

OBSERVATION DATE 06-16-20

DEWAYNE SOWELL  
DEED BOOK 1187 PAGE 416  
LOT 13 PLAT BOOK 11 PAGE 16

LINE	BEARING	DISTANCE
1	S 31°12'08" E	53.90'
2	S 35°21'50" E	49.40'
3	S 36°42'19" E	55.74'
4	S 39°13'34" E	49.65'
5	S 40°33'12" E	85.64'

MATTHEW PREFONTAINE  
DEED BOOK 1151 PAGE 753  
LOT 10 PLAT BOOK 11 PAGE 16

SET 1/2" REBAR  
AT A CORNER POST

N 85°35'40" E 1159.70'

SET 1/2" REBAR  
15' FROM C OF RD

LOT 14  
LOT 15  
7.20 ACRES±

CLARENCE O'DELL ROAD  
30' R/W PLAT BOOK 11 PAGE 16



POWER LINE

25' BSBL

S 86°24'29" W 557.08'

2" IRON PIPE FOUND  
15' FROM C OF RD

STONE FOUND AT A MAPLE  
REF: N 13°03'19" W 0.42' FROM  
A 5/8" REBAR CAP 3375 FOUND

TCB, LLC  
DEED BOOK 1169 PAGE 921

S 85°08'41" W 639.65'

5/8" REBAR CAP  
3375 FOUND

TRACT 1 PLAT BOOK 38 PAGE 226

S 85°15'30" W 240.52'

5/8" REBAR CAP  
2314 FOUND  
4.5' NE OF CORNER POST

TRACT 3 PLAT BOOK 38 PAGE 226

MATTHEW & SHELBY HINGLE  
DEED BOOK 1203 PAGE 694

SURVEY FOR  
GILMER & JANIS WILLOUGHBY ESTATE  
DEED BOOK 682 PAGE 294  
LOT 14 & 15 PLAT BOOK 11 PAGE 16

LOCATED 499 CLARENCE O'DELL ROAD, WARREN CO., KY.

THIS SURVEY COMPLIES WITH  
201 KAR 18:150

SUBJECT TO ANY HIGHWAY  
RIGHT-OF-WAYS OR EASEMENTS

CORNERS NOTED AS SET 1/2" REBAR ARE  
1/2" DIAMETER AND 18" IN LENGTH REBAR WITH  
YELLOW PLASTIC CAP ID - A. MCPHERSON PLS #3644

THIS SURVEY IS NOT INTENDED IN ANY WAY TO INDICATE  
THE NON-EXISTENCE OF ANY EASEMENT WHATSOEVER

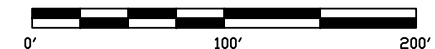
THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY  
BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT  
WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD  
OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION  
RATIO OF THE TRAVERSE WAS 1:10,000 AND WAS NOT ADJUSTED. THE  
SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND THE ACCURACY  
AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF  
THIS CLASS.

### PRELIMINARY PLAT

ASHTON E. MCPHERSON P.L.S. # 3644 DATE

DATE 06-16-20 SCALE 1" = 100'



LEFTWICH LAND SURVEYING, INC.  
904 W MAIN STREET GLASGOW, KENTUCKY 42141 PHONE 270-651-8406