

STATEMENT ON PRECISION & MEASUREMENTS
THIS SURVEY WAS PERFORMED BY THE RANDOM TRAVERSE METHOD. THE UNADJUSTED LINEAR ERROR OF CLOSURE RATIO OF THE TRAVERSE EXCEEDS 1 PART IN 28,000. TRAVERSE CLOSURE HAS NOT BEEN ADJUSTED.

REFERENCE BEARING
THE REFERENCE BEARING FOR THIS DRAWING IS THE EASTERLY BOUNDARY LINE OF THIS TRACT AS RECORDED IN DEED BOOK 378, PAGE 115. THIS BEARING BEING S17°06'59"W.

BOUNDARY AND R/W CURVE TABLE

NUM	ARC	RADIUS	BEARING	DISTANCE
C-1	132.03'	1402.40'	N38°00'19"E	131.98'
C-2	222.88'	1402.40'	N45°15'19"E	222.65'

BOUNDARY LINE TABLE

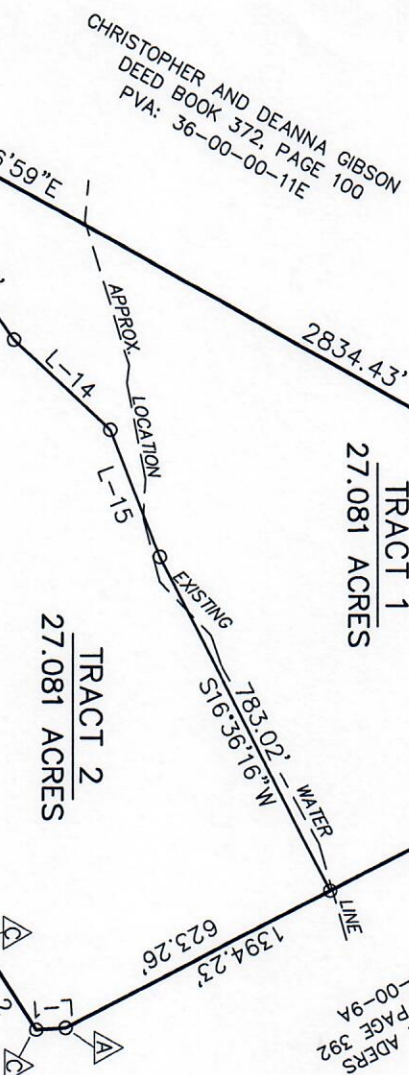
NUM	BEARING	DISTANCE
L-1	N50°01'34"W	61.11'
L-2	N11°30'13"E	231.63'
L-3	N10°48'57"E	200.11'
L-4	N24°18'55"W	99.98'
L-5	N19°14'07"E	246.34'
L-6	N31°18'28"E	194.12'
L-7	N36°14'51"E	94.12'
L-8	N42°19'15"E	78.40'
L-9	N35°22'47"E	189.31'
L-10	N54°37'13"W	20.00'
L-11	N35°18'47"E	17.70'
L-12	N49°48'30"E	166.90'
L-13	S20°53'17"E	92.84'
L-14	S31°04'04"E	274.97'
L-15	S22°26'19"W	285.50'

- NOTES
- NO DEED FOR US HWY 42 WAS FOUND. THE RIGHT OF WAY WIDTH SHOWN HEREON IS BASED ON THE KYDOH ROADWAY CONSTRUCTION PLANS, STATE PROJECT NO. 13, SECT B, DATED 1927.
 - THIS MINOR SUBDIVISION SURVEY IS BASED ON A SURVEY ORIGINALLY PERFORMED ON JULY 7, 1998 AND SHOWS BOUNDARY MONUMENTS THAT EXISTED AT THAT TIME. A PARTIAL RE-SURVEY HAS BEEN MADE TO ESTABLISH THE NEW DIVISION BOUNDARY LINE AND BOUNDARY MONUMENTS AS SHOWN.

