

LEGEND TABLE

- DENOTES 1/2" X 18" REBAR WITH SURVEYORS CAP STAMPED "SPURRIER PLS 3695"
- ⊙ 1/2" EXISTING IRON PIN (B. FERGUSON PLS 4146)
- ⊕ 1/2" EXISTING WITNESS PIN (B. FERGUSON PLS 4146)
- △ COMPUTED POINTS ALONG CENTERLINE OF OLD ROAD BED
- △ EXISTING STONE FOUND AT STEEL T-POST IN FENCE
- ADJOINING BOUNDARY LINES
- BOUNDARY LINES (TRACT #7)

60 FT. INGRESS-EGRESS AND GENERAL UTILITY EASEMENT SEE PLAT CABINET 3 SLIDE 59

30 FT. INGRESS-EGRESS AND GENERAL UTILITY EASEMENT SEE PLAT CABINET 3 SLIDE 141

LINE TABLE

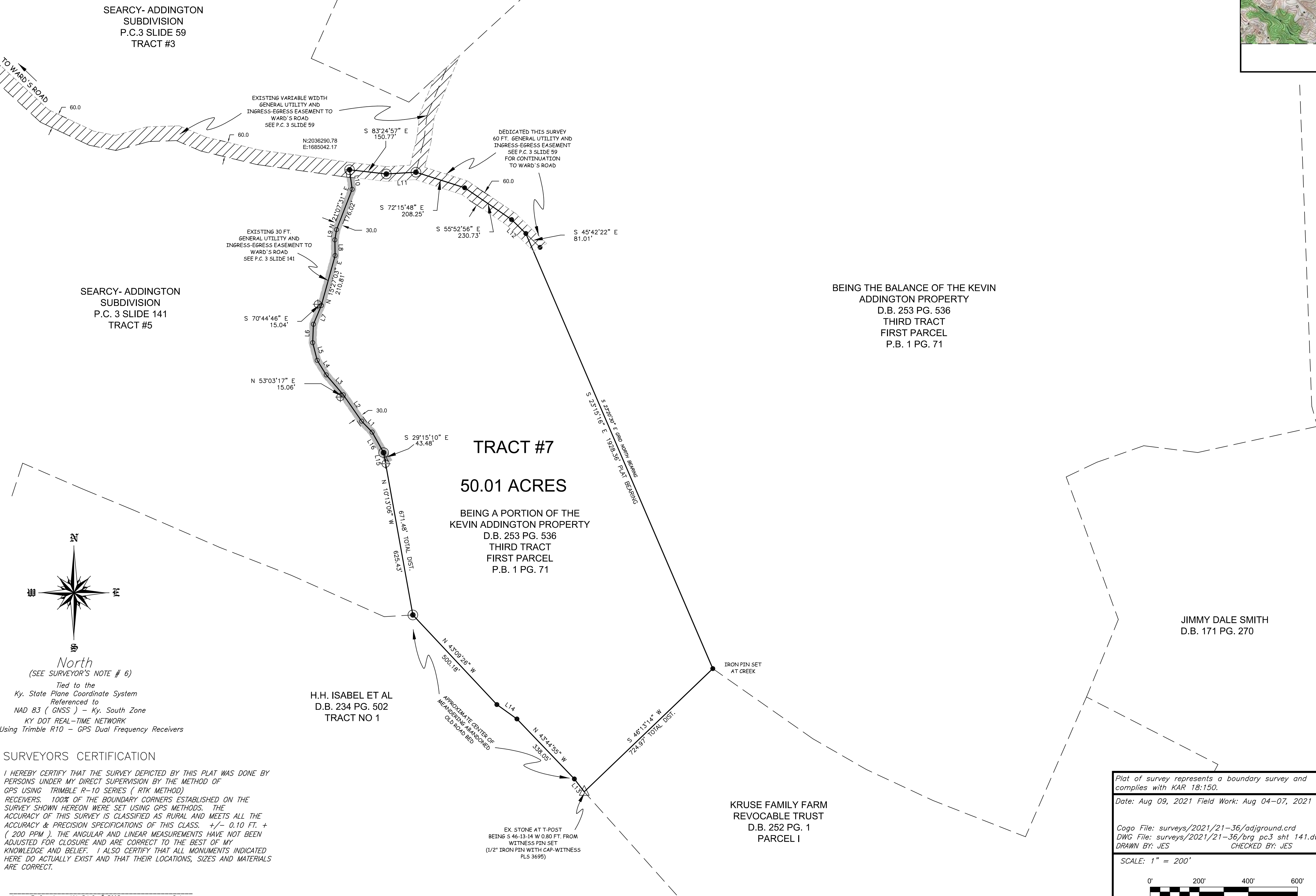
LINE	BEARING	DISTANCE
L1	N 43°47'24" W	61.81
L2	N 34°44'56" W	130.35
L3	N 40°39'10" W	107.10
L4	N 31°44'07" W	69.66
L5	N 14°26'31" W	74.07
L6	N 02°19'57" E	75.32
L7	N 22°46'33" E	82.78
L8	N 00°56'45" W	63.96
L9	N 09°32'42" E	42.38
L10	N 07°59'19" W	80.15
L11	N 86°30'36" E	120.94
L12	S 45°41'53" E	81.05
L13	N 37°31'44" W	66.06
L14	N 44°20'45" W	100.63
L15	N 10°15'10" W	46.04
L16	N 29°12'56" W	95.85

