

BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATES AND DETERMINED BY GPS OBSERVATIONS COMPLETED ON OCTOBER 29, 2024

PURPOSE OF PLAT
RETRACE AND DIVIDE THE PROPERTY CONVEYED IN DEED BOOK 223, PAGE 501, AS SHOWN HEREON

249.12± TOTAL ACRES

CERTIFICATE OF OWNERSHIP AND PROPERTY LINE AGREEMENT
I (WE) CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT DOES IN FACT BELONG TO ME (US) AND THE PROPERTY LINES SHOWN HEREON HAVE BEEN FIELD LOCATED AS AGREED PROPERTY LINES BY THE ADJOINING PROPERTY OWNERS AS CERTIFIED BELOW.

WATHEN: D.B. 223, PG. 501 DATE WATHEN: D.B. 223, PG. 501 DATE

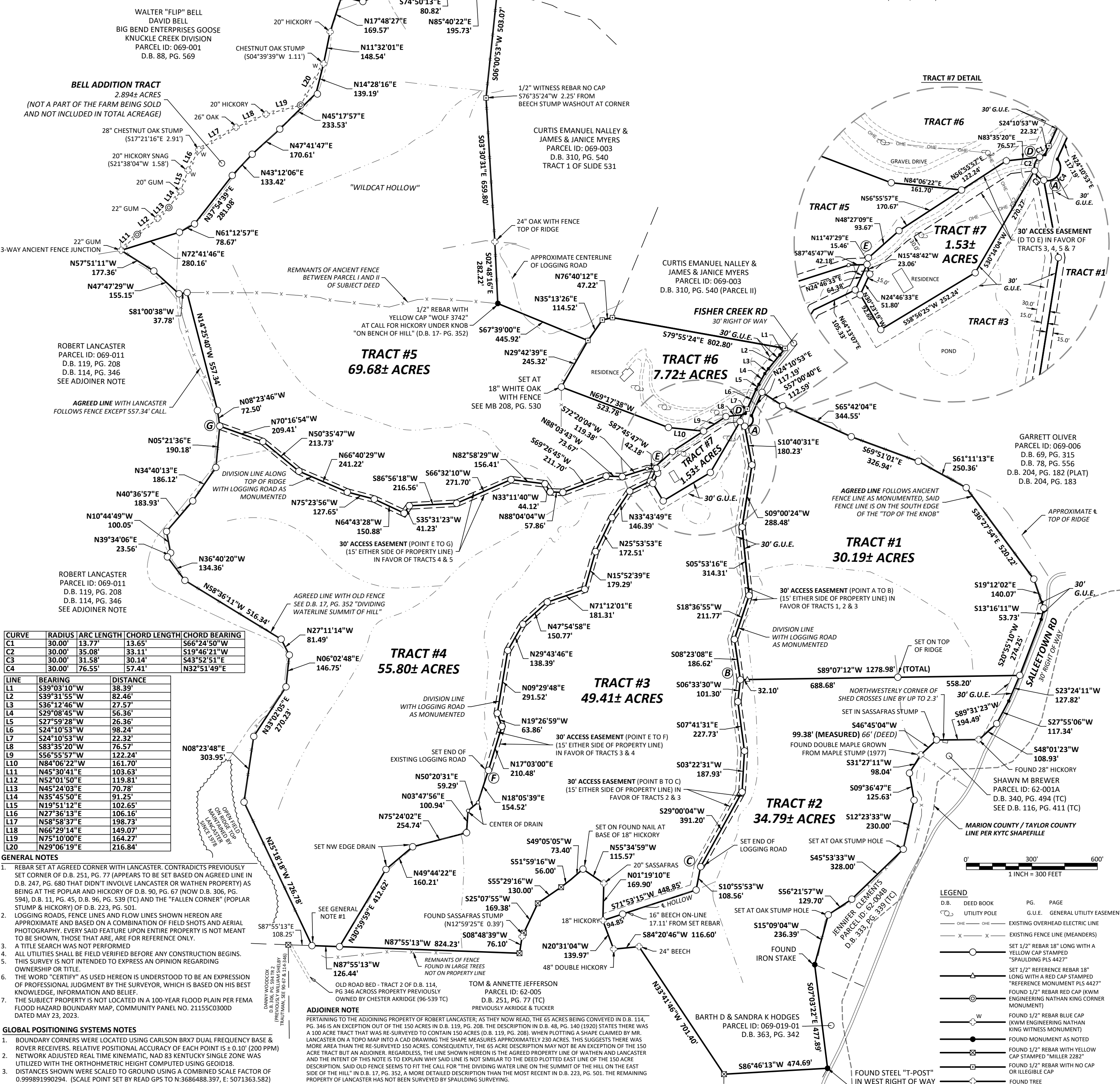
ROBERT LANCASTER (D.B. 119, PG. 208) DATE JOSHUA A & KATRINKA PURDOM (D.B. 114, PG. 346) DATE

CERTIFICATE OF OWNERSHIP AND PROPERTY LINE AGREEMENT
I (WE) CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT DOES IN FACT BELONG TO ME (US) AND THE PROPERTY LINES SHOWN HEREON HAVE BEEN FIELD LOCATED AS AGREED PROPERTY LINES BY THE ADJOINING PROPERTY OWNERS AS CERTIFIED BELOW.