TRACT 167, L'ESPRIIT, P.B. 4, PG. 1
RICHARD AND CHARLOTTE KIRBY
DEED BOOK 516, PAGE 118
PVA: 52-01A-00-167

PLAT APPROVED
Oldham County
Planning & Zoning Commission
By: *[Signature]*
Date: 4.27.2020
VOID IF NOT RECORDED
WITHIN ONE YEAR
OF ABOVE DATE.

WILLIAM AND RITA ADERS
DEED BOOK 809, PAGE 392
PVA: 36-00-00-94



GRANTED 40' WIDE
PRIVATE ACCESS AND
PUBLIC UTILITY EASEMENT

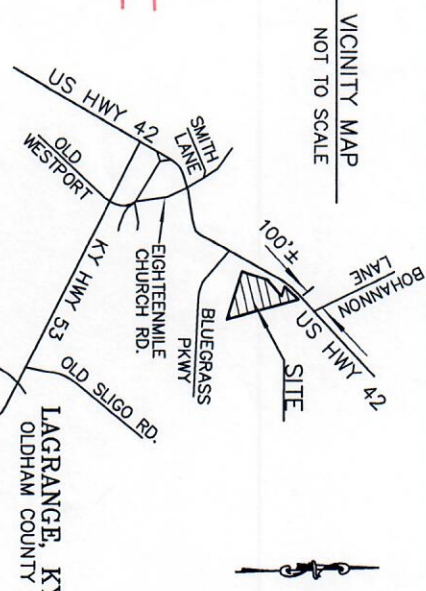
EXCEPTIONS TO SURVEY
THIS SURVEY IS SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, CONVEYANCES AND RESTRICTIONS THAT A TITLE EXAMINATION WOULD REVEAL. NO TITLE REPORT WAS PROVIDED TO THE SURVEYOR FOR THIS SURVEY.

LEGEND
BOUNDARY LINE (THIS SURVEY)
BOUNDARY LINE (BY DEED)
NEW DIVISION LINE (THIS SURVEY)
CENTERLINE OF EX. ROADWAY

U.S. HWY 42 R/W VARIES
NO DEED FOUND (SEE NOTE #1)

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.

LAND SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND PLAT WERE MADE UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS OF THE BOUNDARY LINES AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY AND PLAT MEET OR EXCEEDS THE MINIMUM STANDARDS OF GOVERNING AUTHORITIES.



FLOOD HAZARD STATEMENT
THIS PROPERTY IS NOT LOCATED IN THE 100 YR. FLOOD HAZARD AREA AS SHOWN ON FIRM No. 2101850110C TO THE BEST OF MY KNOWLEDGE AND BELIEF.
FIRM MAP DATE: 09-20-2006

- BOUNDARY CORNER MARKERS
- 1/2" REBAR (FOUND) - NO IDENTIFICATION CAP
 - 1/2" REBAR (FOUND) - CAP STAMPED "GROSSKOPF 997"
 - 1/2" REBAR (FOUND) - CAP STAMPED "PRECISE 2975"
 - 3/4" REBAR (FOUND) - NO IDENTIFICATION
 - MAG NAIL SET IN CREEK

PLAT OF MINOR SUBDIVISION SURVEY

PURPOSE: CREATE TWO TRACTS FROM ONE

DENNIS H. AND LINDA B. POLLARD
(OWNER & CLIENT)

P.O. BOX 92
LAGRANGE, KY 40031

TITLE REFERENCE DEED BOOK 572, PAGE 347

COUNTY OF: OLDHAM, KY.
SITE ADDRESS: WEST HIGHWAY 42
PVA PARCEL ID: 36-00-00-11F
ZONING: AG-1 AND CO-1
319 TUCKER STATION ROAD
LOUISVILLE, KENTUCKY 40243
(502) 244-3876

Advanced
Engineering and
Surveying, LLC
PLAT SCALE: 1 INCH EQUALS 400 FEET.
ORIGINAL SURVEY: 7-7-2098 PARTIAL RESURVEY: 4-14-2020
DRAWN: 4-15-2020 FILE: C:\JOBS\2020\ POLAR 3542.MSDWG