FLOOD HAZARD AREA NOTE

AS INDICATED ON THE FLOOD INSURANCE RATE MAPS (FIRM), EFFECTIVE MAY 3, 2010, SPECIFICALLY MAP NUMBER 21087C0050C, THE PROPERTY SHOWN ON THIS PLAT IS SHOWN TO BE IN ZONE X WHICH HAS BEEN DETERMINED TO BE OUTSIDE A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 100-YEAR FLOOD PLAIN (1% ANNUAL CHANCE FLOOD) OR 500-YEAR FLOOD PLAIN (0.2% ANNUAL CHANCE FLOOD). FLOOD HAZARD AREA DETERMINATION IS RESTRICTED TO A REVIEW OF THE FIRM AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL OR HAZARDS.



VICINITY MAP – NOT TO SCALE



SURVEYOR'S NOTES:

1. THE BOUNDARY SURVEY SHOWN HEREON IS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS EITHER IMPLIED OR OF RECORD, TO ANY ACTUAL ROADWAY RIGHT-OF-WAY DIFFERENT FROM WHAT IS SHOWN AND ANY UTILITIES NOT SHOWN HEREON.
2. THIS PROFESSIONAL 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.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAM AND IS SUBJECT TO ANY FUTURE FACTS OR FINDINGS THAT BETTER DESCRIBE THE BOUNDARY SHOWN HEREON.
4. NO CEMETERIES WERE FOUND DURING THE COURSE OF THIS SURVEY BUT DOES NOT GUARANTEE THE EXISTANCE OF ONE.
5. ADJOINING PROPERTY OWNERS ARE ACCORDING TO PROPERTY VALUATION OFFICE
6. THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO TRACT # 5 OF THE 2021 SEARCY-ADDINGTON SUBDIVISION RECORDED AT P.C. 1 SLIDE 141. A ROTATION OF -00-05-14 WAS ADDED FROM GRID NORTH TO REFERENCE PLAT BEARINGS. DISTANCES AND COORDINATES WERE TRANSFORMED FROM GRID TO GROUND USING A COMBINED GRID FACTOR OF 1.00008907, GEOID 12AUS, FROM THE POINT OF BEGINNING AT NORTHWEST PROPERTY CORNER.
7. THERE IS AN EXISTING VARIABLE WIDTH INGRESS-EGRESS AND GENERAL UTILITY EASEMENT AS REFERENCED IN PLAT CABINET 3 SLIDE 59 LEADING TO WARD'S ROAD (KY HWY 2762). SEE SAID PLAT FOR CONTINUATION OF LOCATION AND WIDTHS.
8. THERE IS AN EXISTING 30' INGRESS-EGRESS AND GENERAL UTILITY EASEMENT AS SHOWN ON PLAT CABINET 3 SLIDE 141 ALONG THE EASTERLY BOUNDARY OF TRACT #5 AS SHOWN FOR THE BENEFIT OF BOTH TRACT #5 AND TRACT #7 AS SHOWN HEREON.
9. A NEWLY DEDICATED 60' INGRESS-EGRESS AND GENERAL UTILITY EASEMENT WAS CREATED CENTERED ON THE NORTHERLY BOUNDARY LINE OF TRACT #7 SHOWN HEREON ALONG AN EXISTING DIRT ROAD LEADING TO THE BALANCE OF THE PARENT TRACT (ADDINGTON PROPERTY, D.B. 253 PG. 536 - THIRD TRACT , FIRST PARCEL - P.B. 1 SLIDE 71).

OWNER'S CERTIFICATION

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS RECORDED AT D.B. 253 PG. 536 IN THE OFFICE OF THE CLERK OF GREEN COUNTY, KY, AND THAT I (WE) ADOPT THIS SURVEY AND PLAT OF DEVELOPMENT / SUBDIVISION AND DEDICATE THE EASEMENTS SHOWN HEREON.