WATHEN: D.B. 223, PG. 501 DATE WATHEN: D.B. 223, PG. 501 DATE

RONNIE FISHER (D.B. 181, PG. 193) DATE MARY FISHER (D.B. 181, PG. 193) DATE

NOTE: ALL RECORDED DOCUMENTS FOUND IN THE MARION COUNTY CLERK'S OFFICE UNLESS NOTED "TC", IN WHICH THEY ARE RECORDED IN THE TAYLOR COUNTY CLERK'S OFFICE.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	13.77'	13.65'	S66°24'50"W
C2	30.00'	35.08'	33.11'	S19°46'21"W
C3	30.00'	31.58'	30.14'	S43°52'51"E
C4	30.00'	76.55'	57.41'	N32°51'49"E

LINE	BEARING	DISTANCE
L1	S39°03'10"W	38.39'
L2	S39°31'55"W	82.46'
L3	S36°12'46"W	27.57'
L4	S29°08'45"W	56.36'
L5	S27°59'28"W	26.36'
L6	S24°10'53"W	98.24'
L7	S24°10'53"W	22.32'
L8	S83°35'20"W	76.57'
L9	S56°55'57"W	122.24'
L10	N84°06'22"W	161.70'
L11	N45°30'41"E	103.63'
L12	N5°11'50"E	119.81'
L13	N45°24'03"E	70.78'
L14	N35°45'50"E	91.25'
L15	N19°51'12"E	102.65'
L16	N27°36'13"E	106.16'
L17	N58°58'37"E	198.73'
L18	N66°29'14"E	149.07'
L19	N75°10'00"E	164.27'
L20	N29°06'19"E	216.84'

GENERAL NOTES

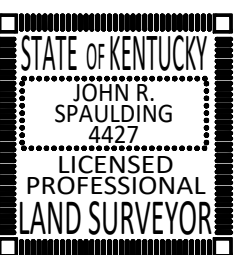
- REBAR SET AT AGREED CORNER WITH LANCASTER, CONTRADICTS PREVIOUSLY SET CORNER OF D.B. 251, PG. 77 (APPEARS TO BE SET BASED ON AGREED LINE IN D.B. 247, PG. 680 THAT DIDN'T INVOLVE LANCASTER OR WATHEN PROPERTY) AS BEING AT THE POPLAR AND HICKORY OF D.B. 90, PG. 67 (NOW D.B. 306, PG. 594), D.B. 11, PG. 45, D.B. 96, PG. 539 (TC) AND THE "FALLEN CORNER" (POPULAR STUMP & HICKORY) OF D.B. 223, PG. 501.
- LOGGING ROADS, FENCE LINES AND FLOW LINES SHOWN HEREON ARE APPROXIMATE AND BASED ON A COMBINATION OF FIELD SHOTS AND AERIAL PHOTOGRAPHY. EVERY SAID FEATURE UPON ENTIRE PROPERTY IS NOT MEANT TO BE SHOWN, THOSE THAT ARE, ARE FOR REFERENCE ONLY.
- 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. 21155C0300D DATED MAY 23, 2023.

GLOBAL POSITIONING SYSTEMS NOTES

- BOUNDARY CORNERS WERE LOCATED USING CARLSON BRX7 DUAL FREQUENCY BASE & ROVER RECEIVERS. RELATIVE POSITIONAL ACCURACY OF EACH POINT IS ± 0.10' (200 PPM)
- NETWORK ADJUSTED REAL TIME KINEMATIC, NAD 83 KENTUCKY SINGLE ZONE WAS UTILIZED WITH THE ORTHOMETRIC HEIGHT COMPUTED USING GEOID18
- DISTANCES SHOWN WERE SCALED TO GROUND USING A COMBINED SCALE FACTOR OF 0.999891990294. (SCALE POINT SET BY READ GPS TO N:3686488.397, E: 5071363.582)

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "RURAL" SURVEY AS SHOWN HEREON WAS PERFORMED BY ME 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 0.02" OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE, ALL IMPLEMENTS 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 OWNERSHIP AND DEDICATION

I / WE CERTIFY THAT I / WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAYS TO THE PUBLIC OR PRIVATE USES AS NOTED

OWNER _____ DATE _____ OWNER _____ DATE _____

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____ DATE _____

SHEET NUMBER: 1 OF 1	SHEET TITLE: WATHEN DIVISION SURVEY 249.12 TOTAL ACRES PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLETS WITH 201 KAR 18:150	PROJECT DATA: SURVEY DATES: OCT-DEC 2024 PLAT DATE: 1.1.2025 JOB #: 14-141 TOTAL ACRES: 249.12	PREPARED FOR: MAY & PARMAN AGENCY INC. 151 W. MAIN ST LEBANON, KY 40033	CURRENT TITLE HOLDER: THOMAS H & SHARON WATHEN 1775 FISHER CREEK RD LEBANON, KY 40033	PROPERTY ADDRESS: 1775 FISHER CREEK RD LEBANON, KY 40033 MARION COUNTY	SITE INFORMATION: TAX PARCEL ID: 069-002-01 RECORD SOURCE: DEED BOOK 223, PAGE 501	PREPARED BY: SPAULDING SURVEYING, LLC 895 SPAULDING LN SPRINGFIELD, KY 40069 JOHN RYAN SPAULDING, PLS, EIT 859-481-5241 Ryan@spauldingsurveying.com
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