SET PROPERTY CORNER MARKERS ARE ½"X18" REBAR WITH A YELLOW PLASTIC CAP STAMPED B.FERGUSON PLS#4146, SET WITNESS MONUMENTS ARE ½"X18" REBAR WITH A RED PLASTIC CAP STAMPED, WITNESS MONUMENT B.FERGUSON PLS#4146

NORTH REFERENCED TO GEODETIC NORTH AS MEASURED 04–07–17 BASIS OF BEARING REFERENCED HEREON.

TITLE SOURCE: DB 191 PG 174
OWNER: JACOB WARREN, EXECUTOR OF THE MARK WARREN ESTATE
ADDRESS: 340 MEADOW CREEK RD, CAMPBELLSVILLE, KY 42718

All 3 Tracts are Selling Together as 3.91 AC m/l

JACOB WARREN DERIVED FULL TITLE TO THE ABOVE DESCRIBED PROPERTY UPON THE DEATH OF MARK WARREN ON 05–05–2017 AS REFERENCE IN WILL BOOK 28 PAGE 191.

THIS PLAT DEPICTS ALL 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. ROAD RIGHT OF WAY MAY BE ASSUMED IF NO DEED HAS BEEN FOUND. MEADOW CREEK ROAD RIGHT OF WAY IS 40' PER CURRENT MONUMNETATION.

ADJOINER INFORMATION WAS TAKEN FROM THE TAYLOR COUNTY PVA.

SUBJECT PVA PARCEL MAP NUMBER:35–034–03

THE TRACTS SHOWN HEREON ARE SITUATED NEAR THE COMMUNITY OF HATCHER, TAYLOR COUNTY, KY.

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 MY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.

LEGEND

- ● SET 1/2"x18" REBAR WITH YELLOW CAP STAMPED B.FERGUSON PLS#4146
- ⊕ SET 1/2"x18" REBAR WITH RED CAP STAMPED B.FERGUSON PLS#4146 WITNESS MONUMENT
- ◉ FOUND IRON PIN
- ○ MEANDER POINT NOT SET
- ○ EASEMENT POINT NOT SET
- ⊠ FOUND WOODEN POST
- ⊡ FOUND TREE
- □ FOUND T–POST

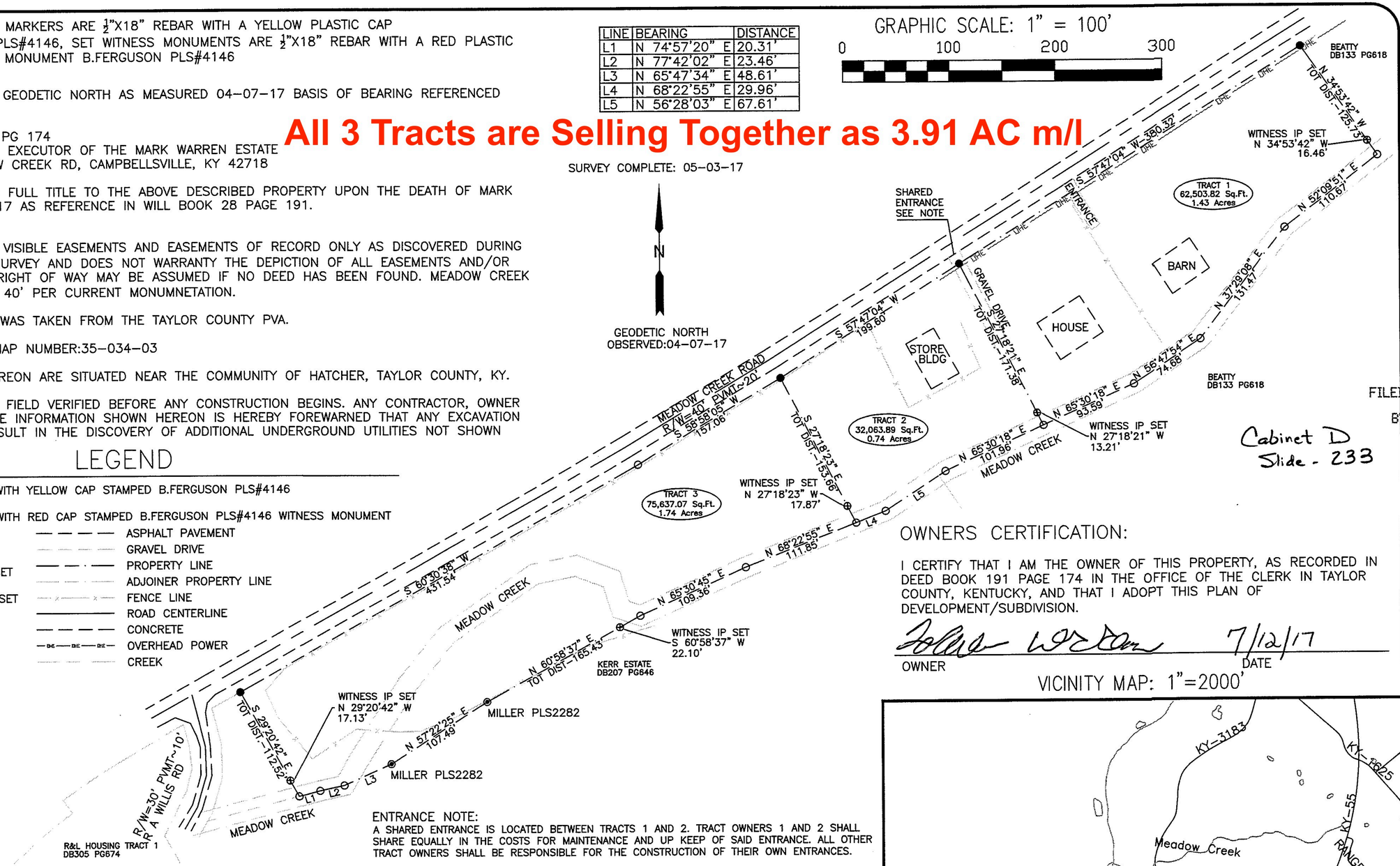
- ASPHALT PAVEMENT
- GRAVEL DRIVE
- PROPERTY LINE
- ADJOINER PROPERTY LINE
- FENCE LINE
- ROAD CENTERLINE
- CONCRETE
- OVERHEAD POWER
- CREEK

