

BASED ON KENTUCKY SINGLE ZONE STATE PLANNING COMMISSION MAPS COMPLETED ON SEPTEMBER 25, 2025

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN FOUND TO COMPLY WITH THE WASHINGTON COUNTY SUBDIVISION REGULATIONS WITH THE EXCEPTION OF VARIANCES AS SET OUT ON THIS PLAT AND THAT THIS RECORD PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING AND ZONING COMMISSION ON [DATE] AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE WASHINGTON COUNTY CLERK.

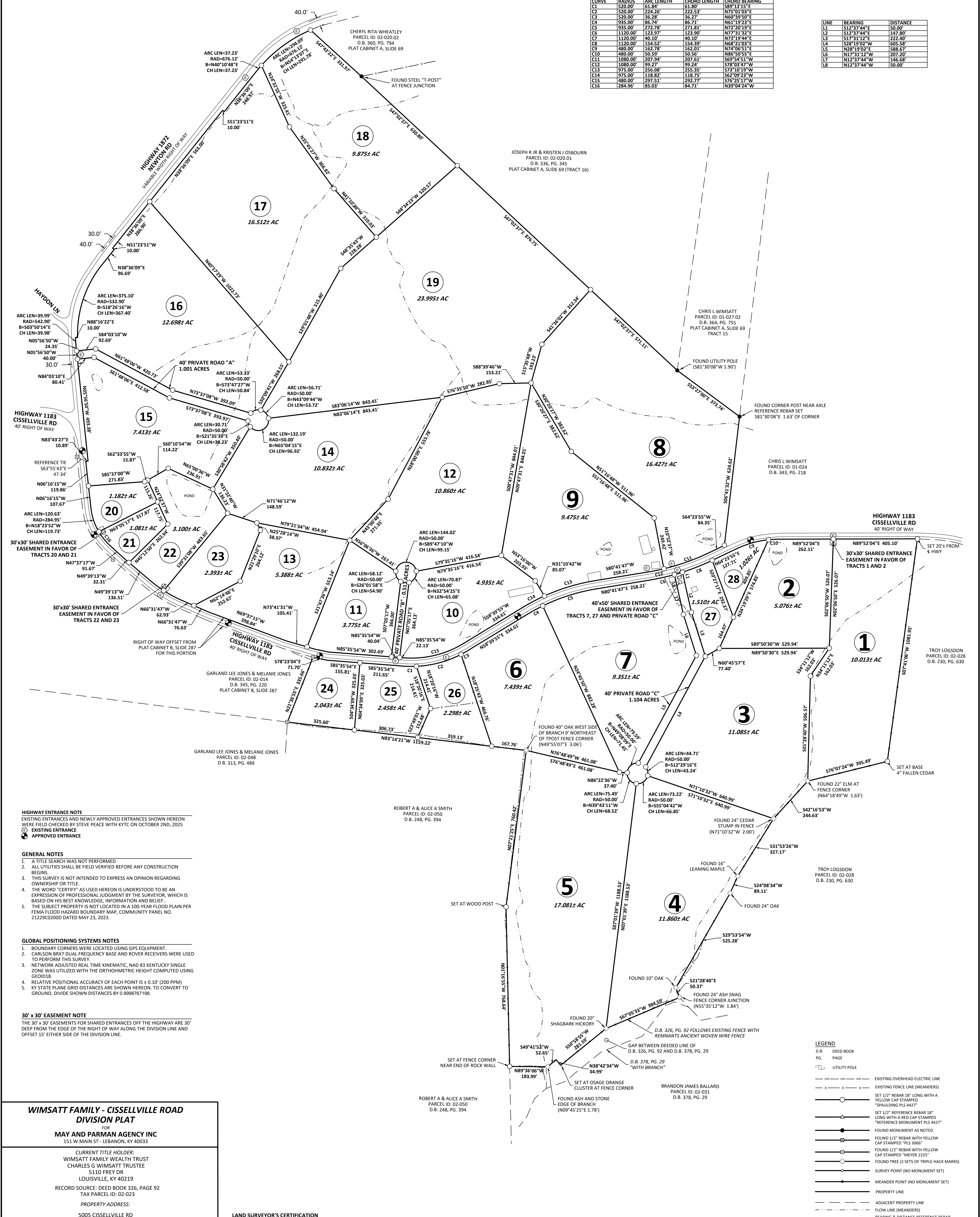
DATE	CHAIRMAN/SECRETARY WASHINGTON COUNTY PLANNING & ZONING COMMISSION	ZONING ADMINISTRATOR WASHINGTON COUNTY PLANNING & ZONING COMMISSION

