

NOTES

- THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE KY CORS NETWORK STATE PLANE DATUM (HORIZONTAL KY SINGLE ZONE AND VERTICAL NAVD 88)
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS, AND RESTRICTIONS OF RECORD. ACTUAL COURTHOUSE RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL SUCH ENCUMBRANCES; THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS.
- THIS TRAVELER WAS NOT ADJUSTED FOR CLOSURE. THIS SURVEY IS A CLASS "B" SURVEY. THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY RANDELL LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING GPS EQUIPMENT. THE CONTROL POINTS AND A PORTION OF THE BOUNDARY CORNERS WERE LOCATED USING GPS EQUIPMENT. THE REMAINDER OF THE BOUNDARY CORNERS WERE LOCATED USING A TOTAL STATION FROM SAID CONTROL POINTS. EPOCH SP 80 SP 80 DUAL FREQUENCY RECEIVER WAS USED FOR THE NETWORK ADJUSTED REAL TIME KINEMATIC SURVEY. THE SURVEY AS SHOWN IS A RURAL SURVEY. THE RELATIVE POSITIONAL ACCURACY IS LESS THAN ±0.10" ±200 PPM. THE HORIZONTAL DATUM IS NAD 1983. THE VERTICAL DATUM IS NAVD 1988 AND THE GEOID MODEL USED IS GEOID 12B.
- IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO OBTAIN ENCROACHMENT PERMITS FROM THE STATE FOR ANY DRIVEWAYS ACCESSING A STATE ROUTE.
- THE MEANDERING PROPERTY LINES, IF ANY, SHOWN HEREON ARE USED FOR AN APPROXIMATE CALCULATION OF AREAS. THEY, CREEK, ROAD, STREAM, RIVER, DRAIN, ETC. ARE THE ACTUAL PROPERTY LINES UNLESS OTHERWISE NOTED HEREON.
- FENCE LINES THAT ENCROACH ONTO OR OFF THE PROPERTY MAY INDICATE UNWRITTEN TITLE RIGHTS.
- ALL INTERIOR PROPERTY LINES HAVE A 10' EITHER SIDE OF P PROPERTY LINE UTILITY EASEMENT (U.E.) 20' TOTAL WIDTH. ALL EXTERIOR PROPERTY LINE SHALL HAVE A 20' UTILITY EASEMENT ALL ON THIS PROPERTY.
- THIS SURVEY COMPLIES WITH 201 KAR 18.150.

LEGEND

- #4 or #5 REBAR & CAP (SET) per STATE MINIMUM STANDARDS UNLESS OTHERWISE NOTED (P.L.S. # 2982)
- = True as noted
- ⊠ = MAG NAIL (set.) PLS 2982
- (N 47° 00' 00" W) = Original Bearing Basis RECORD DEED CALLS
- N/F = NOW or FORMERLY
- △ = Traverse points (rebar w/cap) or B mag nail
- N 140488.8278 = State plane coordinates per CORS monument Single
- E 576481.6978 = Easement Lines as noted hereon.
- Adjoining Property Lines
- - - Boundary Line (top of cliff) and (centerline of creek)
- = Unmanumted property corners, (top of cliff or center of creek)
- = FOUND MAG NAIL (PLS 3832)
- ⊠ = FOUND #4 REBAR & CAP
- = Property line
- ↔ = Consolidation Z
- ⊞ = POWER PILE

PURPOSE OF PLAT

TO RETRACE TRACTS 1 & 2 AS DEPICTED IN DEED BOOK 350, PAGE 35 AS SHOWN HEREON. ALSO TO CONSOLIDATE THE AFOREMENTIONED TRACTS AND THEN TO DIVIDE INTO FIVE (5) TRACTS AS SHOWN HEREON. TRACTS A, B, C, D, & E AS SHOWN.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the Harrodsburg - Mercer County Planning Subdivision Regulations, and is being submitted and approved for recording in the office of the County Clerk.

Jeff Ransdell 6-17-19
CHAIRMAN OF ADMINISTRATOR DATE

Old Shaker Road Note

All of this property used to belong to Shokertown. So the Old Shaker Road roughly designated hereon is identified for the purposes of showing a potential easement to the remaining Shaker property. The Shaker owners have clearly used this path to access and maintain an area of their property that is severed by the Shawnee Run Creek.

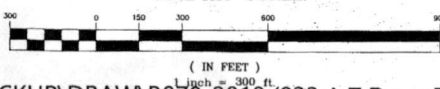
OWNERS
Robert & Tami Anderson
933 A.T. Dean Rd
Harrodsburg, KY 40330

Tax Parcel# 070.00-00001.00
Mercer County PIA
Shokertown at Pleasant Hill
Deed Book 157, Page 148

**AGRICULTURE DIVISION PLAT
OF TRACTS 1, & 2
ROBERT & TAMI ANDERSON PROPERTY
933 A.T. DEAN ROAD
DEED BOOK 350, PG. 35
HARRODSBURG, MERCER COUNTY, KENTUCKY**

RANDELL LAND SURVEYORS, LLC
1110 Malone Pl., Louisville, KY 40245
PHONE (502) 621-9811
E-mail = ransdell_land_surveyors@yahoo.com

GRAPHIC SCALE



PLAT CABINET SLIDE
N:3833371.82
E:5208553.19

Tax Parcel# 070.00-00000.00
Mercer County PIA
Andre S. & Colleen Muggier
Deed Book 335, Page 430

SETBACK REQUIREMENTS
FRONT BUILDING LINE = 50'
SIDE BUILDING LINE = 15'
REAR BUILDING LINE = 30'

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of the subdivision with my (our) free consent, establish the minimum building restriction lines, unless otherwise noted.

Tami Anderson 4/3/19
Tami Anderson DATE

Robert Anderson 4/3/19
Robert Anderson DATE

CERTIFICATE OF ACCURACY

I hereby certify the survey shown and described hereon is a true and correct survey to the accuracy required by the standards of practice for Professional land surveyors in Kentucky.

Jeff Ransdell 5-25-19
JEFF RANDELL P.L.S.# 2982 DATE

FLOOD MAP NOTES

Portions of this property do lie within the 100 year flood hazard area per flood map numbers 210306-0135D and 21167 C0135D dated 12-21-17. It should be noted that along the KY River the Flood limits would be down at the toe of the cliff. Since the property line along the river for this property is along the top of cliff there should be no flooding impact on this property from the KY River. However along the Shawnee Run creek area there is a potential impact for flooding only along the lower creek area. If there is any construction within 150 feet of the centerline of this creek we would advise a Flood Elevation Certificate per the KY Flood Hazard Portal and it should be up to the local Flood Administrator to require it for building anywhere on these lots. We have shown hereon a 50 foot floodway easement for reference only. This does not indicate that flooding will only occur in these areas.

SITE STATISTICS

PROPERTY ZONE = A2
NUMBER OF LOTS = 2 (BEFORE THIS PLAT)
Original first tract area = 107.0288 acres
Original second tract area = 95.1739 acres
TOTAL AREA = 202.2027 acres per this survey
NUMBER OF LOTS = 5 (AFTER THIS PLAT)

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Deed Book 157, Page 148

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