

GRAPHIC SCALE: 1" = 100'

- GEODETIC NORTH
OBSERVED: 11-18-19

1. NORTH REFERENCED TO GEODETIC NORTH AS MEASURED 11-18-2019
BASIS OF BEARING REFERENCED HEREON. SURVEY COMPLETED
12-04-2019
2. THIS PLAT DEPICTS VISIBLE EASEMENTS AND EASEMENTS OF RECORD
ONLY AS DISCOVERED DURING THE COURSE OF THIS SURVEY AND
DOES NOT WARRANTY THE DEPICTION OF ALL EASEMENTS AND/OR
ENCUMBRANCES.
3. ROAD RIGHT-OF-WAYS ARE AS FOLLOWS:

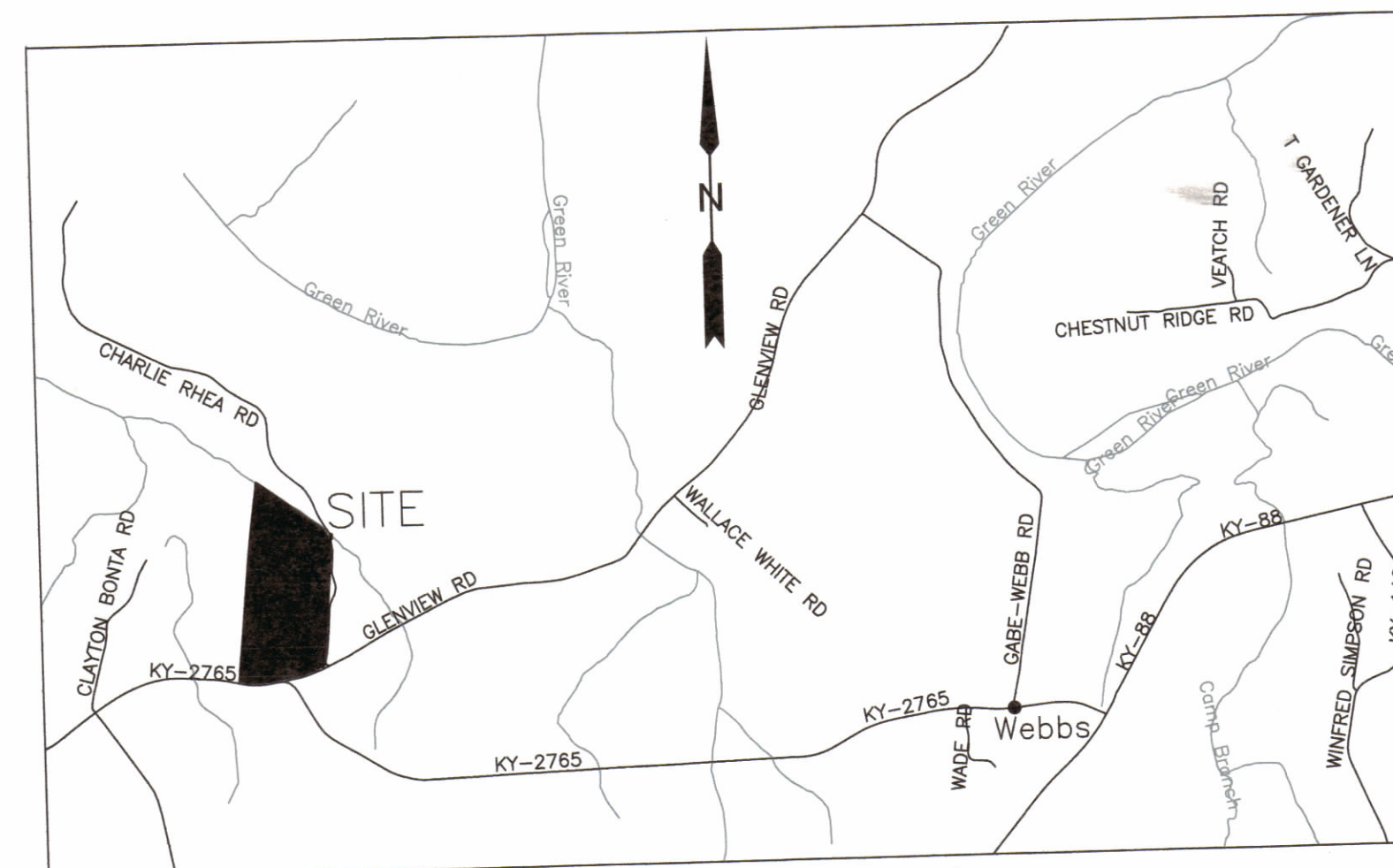
BUCKNERSVILLE ROAD/KY HWY 2765 (50') - DEED BOOK 70 PAGE 27