**PURPOSE OF PLAT**  
DIVIDE THE PROPERTY CONVEYED IN DEED BOOK 326, PAGE 92

- PRIVATE ROAD NOTE**
- PRIVATE ROAD "A" IS FOR THE USE OF TRACTS 14, 16 AND 19.
  - PRIVATE ROAD "B" IS FOR THE USE OF TRACTS 10, 11 AND 12 WITH THE FIRST 50' BEING A SHARED ENTRANCE FOR TRACT 7 AND 27.
  - PRIVATE ROAD "C" IS FOR THE USE OF TRACTS 3, 4 AND 5.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	520.00	61.84	61.80	S89°13'15"E
C2	520.00	224.26	222.53	N75°01'03"E
C3	520.00	36.28	36.27	N60°39'50"E
C4	935.00	86.74	86.71	N61°19'23"E
C5	935.00	272.78	271.81	N72°20'19"E
C6	1120.00	123.97	123.90	N73°19'54"E
C7	1120.00	40.10	40.10	N73°19'54"E
C8	1120.00	154.52	154.39	N68°21'03"E
C9	480.00	162.78	162.01	N74°06'51"E
C10	480.00	50.59	50.56	N86°50'55"E
C11	1080.00	207.94	207.61	S69°54'51"W
C12	1080.00	99.27	99.24	S78°03'47"W
C13	975.00	256.08	255.35	S73°10'19"W
C14	975.00	118.89	118.75	S62°09'23"W
C15	480.00	297.51	297.77	S76°25'17"W
C16	284.96	85.03	84.71	N39°04'24"W

LINE	BEARING	DISTANCE
L1	S12°37'44"E	50.00'
L2	S12°37'44"E	141.89'
L3	S17°31'12"E	222.40'
L4	S28°19'02"W	605.58'
L5	N68°19'02"E	588.67'
L6	N17°31'12"W	207.20'
L7	N12°37'44"W	146.68'
L8	N12°37'44"W	50.00'



**HIGHWAY ENTRANCE NOTE**  
EXISTING ENTRANCES AND NEWLY APPROVED ENTRANCES SHOWN HEREON WERE FIELD CHECKED BY STEVE PEACE WITH KYTC ON OCTOBER 2ND, 2025

EXISTING ENTRANCE  
APPROVED ENTRANCE

**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. 21229C02000 DATED MAY 23, 2023.

**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)
- KY STATE PLANE GRID DISTANCES ARE SHOWN HEREON. TO CONVERT TO GROUND, DIVIDE SHOWN DISTANCES BY 0.9998767198.

**30' x 30' EASEMENT NOTE**  
THE 30' x 30' EASEMENTS FOR SHARED ENTRANCES OFF THE HIGHWAY ARE 30' DEEP FROM THE EDGE OF THE RIGHT OF WAY ALONG THE DIVISION LINE AND OFFSET 15' EITHER SIDE OF THE DIVISION LINE.

**WIMSATT FAMILY - CISSELLVILLE ROAD DIVISION PLAT**  
FOR  
**MAY AND PARMAN AGENCY INC**  
151 W MAIN ST - LEBANON, KY 40033

**CURRENT TITLE HOLDER:**  
WIMSATT FAMILY WEALTH TRUST  
CHARLES G WIMSATT TRUSTEE  
5110 FREY DR  
LOUISVILLE, KY 40219

RECORD SOURCE: DEED BOOK 326, PAGE 92  
TAX PARCEL ID: 02-023

**PROPERTY ADDRESS:**  
5005 CISSELLVILLE RD  
SPRINGFIELD, KY 40069  
WASHINGTON COUNTY, KY

JOB NO: 25-151 SURVEY DATE: SEPTEMBER/OCTOBER 2025 PLAT DATE: 10.15.2025

**LAND SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THIS "RURAL" SURVEY AS SHOWN HEREON WAS PERFORMED BY ME BY METHOD OF STATION AND RTK GPS METHODS OR CONVENTIONAL METHODS THROUGH GPS CONTROL POINTS WITH A CARLSON CH+ 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 MONUMENTS WERE FOUND OR SET AS NOTED. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, IMPLIED, APPARENT AND OF RECORD WHETHER SHOWN HEREON OR NOT.

JOHN RYAN SPAULDING, PLS #4427 DATE



**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

