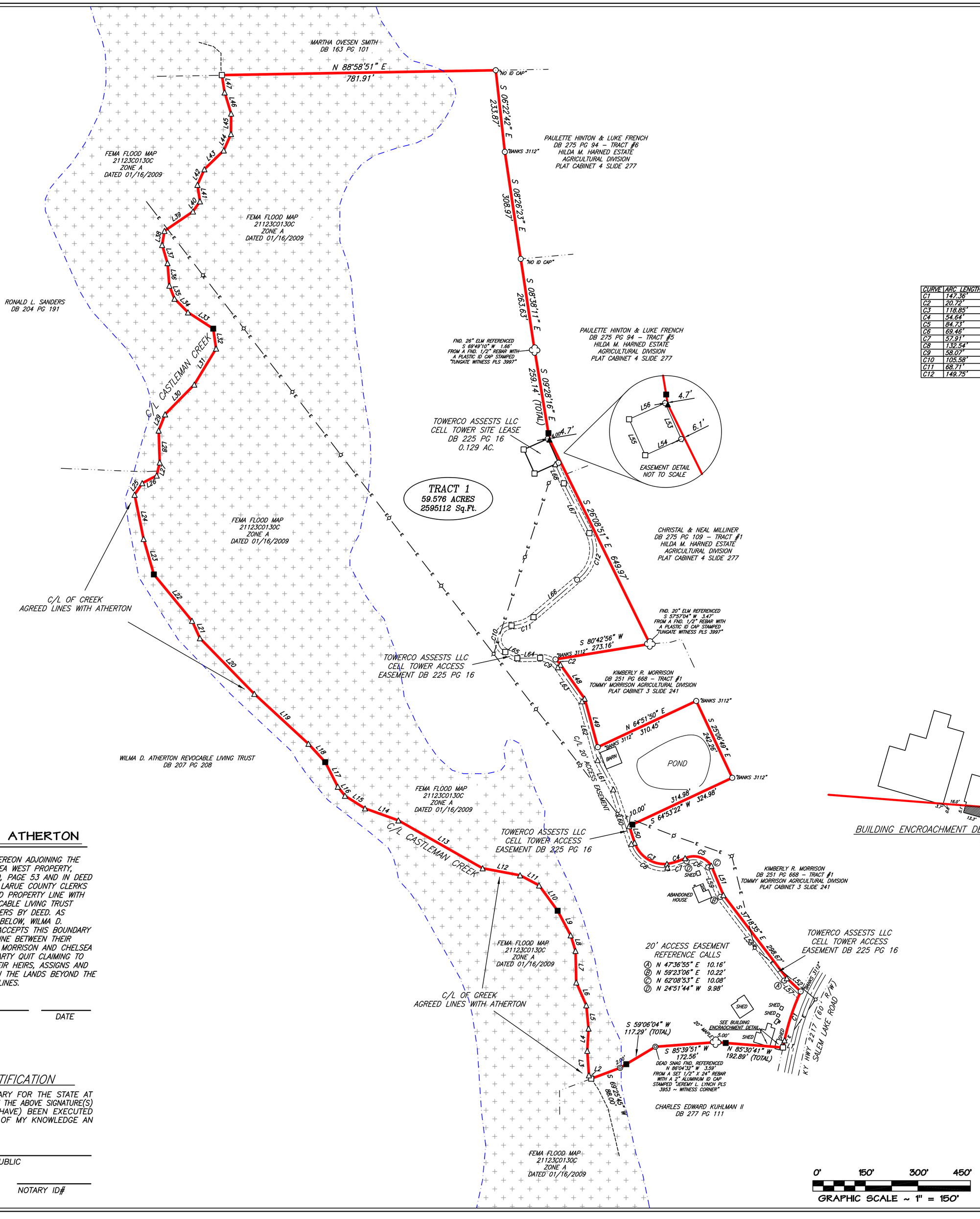
WILMA D. ATHERTON — DATE
DB 207 PG 208

NOTARY CERTIFICATION

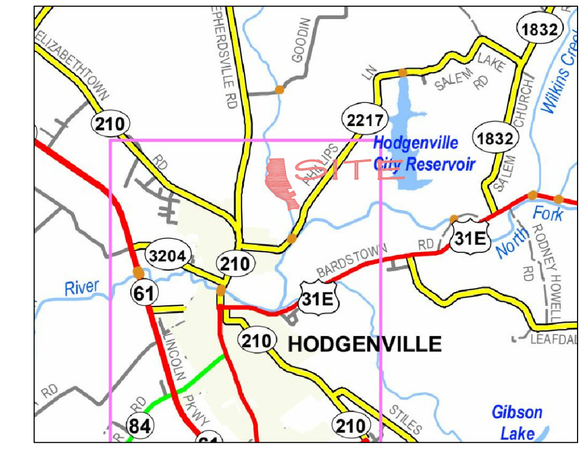
I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) (IS/ARE) LEGAL AND (HAS/HAVE) BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AN BELIEF.

DATE — NOTARY PUBLIC

DATE COMMISSION EXPIRES — NOTARY ID#



RECORD BEARINGS
KY. SINGLE ZONE



~VICINITY MAP~

NOT TO SCALE

CURVE TABLE

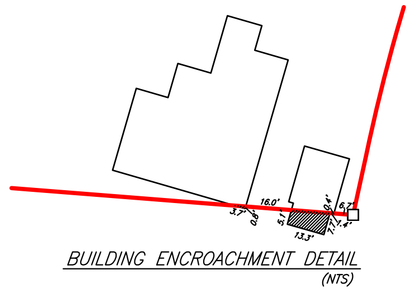
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	142.36'	654.60'	14.3175	S 18°19'33" W	142.05'
C2	20.72'	70.00'	16.8399	S 43°52'35" E	20.64'
C3	118.85'	90.00'	84.0687	S 56°32'05" E	110.40'
C4	54.64'	190.00'	16.3072	N 72°24'04" E	54.45'
C5	84.73'	60.00'	89.8971	S 73°52'19" E	77.86'
C6	69.46'	50.00'	88.4428	N 74°23'08" W	64.01'
C7	57.91'	200.00'	16.4340	S 72°21'26" W	57.71'
C8	132.54'	100.00'	84.3780	N 56°39'09" W	123.05'
C9	58.07'	60.00'	61.6142	N 63°07'34" W	55.83'
C10	105.58'	40.00'	168.0385	N 13°03'00" E	77.49'
C11	68.71'	100.00'	43.7429	N 69°03'05" E	67.37'
C12	149.75'	104.62'	91.1242	N 14°44'28" E	137.29'