GLENVIEW ROAD (60') - DEED BOOK 158 PAGE 158

CHARLIE RHEA ROAD (40') - DEED BOOK 127 PAGE 310, DEED
BOOK 127 PAGE 312, DEED BOOK 127 PAGE 318
4. THE TRACTS SHOWN HEREON ARE SITUATED NEAR THE COMMUNITY OF
WEBBS, GREEN COUNTY, KY.
5. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION
BEGINS. ANY CONTRACTOR, OWNER OR DESIGNER USING THE
INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY
EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF
ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
6. THIS PLAT DEPICTS ONLY WHAT SITE FEATURES WERE DISCOVERED
DURING FIELD OBSERVATIONS. THIS DOES NOT WARRANTY THE
EXISTENCE OR NON-EXISTENCE OF ITEMS SHOWN OR NOT SHOWN.
7. SET MONUMENTATION IS AS FOLLOWS UNLESS OTHERWISE NOTED:
TRACT CORNERS ARE 3"x18" REBAR WITH A YELLOW CAP STAMPED
B.FERGUSON PLS 4146, WITNESS MARKERS ARE 3"x18" REBAR WITH
RED CAP STAMPED WITNESS MONUMENT B.FERGUSON PLS 4146. ALL
TREES CALLED FOR AS CORNER MONUMENTS ARE TAGGED WITH AN
ALUMINUM DISK STAMPED B.FERGUSON PLS 4146.
8. THIS SURVEY IS NOT A VERIFICATION OF TITLE, ONLY AN OPINION OF
WHERE THE BOUNDARIES ARE LOCATED. 201 KAR 18:150 STANDARDS
OF PRACTICE SECTION 3. (2) A PROFESSIONAL LAND SURVEYOR SHALL
NOT REPRESENT THAT: (a) A BOUNDARY SURVEY DETERMINES LAND
OWNERSHIP; OR (b) A BOUNDARY SURVEY PROVIDES MORE THAN
EVIDENCE OF RIGHTS IN LAND; OR (c) LAND OWNERSHIP CAN BE
ESTABLISHED BY ANY SURVEY.
9. TRACT#8B SHALL REMAIN WITH TRACT#8A.
10. THERE IS A 30' INGRESS/EGRESS AND GENERAL UTILITY EASEMENT
RESERVED ACROSS TRACTS #1, #2, #3, #4, #5, #6, AND #7. THIS
EASEMENT IS CENTERED (15' EACH SIDE) ON THE PROPERTY LINE
BETWEEN TRACTS #1, #2, #3, #4, #5, #6, AND #7. IT IS THE
RESPONSIBILITY OF EACH TRACT OWNER FOR THE MAINTENANCE AND
UP KEEP OF THIS INGRESS/EGRESS ROADWAY ON THEIR PROPERTY.
ANY UTILITY INSTALLED IN THIS EASEMENT SHALL BE RETURNED TO
ORIGINAL CONDITION AFTER THE CONSTRUCTION OF SAID UTILITY.
11. THE ELECTRIC AND WATER SERVICE TO THE EXISTING BARN ON
TRACT#4 IS TIED INTO THE UTILITY SERVICES FOR THE HOUSE ON
TRACT#9. IT IS THE RESPONSIBILITY OF THE OWNER OF TRACT#4 TO
PROCURE NEW ELECTRICAL AND WATER SERVICES FOR SAID BARN.
12. THERE IS AN EXISTING WATER METER LOCATED ON TRACT#3 THAT IS
SERVING THE HOUSE ON TRACT#9. THE WATERLINE IS PRESUMED TO
RUN ADJACENT TO THE EXISTING ROADWAY. THERE IS RESERVED BY
THIS PLAT AN UNDEFINED 15' WIDE EASEMENT RUNNING WITH THE
EXISTING WATERLINE ACROSS THE TRACTS IN THIS DIVISION. ANY
MAINTENANCE OR REPLACEMENT NEEDED FOR THE UPKEEP OF THIS
UTILITY SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF
TRACT#9 INCLUDING RETURNING THE GROUND TO THE EXISTING
CONDITION.
13. TRACTS#7 AND #8A HAVE BEEN APPROVED FOR ENTRANCES ONTO
CHARLIE RHEA ROAD BY THE GREEN COUNTY ROAD DEPARTMENT. A
OTHER ENTRANCE TO A TRACT IN THIS DIVISION IS REQUIRED TO BE
APPROVED BY THE GREEN COUNTY ROAD DEPARTMENT FOR A COUN-
ROAD OR KYTC FOR A STATE ROAD.

