

LEGEND
 D.B. DEED BOOK
 PG. PAGE
 ○ UTILITY POLE

— OHE — OHE — EXISTING OVERHEAD ELECTRIC LINE
 — X — X — EXISTING FENCE LINE (MEANDERS)
 — ○ — SET 1/2" REBAR 18" LONG WITH A YELLOW CAP STAMPED "SPAULDING PLS 4427"
 — △ — SET 1/2" REFERENCE REBAR 18" LONG WITH A RED CAP STAMPED "REFERENCE MONUMENT PLS 4427"
 — ● — FOUND MONUMENT AS NOTED
 — ⊠ — FOUND 1/2" REBAR WITH RED CAP (KWM ENGINEERING NATHAN KING PLS 3831)
 — ● — SURVEY POINT (NO MONUMENT SET)
 — — — — — PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - FLOW LINE (MEANDERS)
 (NX°XX'XX"W X.XX')

- GENERAL NOTES**
- A TITLE SEARCH WAS NOT PERFORMED
 - ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS.
 - THIS SURVEY IS NOT INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD "CERTIFY" AS USED HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 - THE SUBJECT PROPERTY IS NOT LOCATED IN A 100-YEAR FLOOD PLAIN PER FEMA FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NO. 21155C0160D DATED MAY 23, 2023.
 - RIGHT OF WAY BASED ON STATE HIGHWAY PROJECT NO. 210 SEC A-G

TRACT #1
 5.72± ACRES

RANDALL & CONNIE PROPERTIES LLLP
 PARCEL ID: 048-006-02
 D.B. 339, PG. 726 (PROPERTY 15)
 PLAT CABINET 4, SLIDE 948

TRACT #2
 19.19± ACRES

DAVID J & ALICE M MATTINGLY
 PARCEL ID: 047-012-02
 D.B. 346, PG. 325
 PLAT CABINET 4, SLIDE 976

TRACT #3
 4.00± ACRES

JACQUELINE C ROGERS
 PARCEL ID: 056-018A
 D.B. 259, PG. 567

222.41' DEEP x 50' WIDE INGRESS/EGRESS EASEMENT ACROSS TRACT #2 FOR THE BENEFIT OF TRACT #3 AND MUTUAL USE OF BOTH

30' GENERAL UTILITY EASEMENT AND BUILDING SETBACK

30' ELECTRIC EASEMENT SEE D.B. 142, PG. 379

AL=409.87'
 R=2458.84'
 B=N85°32'26"W
 CL=409.40'

SET REBAR S85°35'27"E 2.24' OF UTILITY POLE

SET REBAR AT RR TIE/POST

ENTRANCE APPROVED BY MARK MCKENZIE WITH KYTC

GLOBAL POSITIONING SYSTEMS NOTES

- BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT.
- CARLSON BRX7 DUAL FREQUENCY BASE AND ROVER RECEIVERS WERE USED TO PERFORM THIS SURVEY.
- NETWORK ADJUSTED REAL TIME KINEMATIC, NAD 83 KENTUCKY SINGLE ZONE WAS UTILIZED WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID18.
- RELATIVE POSITIONAL ACCURACY OF EACH POINT IS ± 0.10' (200 PPM)
- DISTANCES SHOWN WERE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF 0.9998864. SCALE POINT SET TO N:3732701.030, E: 5054450.247 BY READ GPS SHOT USING SURVPC ON CARLSON RT4.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "RURAL" SURVEY AS SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY METHOD OF STATIC AND RTK GPS METHODS OR CONVENTIONAL METHODS THROUGH GPS CONTROL POINTS WITH A CARLSON CR+ ROBOTIC TOTAL STATION. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED WITH HRMS OF 0.03' OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, ALL MONUMENTS WERE FOUND OR SET AS NOTED. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, IMPLIED, APPARENT AND OF RECORD WHETHER SHOWN HEREON OR NOT.

CERTIFICATE OF IMPROVEMENT COMPLETION AND INSPECTION

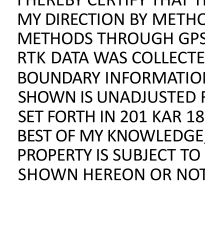
I HEREBY CERTIFY THAT THE IMPROVEMENTS PLAN FOR THIS SUBDIVISION HAS BEEN REVIEWED AND IS IN CONFORMANCE WITH ALL APPROPRIATE RULES AND REGULATIONS. I FURTHER CERTIFY THAT (1) ALL IMPROVEMENTS HAVE BEEN COMPLETED AND INSPECTED IN CONFORMANCE WITH THE LEBANON SUBDIVISION REGULATIONS AND OTHER APPLICABLE 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 _____