CALLS TABLE

LINE	BEARING	DISTANCE
L1	S 12°20'49" W	20.98'
L2	N 33°26'23" W	11.81'
L3	N 03°55'46" W	69.89'
L4	N 03°22'39" E	63.70'
L5	N 05°32'52" W	66.83'
L6	N 23°44'31" W	71.24'
L7	N 01°20'47" W	90.17'
L8	N 17°14'14" W	46.55'
L9	N 27°55'19" W	79.40'
L10	N 36°10'36" W	89.70'
L11	N 62°02'20" W	61.51'
L12	N 79°23'54" W	108.74'
L13	N 60°22'25" W	276.80'
L14	N 70°16'55" W	101.13'
L15	N 57°20'53" W	67.62'
L16	N 37°53'38" W	33.11'
L17	N 27°10'10" W	78.91'
L18	N 42°29'24" W	70.90'
L19	N 47°19'08" W	210.25'
L20	N 44°18'56" W	222.38'
L21	N 24°21'54" W	54.39'
L22	N 39°24'52" W	171.46'
L23	N 16°08'47" W	105.50'
L24	N 11°33'51" W	128.81'
L25	N 33°27'06" E	39.76'
L26	N 62°14'55" E	46.63'
L27	N 13°06'50" E	38.49'
L28	N 01°59'15" W	91.28'
L29	N 21°54'27" E	49.70'
L30	N 44°27'18" E	118.89'
L31	N 31°08'15" E	120.27'
L32	N 08°13'46" W	57.48'
L33	N 57°07'27" W	85.80'
L34	N 44°34'19" W	54.80'
L35	N 21°36'40" W	39.92'
L36	N 04°37'57" W	64.67'
L37	N 16°35'39" W	54.11'
L38	N 09°40'40" E	40.52'
L39	N 55°37'34" E	98.50'
L40	N 34°38'37" E	35.17'
L41	N 08°43'23" W	47.63'
L42	N 23°59'26" E	48.75'
L43	N 45°46'27" E	77.23'
L44	N 23°47'40" E	51.15'
L45	N 00°18'52" E	58.42'
L46	N 16°59'29" W	63.25'
L47	N 09°00'33" W	50.02'
L48	S 39°23'47" E	119.13'
L49	S 15°10'32" E	143.58'
L50	S 18°14'43" E	49.89'
L51	S 22°23'44" E	90.53'
L52	S 46°30'05" E	54.78'
L53	S 24°09'18" E	75.00'
L54	S 65°50'42" W	75.00'
L55	N 24°09'18" W	75.00'
L56	N 65°50'42" E	75.00'
L57	N 46°29'49" W	59.04'
L58	N 37°18'17" W	300.82'
L59	N 22°22'03" W	90.93'
L60	N 18°14'25" W	163.81'
L61	N 28°17'10" W	94.95'
L62	N 15°10'17" W	172.03'
L63	N 35°23'51" W	117.39'
L64	S 89°08'44" W	85.10'
L65	N 62°33'55" W	36.24'
L66	N 49°21'58" E	164.13'
L67	N 27°05'08" W	160.08'
L68	N 24°06'10" W	59.83'

PLAT LEGEND

- □ 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "JEREMY L. LYNCH PLS 3953 ~ PROPERTY CORNER"
- ■ 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "JEREMY L. LYNCH PLS 3953 ~ WITNESS CORNER"
- ○ 1/2" REBAR FOUND WITH ID CAP "FSTAN 3282" UNLESS OTHERWISE NOTED
- ▲ WOOD FENCE POST FOUND AND REFERENCED AS NOTED
- △ UNMARKED POINT AND REFERENCED WHERE APPLICABLE
- ◎ DEAD SNAG FOUND AND REFERENCED AS NOTED
- TREE FOUND AND REFERENCED AS NOTED
- —E— C/L OF 30' OVERHEAD ELECTRIC ESMT.
- ø POWER POLES
- BOUNDARY LINES
- APPROX. FEMA FLOOD LINE (ZONE A)



BUILDING ENCROACHMENT DETAIL
(NTS)

PLAT OF BOUNDARY SURVEY

STEPHEN THOMAS MORRISON ESTATE PROPERTY

767 SALEM LAKE ROAD, HODGENVILLE, LARUE CO., KY 42748

OWNER\CLIENT: C/O CHELSEA WEST
70 STRAWBERRY CIRCLE
BRANDENBURG, KY. 40108

SCALE: 1 IN. = 150 FT.	DWG. BY: J.G.B.	PVA #: 029-00-00-003.00
DATE: 4/05/24	AREA: 59.576 ACRES	DWG. NAME:C:\DRAWINGS\LARUE\22MORRISON
BILL# 22-155	SOURCE: DEED BOOK 240 PAGE 53 & DEED BOOK 257 PAGE 666	

Lynch Land Surveying
(270) 401-8140 ~ jlynch3953@hotmail.com
3049 LILAC ROAD, LEITCHFIELD, KENTUCKY 42754

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.