OWNER _____ DATE _____
 OWNER _____ DATE _____

2021 SEARCY-ADDINGTON SUBDIVISION TRACT 7

PROPERTY SITUATED APPROXIMATELY 1.6 MILES NORTH EAST OF THE INTERSECTION OF HODGENVILLE ROAD (KY HWY 61) AND WARD'S ROAD (KY HWY 2762) SOUTHEAST OF CREAL IN GREEN COUNTY, KY.

OWNER'S ADDRESS/ SOURCE OF TITLE:
 KEVIN D. AND LISA ADDINGTON 870 WESTPARK RD. ELIZABETHTOWN, KY. 42701
 D.B. 253 PG. 536 (THIRD TRACT - FIRST PARCEL - P.B. 1 PAGE 71)

PVA MAP# 36-09 (GREEN CO., KY.)

SURVEYORS CERTIFICATION

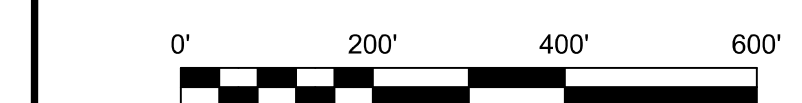
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF GPS USING TRIMBLE R-10 SERIES (RTK METHOD) RECEIVERS. 100% OF THE BOUNDARY CORNERS ESTABLISHED ON THE SURVEY SHOWN HEREON WERE SET USING GPS METHODS. THE ACCURACY OF THIS SURVEY IS CLASSIFIED AS RURAL AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. +/- 0.10 FT. + (200 PPM). THE ANGULAR AND 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 CORRECT.

James E. Spurrier KY. P.L.S. # 3695 Date _____

Plat of survey represents a boundary survey and complies with KAR 18-150.
 Date: Aug 09, 2021 Field Work: Aug 04-07, 2021

Cogo File: surveys/2021/21-36/adjground.crd
 DWG File: surveys/2021/21-36/brg_pc3_sht_141.dwg
 DRAWN BY: JES CHECKED BY: JES

SCALE: 1" = 200'



1102 PAWNEE DR.
 Elizabethtown, Ky. 42701
 270-723-5720
 www.spurrierlandsurveying.com

KRUSE FAMILY FARM REVOCABLE TRUST
 D.B. 252 PG. 1 PARCEL I

JIMMY DALE SMITH
 D.B. 171 PG. 270

BEING THE BALANCE OF THE KEVIN ADDINGTON PROPERTY
 D.B. 253 PG. 536
 THIRD TRACT
 FIRST PARCEL
 P.B. 1 PG. 71

TRACT #7
50.01 ACRES

BEING A PORTION OF THE KEVIN ADDINGTON PROPERTY
 D.B. 253 PG. 536
 THIRD TRACT
 FIRST PARCEL
 P.B. 1 PG. 71

H.H. ISABEL ET AL
 D.B. 234 PG. 502
 TRACT NO 1

SHOFFNER DIVISION
 LOT 4
 P.C. 1 SLIDE 138

SHOFFNER DIVISION
 LOT 5
 P.C. 1 SLIDE 138

SEARCY-ADDINGTON
 SUBDIVISION
 P.C.3 SLIDE 59
 TRACT #3

SEARCY-ADDINGTON
 SUBDIVISION
 P.C. 3 SLIDE 141
 TRACT #5

KEVIN & LISA ADDINGTON
 D.B. 259 PG. 795

EX. STONE AT T-POST
 BEING S 46-13-14 W 0.80 FT. FROM
 WITNESS PIN SET
 (1/2" IRON PIN WITH CAP-WITNESS
 PLS 3695)

APPROXIMATE CENTER OF
 MEASURING STATIONED
 OLD ROAD BED

IRON PIN SET
 AT CREEK

DEDICATED THIS SURVEY
 60 FT. GENERAL UTILITY AND
 INGRESS-EGRESS EASEMENT
 SEE P.C. 3 SLIDE 59
 FOR CONTINUATION
 TO WARD'S ROAD

EXISTING 30 FT.
 GENERAL UTILITY AND
 INGRESS-EGRESS EASEMENT TO
 WARD'S ROAD
 SEE P.C. 3 SLIDE 141

EXISTING VARIABLE WIDTH
 GENERAL UTILITY AND
 INGRESS-EGRESS EASEMENT TO
 WARD'S ROAD
 SEE P.C. 3 SLIDE 59