

VICINITY MAP
(TODD COUNTY, KENTUCKY)

FINAL PLAT

A DIVISION OF THE DANIEL BEATY CONSTRUCTION, LLC. PROPERTY

LAND USE RESTRICTIONS:
 - MINIMUM 1,200 SQ. FT. FRAMED HOMES
 - NO MOBILE/PREMANUFACTURED HOMES
 - NO CHICKEN OR HOG FACILITIES
 - NO JUNK YARDS
 - NO BUSINESSES

TOTAL AREA CONTAINS 142.111 ACRES

- SURVEYOR'S NOTES:**
- THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN.
 - THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, SETBACKS, AND ORDINANCES SET FORTH BY THE LOCAL PLANNING COMMISSION.
 - GPS PORTIONS OF THE SURVEY WAS PERFORMED WITH TRIMBLE R10-2 DUAL FREQUENCY RECEIVERS. ALL TRACTS THAT ARE LESS THAN 5 ACRES DID NOT EXCEED 0.05" +100 PPM PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY AND IS AN URBAN CLASS SURVEY UNADJUSTED. ALL TRACTS THAT ARE FIVE ACRES OR GREATER DID NOT EXCEED 0.10" +200 PPM PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY AND IS A RURAL CLASS SURVEY UNADJUSTED.

Douglas J. Boley, et ux
D.B. 140 PG. 217

Ethan D. Boley, et ux
D.B. 215 PG. 112

Diana C. Burgos, et vir
D.B. 256 PG. 292

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D.B. 256 PG. 292

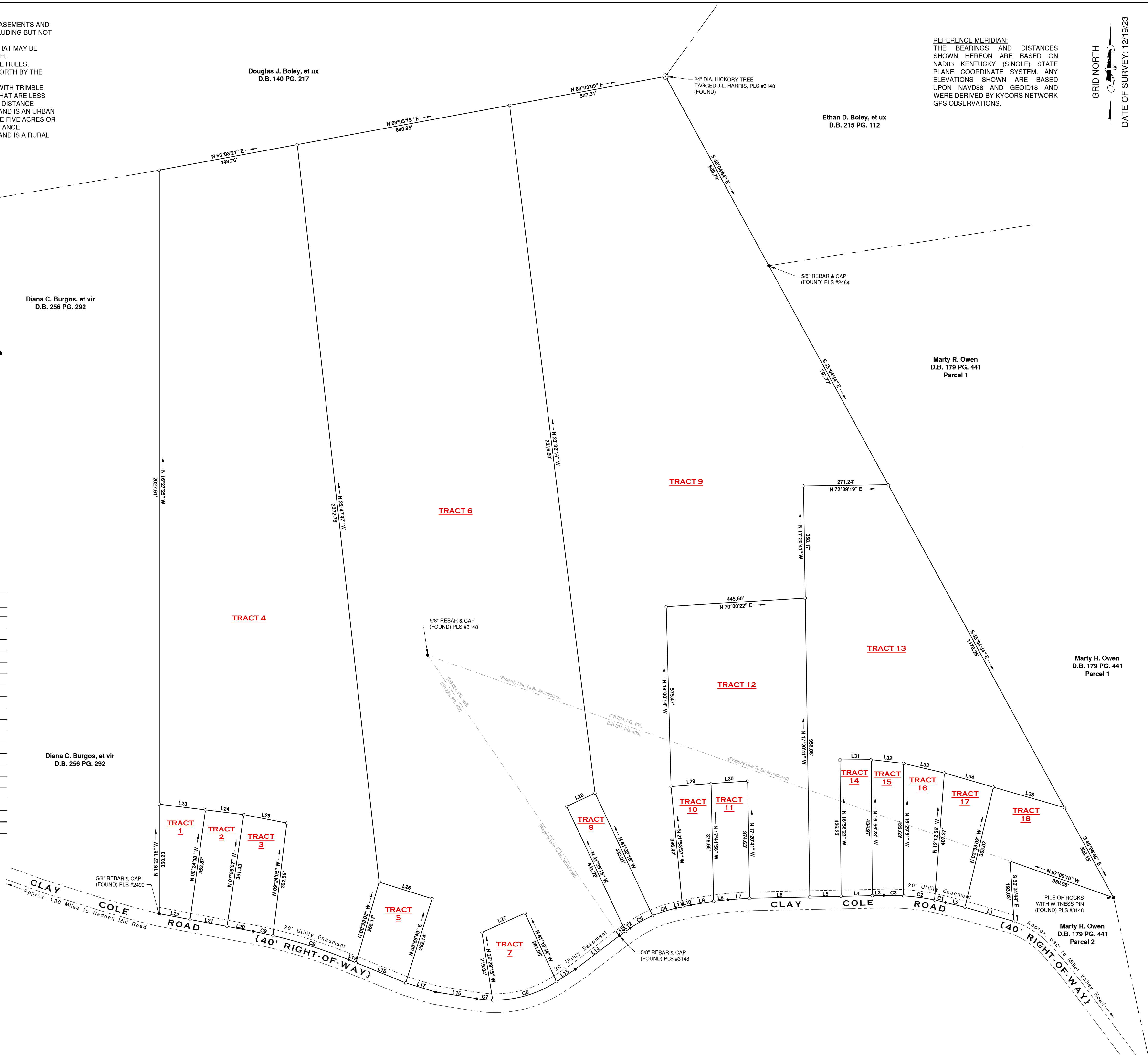
REFERENCE MERIDIAN:
 THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD83 KENTUCKY (SINGLE) STATE PLANE COORDINATE SYSTEM. ANY ELEVATIONS SHOWN ARE BASED UPON NAVD83 AND GEOID18 AND WERE DERIVED BY KYCORS NETWORK GPS OBSERVATIONS.