CHAIRMAN / SECRETARY, LEBANON PLANNING COMMISSION _____ DATE _____

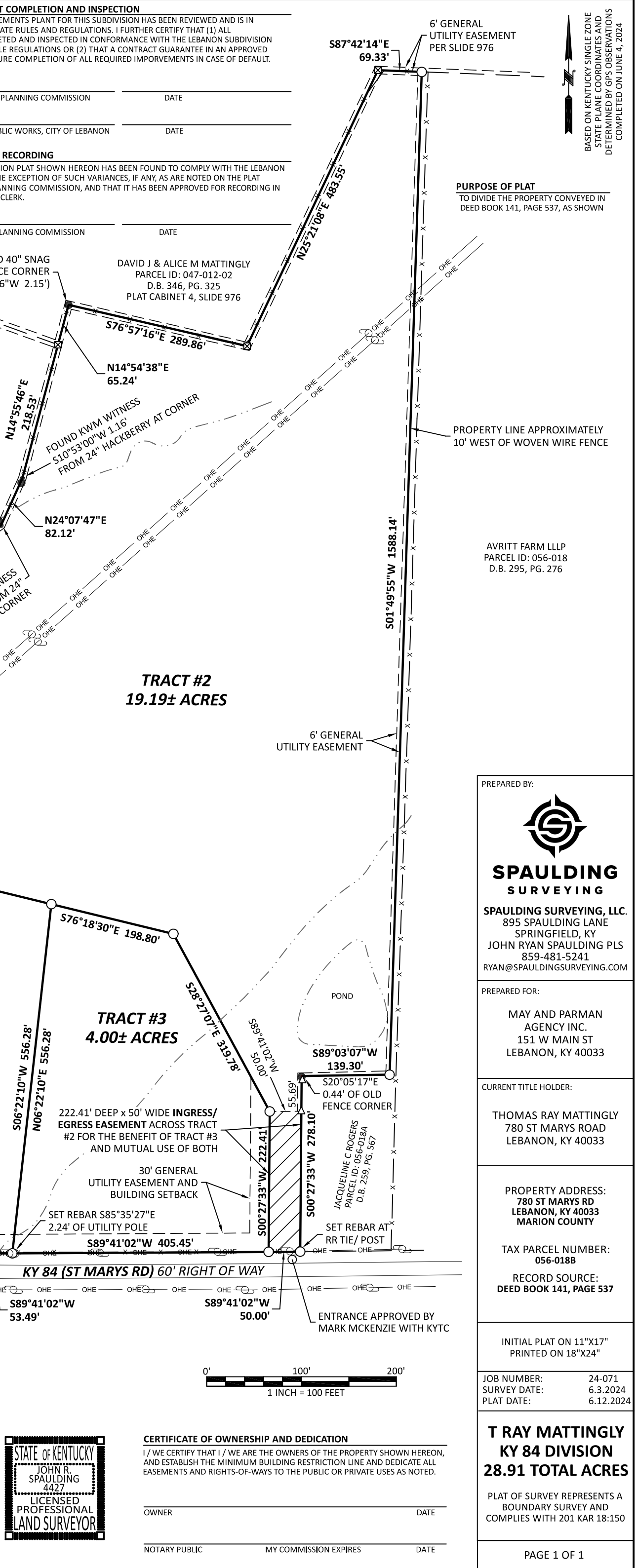
JOHN RYAN SPAULDING, PLS #4427 _____ DATE _____



OWNER _____ DATE _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____ DATE _____

DATE _____



CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LEBANON SUBDIVISION REGULATIONS, WITH 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 _____

PURPOSE OF PLAT
 TO DIVIDE THE PROPERTY CONVEYED IN DEED BOOK 141, PAGE 537, AS SHOWN

AVRITT FARM LLLP
 PARCEL ID: 056-018
 D.B. 295, PG. 276

PREPARED BY:

SPAULDING SURVEYING

SPAULDING SURVEYING, LLC.
 895 SPAULDING LANE
 SPRINGFIELD, KY
 JOHN RYAN SPAULDING PLS
 859-481-5241
 RYAN@SPAULDINGSURVEYING.COM

PREPARED FOR:

MAY AND PARMAN AGENCY INC.
 151 W MAIN ST
 LEBANON, KY 40033

CURRENT TITLE HOLDER:

THOMAS RAY MATTINGLY
 780 ST MARYS ROAD
 LEBANON, KY 40033

PROPERTY ADDRESS:
 780 ST MARYS RD
 LEBANON, KY 40033
 MARION COUNTY

TAX PARCEL NUMBER:
 056-018B

RECORD SOURCE:
 DEED BOOK 141, PAGE 537

INITIAL PLAT ON 11"x17"
 PRINTED ON 18"x24"

JOB NUMBER: 24-071
 SURVEY DATE: 6.3.2024
 PLAT DATE: 6.12.2024

T RAY MATTINGLY
KY 84 DIVISION
28.91 TOTAL ACRES

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

PAGE 1 OF 1

6' GENERAL UTILITY EASEMENT PER SLIDE 976

6' GENERAL UTILITY EASEMENT PER SLIDE 948

6' GENERAL UTILITY EASEMENT

PROPERTY LINE APPROXIMATELY 10' WEST OF WOVEN WIRE FENCE

222.41' DEEP x 50' WIDE INGRESS/EGRESS EASEMENT ACROSS TRACT #2 FOR THE BENEFIT OF TRACT #3 AND MUTUAL USE OF BOTH

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TRACT #2
 19.19± ACRES

TRACT #3
 4.00± ACRES

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