

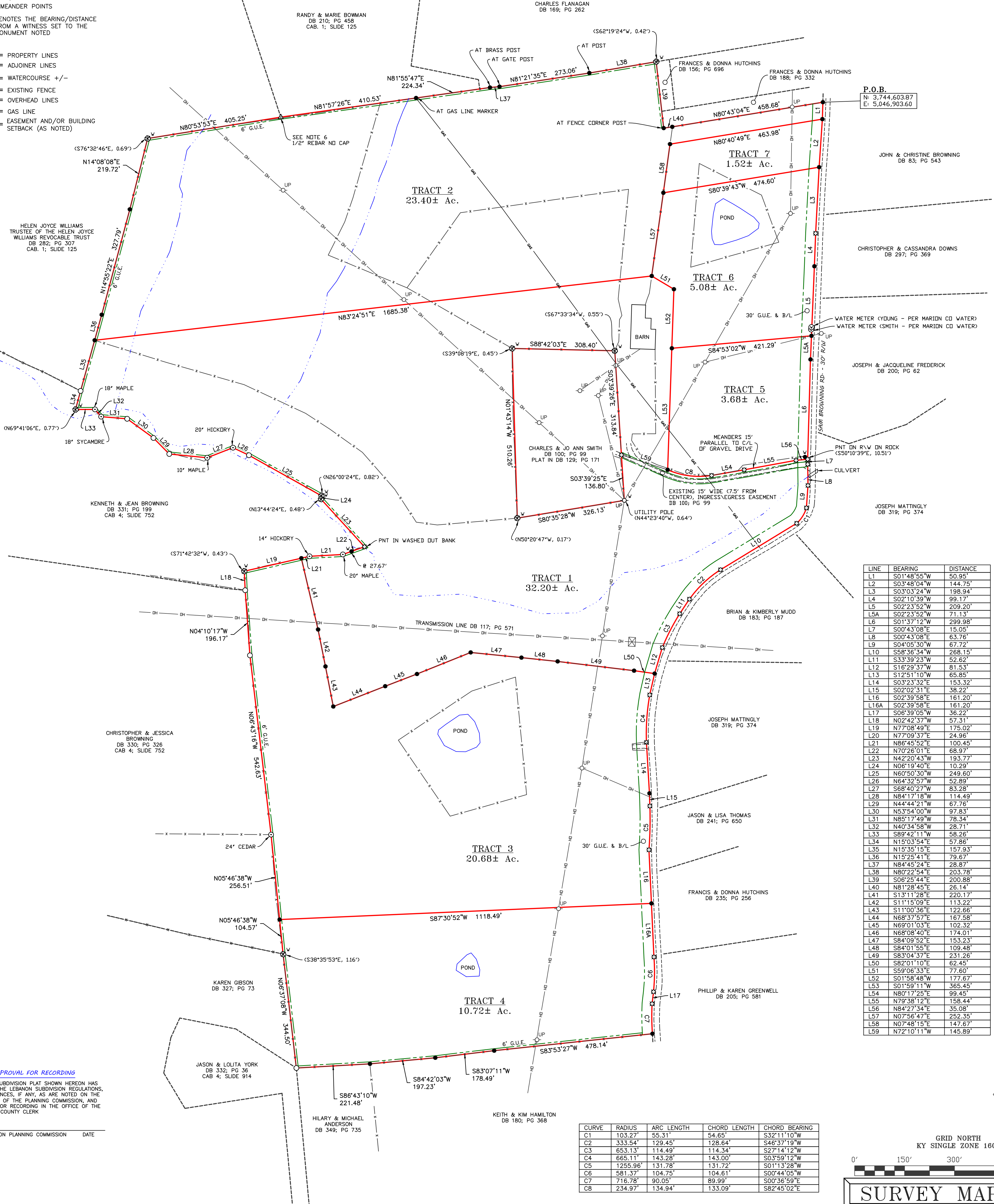
PURPOSE OF PLAT:
TO DIVIDE DEED BOOK 274, PAGE 738
INTO 8 TRACTS.

GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS & RIGHT OF WAYS, RECORDED OR UNRECORDED, AND ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.
2. THE SOURCE OF THE SURVEY FOR THE PROPERTY SHOWN HEREIN IS THE SAME PROPERTY DESCRIBED IN THE DEED TO GREGORY YOUNG, DEED BOOK 274, PAGE 738, AS RECORDED IN THE MARION COUNTY CLERK'S OFFICE.
3. THE ADDRESS FOR THE PROPERTY SHOWN HEREIN IS 454 SAM BROWNING RD., LEBANON, KY 40033.
4. P.O.B. - IRON PIN SET 15' WESTERLY OF THE C/L OF SAM BROWNING RD., APPROX. 3475' NORTHERLY OF ITS INTERSECTION WITH KY 49, AND HAVING THE KY STATE PLANE COORDINATES (KY SINGLE ZONE, KY 1600) AS SHOWN.
5. THE BEARINGS & DISTANCES SHOWN HEREIN ARE BASED ON THE KY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE (KY 1600). THE CONVERGENCE & COMBINED SCALE FACTORS ARE 0.26526944' & 0.99988304, RESPECTIVELY.
6. THE 1/2" REBAR NO CAP WAS FOUND AT THE BASE OF A 10' WALNUT TREE WITH OLD FENCE, 3' NORTH OF THE EXISTING FENCE. THE PREVIOUS SURVEY CALLS FOR RUNNING WITH THE FENCE, THE FENCE WAS NOT USED IN THIS AREA (IT APPEARS TO HAVE BEEN RELOCATED).
7. NO R/W DEED WAS FOUND FOR SAM BROWNING RD. THE WIDTH SHOWN IS BASED ON MINIMUM COUNTY ROAD WIDTH.

SURVEY LEGEND

- = SET 1/2"x18" IRON PIN W/ RED CAP (KWM NATHAN KING PLS 3831 CORNER MONUMENT)
- = SET 1/2"x18" WITNESS PIN W/ BLUE CAP (KWM NATHAN KING PLS 3831 WITNESS MONUMENT)
- = FND IRON PIN W/CAP STAMPED KWM NATHAN KING PLS 3831
- △ = FOUND MONUMENTS (AS NOTED)
- = TREES (SIZE/SPECIES NOTED) ALL TREES ARE OF RECORD AND MARKED WITH 3 HACKS UNLESS OTHERWISE NOTED
- ⊙ = WOOD POST (AS NOTED)
- ⊠ = UNMARKED AND/OR MEANDER POINTS
- DENOTES THE BEARING/DISTANCE FROM A WITNESS SET TO THE MONUMENT NOTED
- UP = UTILITY POLES
- = PROPERTY LINES
- = ADJOINER LINES
- = WATERCOURSE +/-
- = EXISTING FENCE
- = OVERHEAD LINES
- = GAS LINE
- = EASEMENT AND/OR BUILDING SETBACK (AS NOTED)



| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S01°48'55"W | 50.95' |
| L2 | S03°48'04"W | 144.75' |
| L3 | S03°03'24"W | 198.94' |
| L4 | S02°10'39"W | 99.17' |
| L5 | S02°23'52"W | 209.20' |
| L5A | S02°23'52"W | 71.13' |
| L6 | S01°37'12"W | 299.98' |
| L7 | S00°43'08"E | 15.05' |
| L8 | S00°43'08"E | 63.78' |
| L9 | S04°05'30"W | 67.72' |
| L10 | S58°36'34"W | 268.15' |
| L11 | S33°39'23"W | 52.62' |
| L12 | S16°23'37"W | 81.53' |
| L13 | S12°51'10"W | 65.85' |
| L14 | S03°23'32"E | 153.32' |
| L15 | S02°02'31"E | 38.22' |
| L16 | S02°39'58"E | 161.20' |
| L16A | S02°39'58"E | 161.20' |
| L17 | S06°39'05"W | 68.97' |
| L18 | N02°42'37"W | 57.31' |
| L19 | N77°08'49"E | 175.02' |
| L20 | N77°09'37"E | 24.96' |
| L21 | N86°45'52"E | 100.45' |
| L22 | N70°26'01"E | 68.97' |
| L23 | N42°20'43"W | 193.77' |
| L24 | N06°19'40"E | 10.29' |
| L25 | N60°50'30"W | 249.60' |
| L26 | N64°32'57"W | 52.89' |
| L27 | S68°40'27"W | 83.28' |
| L28 | N84°17'18"W | 114.49' |
| L29 | N44°44'21"W | 67.76' |
| L30 | N53°54'00"W | 97.83' |
| L31 | N85°17'49"W | 78.34' |
| L32 | N40°34'58"W | 28.71' |
| L33 | S89°42'11"W | 58.26' |
| L34 | N15°03'54"E | 57.86' |
| L35 | N15°35'15"E | 157.93' |
| L36 | N15°25'41"E | 79.67' |
| L37 | N84°45'24"E | 28.87' |
| L38 | N80°22'54"E | 203.78' |
| L39 | S06°25'44"E | 200.88' |
| L40 | N81°28'45"E | 26.14' |
| L41 | S13°11'28"E | 220.17' |
| L42 | S11°15'09"E | 113.22' |
| L43 | S11°00'36"E | 122.66' |
| L44 | N68°37'57"E | 167.58' |
| L45 | N69°01'03"E | 102.32' |
| L46 | N68°08'40"E | 174.01' |
| L47 | S84°09'52"E | 153.23' |
| L48 | S84°01'55"E | 109.48' |
| L49 | S83°04'37"E | 231.26' |
| L50 | S82°01'10"E | 62.45' |
| L51 | S59°06'33"E | 77.60' |
| L52 | S01°58'48"W | 177.67' |
| L53 | S01°59'11"W | 365.45' |
| L54 | N80°17'25"E | 99.45' |
| L55 | N79°38'12"E | 158.44' |
| L56 | N84°27'34"E | 35.08' |
| L57 | N07°56'47"E | 252.35' |
| L58 | N07°48'15"E | 147.67' |
| L59 | N72°10'11"W | 145.89' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1 | 103.27' | 55.31' | 54.85' | S32°11'10"W |
| C2 | 333.54' | 129.45' | 128.64' | S46°37'19"W |
| C3 | 653.13' | 114.49' | 114.34' | S27°14'12"W |
| C4 | 665.11' | 143.28' | 143.00' | S03°59'12"W |
| C5 | 1255.96' | 131.78' | 131.72' | S01°13'28"W |
| C6 | 581.37' | 104.75' | 104.61' | S00°44'09"W |
| C7 | 716.78' | 90.05' | 89.99' | S00°36'59"E |
| C8 | 234.97' | 134.94' | 133.09' | S82°45'02"E |

