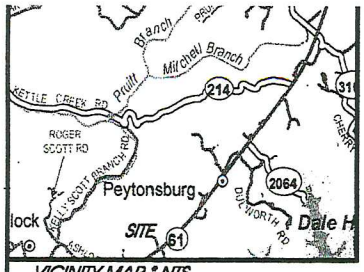

VICINITY MAP * NTS

RTK NOTE

(1)GPS RECIEVER: TRIMBLE R12 TRIPLE FREQUENCY (BASE & ROVER)
(2)PERCENTAGE OF SURVEY OBTAINED BY RTK= 100%
(3) ACCURACY OF PRIMARY CONTROL POINTS = 0.05' REDUNDANT STATIC OBSERVATIONS
(4) COORDINATE SYSTEM: KENTUCKY SINGLE ZONE STATE PLANE (NAD85-2011) GEOID 18- NAVD88
(5) COMBINED SCALE FACTOR: 1.00010175 AT CONTROL STATION #1
(6) CONVERGANCE 00 12 21.51 (DMS)
(7) ACCURACY OF POINTS COLLECTED & MEASURED VECTORS BY RTK MEETS OR EXCEEDS THE REQUIRED MINIMUM STANDARDS OF PRACTICE FOR GPS SURVEYS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N35°19'49"W	110.00'
L2	S54°40'11"W	29.57'
L3	N35°08'39"W	73.55'
L4	N46°06'20"W	60.28'
L5	N70°49'37"W	43.76'
L6	S87°44'13"W	25.47'
L7	S81°27'39"W	94.28'
L8	S86°48'01"W	63.50'
L9	S86°48'01"W	69.67'
L10	S79°13'17"W	91.59'
L11	S88°06'22"W	59.14'
L12	N74°43'03"W	34.41'
L13	N50°47'20"W	26.92'
L14	N27°14'47"W	23.25'
L15	N16°58'05"W	17.28'
L16	N10°04'33"W	80.04'
L17	N09°15'38"E	61.74'
L18	N03°44'45"W	155.72'
L19	S65°17'58"W	130.00'

POINT IN BRANCH S33 15'14"W 13.05' FROM WITNESS REBAR #3914 (FOUND)
S47°36'24"E 89.99'
POINT IN BRANCH S26 54'29"E 16.53' FROM WITNESS REBAR #3914 (FOUND) AT SPRING
S03°24'02"W 290.36'
20" POPLAR IN WIRE FENCE (FOUND)
S23°00'26"E 236.51'
SCOTT FORD
DEED BOOK 180 PAGE 379
POWERLINE TRANSMISSION EASEMENT - 100' WIDTH
N39°41'37"E 1003.90'
SEE NOTE (2)
NATHAN KEY
DEED BOOK 113 PAGE 780
GLEE KEY EST
DEED BOOK 73 PAGE 64
TRACT 1-B
9.37 ACRES
N57°18'06"E 430.59'
AUTHUR KEY
DEED BOOK 73 PAGE 198
S23°02'27"E 532.29'
TRACT 1-A
6.13 ACRES
N21°01'03"E 329.02'
EARL WATSON ROAD
POINT OF BEGINNING
24+10.00 125'L
EXISTING SET STONE ONLINE AT 9.08'
S45°17'31"W 240.22'
20+50.00 225'L
21+75.00 90'L
HIGHWAY 61-SOUTH
COMMONWEALTH OF KY
DEED BOOK 74 PAGE 409
EXISTING CONCRETE MARKER 20+50.00 116'L
EULA DALE SUBDIVISION
PLAT CABINET 1 SLIDE 123

GRAPHIC SCALE 1"=150'
0 150

FLOOD ZONE NOTE

THIS PROPERTY DOES NOT LIE WITHIN A MAPPED FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 21057C0285D, effective on 9/19/2012

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEPICT A BOUNDARY SURVEY FOR SANDRA FORD OF THE FORMER EARL WATSON ESTATE.
2. BEARING BASIS: CORRELATED TO KENTUCKY STATE PLANE SINGLE ZONE GRID NORTH NAD83-2011, GEOID 12B PER DEED BOOK 181 PAGE 736
3. DATE OF FIELD SURVEY: COMMENCED/CONCLUDED 3.18.25
4. R.O.W. OF EARL WATSON ROAD BASED UPON PLAT CAB. 1, SLIDE 123
5. THIS SURVEY BEING SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS OR OTHER CONVEYANCES THAT A SUBSEQUENT TITLE SEARCH MAY DISCLOSE.
6. ALL FOUND CORNERS ARE SHOWN HEREON IN REGARDS TO TYPE, SIZE AND MATERIAL.
7. THIS IS A RURAL CLASS SURVEY
8. RECORD TITLE SOURCE: DEED BOOK 181 PAGE 736

SURVEYORS CERTIFICATION & SEAL

I, WILLIAM DEREK BELL DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED BY THIS PLAT REPRESENTS A SURVEY PERFORMED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION BY METHODS REAL TIME KINEMATIC GPS OBSERVATIONS. REDUNDANT OBSERVATIONS WERE OBTAINED ON BOUNDARY POINTS FOR QUALITY CONTROL AND RELATIVE POSITIONAL ACCURACY OF THE SURVEY DATA. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED. THIS IS AN URBAN CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS PER 201 KAR 18:150 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF KENTUCKY
WILLIAM DEREK BELL
3914
LICENSED PROFESSIONAL LAND SURVEYOR

EXHIBIT ONLY

WM. DEREK BELL, PLS NO. 3914 DATE:

LEGEND

- 5/8" x 18" REBAR WITH A BLUE IDENTIFICATION CAP "WM DEREK BELL PLS 3914" (TYPICAL & SET THIS SURVEY) UNLESS OTHERWISE NOTED ON PLAT
- CORNER TREE MARKED WITH TWO SETS OF THREE HACKS UNLESS OTHERWISE NOTED
- 5/8" x 18" REBAR WITH AN ORANGE IDENTIFICATION CAP "WM . DEREK BELL #3914 WITNESS MONUMENT
- MEANDER POINT
- BOUNDARY LINE
- ADJOINER
- RIGHT-OF-WAY LINE
- FOREST LINE

PROPERTY LOCATION

LYING IN THE COMMONWEALTH OF KY COUNTY OF CUMBERLAND, SITUATED AT THE INTERSECTION OF EARL WATSON ROAD & HIGHWAY 61 SOUTH

PLAT OF SURVEY

DIVISION PREPARED FOR

JEFFREY WATSON

140 HAPPY VALLEY ROAD, CELINA, TENNESSEE 38551

TITLE SOURCE

BEING THE SAME LANDS AS CONVEYED TO JEFFREY WATSON FROM SANDRA FORD THE 6TH DAY OF JULY, 2021, DEED BOOK 181,PAGE 736 IN THE OFFICE OF THE CUMBERLAND COUNTY COURT CLERK.

PREPARED BY:

WM. DEREK BELL, PLS 3914
412 S. MAIN STREET * PO BOX 747 BURKESVILLE, KENTUCKY 42717
PH: 270-864-9180 FAX: 270-864-3313
derek@belllandsurveying.com

SCALE: 1" = 150' FINAL PLAT:3.20.25 JOB. NO 25-026 FIELD CREW: DB, MK