GRID NORTH
DATE OF SURVEY: 12/19/23

LINE	BEARING	DISTANCE
L1	S 89°33'57" W	162.85'
L2	S 87°40'36" W	64.13'
L3	S 72°20'25" W	36.32'
L4	S 72°20'25" W	100.01'
L5	S 72°20'25" W	100.00'
L6	S 72°20'25" W	193.07'
L7	S 69°47'55" W	69.50'
L8	S 67°07'57" W	45.77'
L9	S 64°12'55" W	73.60'
L10	S 61°18'53" W	27.55'
L11	S 61°18'53" W	21.27'
L12	S 38°39'11" W	17.77'
L13	S 38°39'11" W	24.28'
L14	S 36°14'54" W	177.14'
L15	S 40°17'04" W	71.58'
L16	S 82°40'34" W	134.18'
L17	N 89°27'49" W	99.73'
L18	N 84°22'25" W	171.55'
L19	N 84°22'25" W	25.60'
L20	S 84°08'47" W	84.95'
L21	S 84°08'47" W	120.36'
L22	S 84°08'47" W	100.00'
L23	N 80°34'37" E	148.93'
L24	N 80°34'37" E	123.36'
L25	N 84°33'49" E	140.18'
L26	S 89°04'11" E	177.52'
L27	N 49°28'14" E	150.86'
L28	N 48°20'42" E	100.00'
L29	N 69°14'08" E	128.36'
L30	N 69°47'51" E	117.45'
L31	N 73°03'37" E	100.00'
L32	N 80°08'10" E	104.05'
L33	N 86°42'24" E	134.28'
L34	N 89°39'07" E	163.21'
L35	N 89°39'07" E	236.40'

TRACT NUMBER	ACREAGE
TRACT 1	1.000
TRACT 2	1.000
TRACT 3	1.000
TRACT 4	30.000
TRACT 5	1.100
TRACT 6	42.898
TRACT 7	1.000
TRACT 8	1.000
TRACT 9	34.999
TRACT 10	1.018
TRACT 11	1.017
TRACT 12	7.500
TRACT 13	12.000
TRACT 14	1.000
TRACT 15	1.000
TRACT 16	1.100
TRACT 17	1.200
TRACT 18	2.279
TOTAL	142.111

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	746.00'	35.88'	35.88'	S 86°17'55" W	2°45'21"
C2	746.00'	100.08'	100.00'	S 81°04'40" W	7°41'10"
C3	746.00'	63.72'	63.71'	S 74°47'15" W	4°53'40"
C4	408.00'	78.56'	78.44'	S 55°47'55" W	11°01'56"
C5	408.00'	82.81'	82.67'	S 44°28'04" W	11°37'45"
C6	360.00'	215.71'	212.50'	S 57°27'00" W	34°19'54"
C7	360.00'	50.65'	50.61'	S 78°38'47" W	8°03'40"
C8	1650.00'	254.61'	254.36'	N 88°47'40" W	8°50'29"
C9	1650.00'	64.67'	64.66'	S 85°39'44" W	2°14'44"



LEGEND
 ○ 5/8" Rebar with Cap (P.L.S. #461)
 ● Iron Pin Found
 ● Point on RW
 ○ Utility Pole
 ○ Monument Tree
 ■ Monument King Post

CLIENT AND OWNER
DANIEL BEATY CONSTRUCTION, LLC.
 4421 Petros Road
 Woodburn, Kentucky 42170

MCGHEE ENGINEERING, INC.
 Phone: 270-463-9865
 202 South Ewing Street
 P.O. Box 287
 Guthrie, Kentucky 42234
 mcgheeengineering.com
 Surveying Permit No. 968

DRAWN BY: WAC
CHECKED BY: CDH
DATE: 01/17/2024
SCALE: 1" = 150'
DRAWING NO: 23-111 (Final Plat)

DEED REFERENCE
 DIVISION Survey of the
DANIEL BEATY CONSTRUCTION, LLC.
 Properties
 DB 224, PG. 402
 DB 224, PG. 406
 TODD COUNTY, KENTUCKY

SURVEYOR'S CERTIFICATE
 I DO HEREBY CERTIFY THAT THE SURVEY HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK GPS MEASUREMENTS WHEN ACCEPTABLE AND/OR CONVENTIONAL METHODS (RANDOM TRAVERSE) FROM GPS CONTROL POINTS WHEN NECESSARY. THE URBAN SURVEY SHOWN HEREON MEETS THE REQUIREMENTS AND SPECIFICATIONS OF THE CLASSIFICATIONS FOR THE SURVEYING FIELD OF SURVEYING.
 Wm. Arthur Clark, PLS #4461
 DATE: 01/17/24