GRID NORTH
KY SINGLE ZONE 1600

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LEBANON SUBDIVISION REGULATIONS, THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MARION COUNTY CLERK.

CHAIRMAN/SECRETARY, LEBANON PLANNING COMMISSION DATE



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION & THAT THE FACTS AND STATEMENTS CONTAINED HEREIN ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY WAS 1:88,604. AND THE BEARINGS & DISTANCES SHOWN HEREON ARE NOT BASED ON AN ADJUSTED TRANSVERSE. THE SURVEY SHOWN HEREON MEETS THE SPECIFICATIONS FOR A CLASS A "URBAN" SURVEY.

CERTIFICATE OF IMPROVEMENT COMPLETION AND INSPECTION
I HEREBY CERTIFY THAT THE IMPROVEMENTS PLAN FOR THIS SUBDIVISION HAS BEEN REVIEWED AND IS CONFORMANCE WITH ALL APPROPRIATE RULES AND REGULATIONS. I FURTHER CERTIFY THAT (1) ALL IMPROVEMENTS HAVE BEEN COMPLETED AND INSPECTED IN CONFORMANCE WITH THE LEBANON SUBDIVISION REGULATIONS AND OTHER APPLICABLE REGULATIONS OR (2) THAT A CONTRACT GUARANTEE IN AN APPROVED AMOUNT HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

ZONING ADMINISTRATOR, LEBANON PLANNING COMMISSION DATE
CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS, CITY OF LEBANON DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT ANY AND ALL RESTRICTIONS AND ANY DEDICATED EASEMENTS FOR PUBLIC AND PRIVATE USE AS SHOWN HEREON.

OWNER DATE
OWNER DATE
ACKNOWLEDGED AND SWORN TO BEFORE ME BY _____ AND _____ THIS _____ DAY OF _____, 20____

NOTARY PUBLIC - STATE AT LARGE, KY
MY COMMISSION EXPIRES: _____

SURVEY MAP
SURVEY TITLE
YOUNG - SAM BROWNING RD.

OWNER: GREG YOUNG, 1450 HWY 327, LEBANON, KY 40033
CLIENT: MAY & FARMAN, 151 W. MAIN ST., LEBANON, KY 40033

PVA MAP #047-001
MARION COUNTY, KENTUCKY
THIS SURVEY COMPLIES WITH 201 KAR 18:150

KWM ENGINEERING & SURVEYING
NATHAN A. KING
325 N. WOODLAND AVE., LEBANON, KY 40033
PH: 502-955-8000
nathan@kwm.net

PROJECT: MARION 2023 MAY & FARMAN 0125
SCALE: 1" = 150'
TOTAL AREA: 97.28 AC. +/-
DATE: 11-29-2023
DRAWN BY: MARK WETHINGTON