LINE	BEARING	DISTANCE
L1	N 74°57'20" E	20.31'
L2	N 77°42'02" E	23.46'
L3	N 65°47'34" E	48.61'
L4	N 68°22'55" E	29.96'
L5	N 56°28'03" E	67.61'

GRAPHIC SCALE: 1" = 100'
0 100 200 300

SURVEY COMPLETE: 05–03–17

N
GEODETIC NORTH
OBSERVED:04–07–17



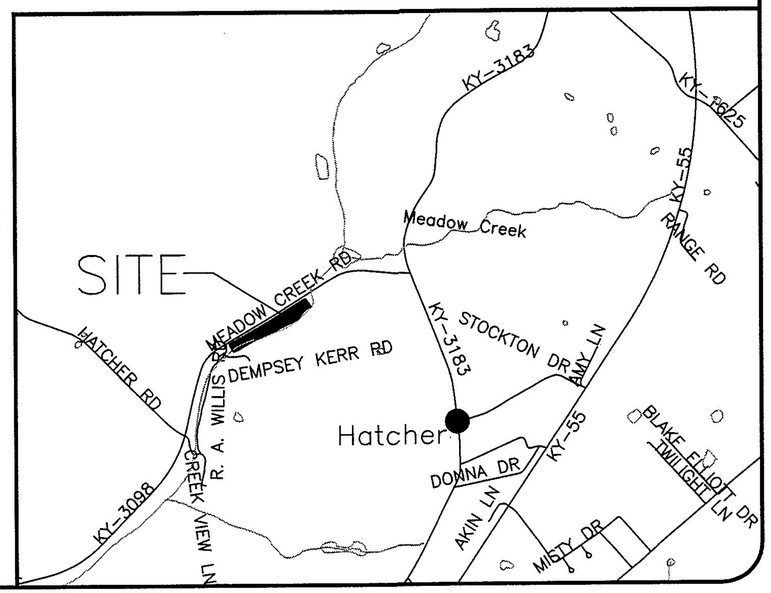
ENTRANCE NOTE:
A SHARED ENTRANCE IS LOCATED BETWEEN TRACTS 1 AND 2. TRACT OWNERS 1 AND 2 SHALL SHARE EQUALLY IN THE COSTS FOR MAINTENANCE AND UP KEEP OF SAID ENTRANCE. ALL OTHER TRACT OWNERS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THEIR OWN ENTRANCES.

OWNERS CERTIFICATION:

I CERTIFY THAT I AM THE OWNER OF THIS PROPERTY, AS RECORDED IN DEED BOOK 191 PAGE 174 IN THE OFFICE OF THE CLERK IN TAYLOR COUNTY, KENTUCKY, AND THAT I ADOPT THIS PLAN OF DEVELOPMENT/SUBDIVISION.

OWNER 7/12/17 DATE

VICINITY MAP: 1"=2000'



CERTIFICATE OF SURVEY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION. THE SURVEY SHOWN HERON IS BASED ON GPS DATA COLLECTED BY PITMAN GREEN LLC USING STATIC AND RTK METHODS WITH DUAL FREQUENCY TRIMBLE SPS855 BASE AND TRIMBLE SPS985 ROVER RECEIVERS. THE ENTIRETY OF DATA FOR THIS SURVEY WAS COLLECTED FROM GPS MEANS WHEN ACCEPTABLE OR CONVENTIONAL MEANS THROUGH GPS CONTROL POINTS WITH TRIMBLE TOTAL STATIONS. 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 SURVEY SHOWN HEREON IS A RURAL SURVEY.

BRIAN A. N. FERGUSON — PLS# 4146 — DATE 07-12-17

STATE OF KENTUCKY
BRIAN A. N. FERGUSON
4146
LICENSED PROFESSIONAL LAND SURVEYOR
07-12-17

PITMAN GREEN LLC
ENGINEERING | CONSULTING | SURVEYING | INVESTIGATIONS
119 N. Public Square
Greensburg, KY 42743 ▪ 270-973-5213 ▪ 270-932-1260

'17 JUL 12 AM10:23
FILED BY TAYLOR COUNTY CLERK
B' D.C.

Cabinet D
Slide - 233

2017 WARREN DIVISION
PLAT FOR
MARK WARREN
TAYLOR COUNTY, KENTUCKY

SCALE: 1"=100'
DATE: 7–12–2017
PROJECT: 17–022
DRAWN: BANF
CHECKED: GTB

SHEET 1 OF 1