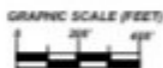


RETRACEMENT AND SUBDIVISION SURVEY FOR DOROTHY GROUND ESTATE
SMITHS GROVE KENTUCKY

**PRELIMINARY PLAT
NOT FOR RECORDING
OR LAND TRANSFER**

36.954811 LATITUDE
-86.183660 LONGITUDE

BRIAN BECKHAM
D.B.1120.PG.862



LINE TABLE

NUM	BEARING	DISTANCE
L1	N77°09'55"E	25.46'
L2	N76°30'51"E	31.16'
L3	N55°04'26"E	42.27'
L4	N60°09'26"E	59.15'
L5	N77°29'20"E	335.78'
L6	S18°22'34"E	25.02'
L7	S77°19'20"W	395.09'

NUM	ARC	RADIUS	BEARING	DISTANCE
C1	196.12'	525.00'	N65°46'44"E	194.99'
C1	43.90'	25.00'	S52°12'36"E	38.47'

**TOTAL AREA
57.310 ACRES**



VICINITY MAP NO SCALE



- LEGEND**
- 5/8" REINFORCEMENT ROD SET THIS SURVEY WITH PLASTIC CAP STAMPED "TALBOTT PLS 2148"
 - BEARER POINT
 - 1/2" ROD POINT
 - IRON NAIL SET THIS SURVEY
 - STEEL STAKE OR POST
 - △ STONE OR CONCRETE MONUMENT
 - TREE
 - BOUNDARY LINE
 - - - UTILITY EASEMENT
 - - - - - MEANDERS OF BRANCH
 - x-x- FENCE

TALBOTT LAND SURVEYING
N. HWY 127, P.O. BOX 7
ALBANY, KY 42602
606.306.4533
gtalbott430@gmail.com

PLAT OF SURVEY
FOR
JASON AUSBROOKS ET AL.
141 HOLSTON HOLLOW RD.
MORGANTOWN, KY. 42261
HYDRO COMMUNITY WARREN CO. KY.
PIA PARCEL NO. 0844-72

LAND SURVEYOR'S CERTIFICATE
I DO HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SENSITIVE THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:12221 AND WAS NOT ADJUSTED. THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS ALL OF THE SPECIFICATIONS OF THIS CLASS. THIS SURVEY IS SUBJECT TO ALL CONVEYANCE, EASEMENTS, AND EXCEPTIONS IF ANY, WHETHER APPARENT OR NOT.

GREGORY TALBOTT PLS 2148 DATE

THIS SURVEY AND PLAT MEETS OR EXCEEDS THE TECHNICAL STANDARDS FOR A CLASS "B" SURVEY FOR RURAL LAND IN ACCORDANCE WITH 201 KAR 18.150.

REFERENCE BEARINGS
THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED BY UTILIZING A DUAL FREQUENCY NET. BROWN 4TH ORDER TO OBTAIN STATIC DATA ON CONTROL POINTS FOR A REAL-TIME KENTUCKY STATE GRID NORTH AND 82. THE SURVEY DATA WAS OBTAINED BY CONVENTIONAL SURVEYING METHODS. OBSERVATIONS WERE TAKEN ON THE 21 DAY OF SEPTEMBER, 2020.

SURVEY CLASSIFICATION
THIS SURVEY AND PLAT MEETS OR EXCEEDS THE TECHNICAL STANDARDS FOR A CLASS "B" SURVEY FOR RURAL LAND IN ACCORDANCE WITH 201 KAR 18.150.

MONUMENTS
UNLESS STATED OTHERWISE, ANY "WOOD" SMOKE MARKER IS A 5/8" DIAMETER REINFORCEMENT ROD EIGHTEEN (18) INCHES IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "TALBOTT 2148". ALSO, ANY TREE HEREON USED AS A NEW CORNER IS, UNLESS OTHERWISE NOTED, IN SOUND CONDITION AND WILL BE MARKED WITH 5/8" SETS OF THREE NEW HACK MARKS ABOUT ONE (1) FOOT FROM EACH PROPERTY LINE, SIDE OF SAID TREE.

GENERAL NOTES
OTHER NOTES
FIELD WORK RELATED TO THIS SURVEY WAS COMPLETED ON THE 23RD DAY OF SEPTEMBER, 2020. SURVEY SITE IS LOCATED 0.2 NAUTICAL MILES SOUTH OF SMITHS GROVE KENTUCKY AND 14.5 NAUTICAL MILES EAST OF BOWLING GREEN KENTUCKY.

PROPERTY OWNERSHIP
THIS SURVEY AND PLAT IS AN INTEREST IN AND A PART OF THE EAST OF THE SAME PROPERTY DESCRIBED IN DEED BOOK 1200, PAGE 254 AND DEED BOOK 273, PAGE 200.

DATE 09-23-20	SCALE 1"=200'	DRAWN BY G. TALBOTT
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PART OF DEED BOOK 1200, PAGE 254
DEED BOOK 273, PAGE 200