STANDARDS SET FORTH IN 201 KAN. STAT. ANN. § 21-3601

B.F. 4146 12/09/2019
BRIAN A. N. FERGUSON PLS# DATE



	BOUNDARY LINE	TABLE
LINE BEARING		DISTANCE
L 1	S 04°37'39" W	24.57'
L 2	S 05°29'56" W	58.31'
L 3	S 05°29'56" W	72.89'
L 4	S 05°21'25" W	48.23'
L 5	S 05°21'25" W	71.14'
L 6	S 08°08'49" W	80.94'
L 7	S 11°58'59" W	64.18'
L 8	S 65°48'34" N	93.78'
L 9	S 79°47'13" W	122.26'
L 10	S 84°45'38" W	42.63'
L 11	N 78°40'50" W	82.51'
L 12	S 21°31'12" W	50.81'
L 13	S 21°31'12" W	34.25'
L 14	S 33°18'32" W	101.23'
L 15	S 21°09'28" W	52.51'
L 16	S 16°47'55" W	105.12'
L 17	S 09°53'30" W	72.18'
L 18	S 09°53'30" W	72.18'
L 19	S 09°53'30" W	131.53'
L 20	S 10°57'29" W	103.89'
L 21	S 10°57'29" W	160.86'

BOUNDARY CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	297.35	557.78	130°24'22"	S 13°24'47" E	293.84
C2	50.81	424.64	6°51'20"	S 01°04'26" E	50.78
C3	71.11	225.38	18°04'40"	S 23°27'59" W	70.82
C4	178.96	787.32	13°01'24"	S 72°19'16" W	178.57
C5	250.45	904.16	15°52'15"	N 89°41'23" W	249.65
C6	69.55	597.76	6°39'59"	N 18°12'06" W	69.51

THE PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD PRONE AREA AS PER THE 'FIRM' MAP NUMBER 21087C0100C. SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED 'FIRM'. EFFECTIVE DATE: MAY 03, 2010

PROPERTY ADDRESS: 1930 BUCKNERSVILLE RD
GREENSBURG, KY 42743

2019 COOK DIVISION PLAT FOR DILE REALTY
5096 HODGENVILLE RD
GREENSBURG, KY 42743

SCALE: 1" =

DATE: _____

PROJECT:

19-110

DRAWN:BA

CHECKED

TOTAL AC

45.41

CLIP

1 OF

10

DOCUMENT NO. 115695
RECORDED December 16, 2019 08:17:00 AM
TOTAL FEES \$0.00
TOTAL FEE PERK: JESSICA SHOFER BAKER
DEPUTY CLERK: JESSICA BAKER
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