

- ** LEGEND ****
- IRON ROD SET
 - SURVEY POINT NO. MONUMENTATION
 - T-POST FOUND
 - 3/4" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND
 - UNLESS OTHERWISE NOTED
 - 1" DIAMETER HEXAGONAL IRON ROD FOUND
 - CENTERLINE OF CREEK
 - DEED LINE

GPS NOTE

THIS SURVEY WAS PERFORMED USING A TRIMBLE R10 BASE AND ROVER WITH GPS, GLONASS AND DUAL FREQUENCY CAPABILITIES. THIS SURVEY WAS CONDUCTED UTILIZING A REAL TIME KINEMATIC (RTK) BASE AND ROVER SETUP. A REDUNDANCY OF MEASUREMENTS WAS ALSO TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE REAL TIME POSITIONS OF ALL DATA POINTS WERE CHECKED AGAINST POSITIONS ESTABLISHED AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY STANDARDS FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 (4) 0' 10" ± 200 PPM.

PLAT OF SURVEY

PART OF THE ADAMS AND TEAL FARMS, LLC PROPERTY

A PARCEL OF GROUND LYING NORTH OF HARRIS ROAD, APPROXIMATELY 0.9 MILES WEST OF ITS INTERSECTION WITH REIFERS VIEW ROAD, CRITTENDEN COUNTY, KENTUCKY

MAIN SOURCE OF REFERENCE: BOOK 219, PAGE 447

Line Table		Line Table			
Line	Bearing	Length	Line	Bearing	Length
L1	S83°29'26"E	16.59'	L15	S43°09'03"E	104.00'
L2	S18°04'20"E	88.22'	L16	S61°13'37"E	62.77'
L3	S22°33'27"E	95.31'	L17	S20°07'04"E	80.32'
L4	N61°56'45"E	39.28'	L18	S00°02'43"W	49.70'
L5	S73°33'04"E	29.34'	L19	N68°38'14"E	36.07'
L6	S38°54'07"E	25.70'	L20	S17°30'25"E	21.38'
L7	S39°30'09"E	71.45'	L21	S41°04'12"W	32.85'
L8	S84°44'44"E	30.05'	L22	S22°27'43"E	50.79'
L9	S71°36'56"E	54.85'	L23	N66°45'48"E	31.52'
L10	N61°13'15"E	48.94'	L24	S41°45'54"E	62.85'
L11	S60°18'15"E	47.15'	L25	N62°33'50"E	34.25'
L12	S07°32'17"E	32.28'	L26	N02°41'13"E	24.34'
L13	S27°32'17"E	32.28'	L27	S75°29'19"E	28.61'
L14	S43°41'38"E	62.24'			

DESCRIPTION OF NEW PARCEL 1 - PART OF THE ADAMS AND TEAL FARMS, LLC PROPERTY

A PARCEL OF GROUND LYING NORTH OF HARRIS ROAD, APPROXIMATELY 0.9 MILES WEST OF ITS INTERSECTION WITH REIFERS VIEW ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND (NO IDENTIFICATION) AT THE SOUTHEASTERN CORNER OF THE KEVIN W. TEAL AND TERRY W. TEAL PROPERTY (DEED BOOK 234, PAGE 638), AT APPROXIMATE KENTUCKY SINGLE ZONE COORDINATES OF NORTH: 825668.55, AND EAST: 428010.18, ACCORDING TO THE KENTUCKY COMMON REAL TIME NETWORK; THENCE, ALONG SAID REAL PROPERTY THE FOLLOWING: TWO (2) CALLS: 28.35' W FOR A DISTANCE OF 886.13 FEET TO A 3/4" IRON PIPE FOUND (DEED BOOK 242, PAGE 129), THENCE, ALONG SAID REAL PROPERTY THE FOLLOWING SIX (6) CALLS: S 89° 10' 39" E FOR A DISTANCE OF 35.03 FEET TO AN IRON ROD SET; REFERRED TO HEREINAFTER AS SET ARE: 1/2" X 2 1/2" IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED "JULIAN 4133"; THENCE, N 07° 39' 39" W FOR A DISTANCE OF 301.57 FEET TO AN IRON ROD SET; THENCE, N 0° 31' 35" W FOR A DISTANCE OF 140.76 FEET TO AN IRON ROD SET; THENCE, N 03° 01' 48" W FOR A DISTANCE OF 148.83 FEET TO AN IRON ROD SET; THENCE, N 08° 25' 14" W FOR A DISTANCE OF 440.84 FEET TO AN IRON ROD SET AT THE SOUTHWEST CORNER OF THE JAY AND BETH HYPES PROPERTY (DEED BOOK 245, PAGE 414); THENCE, N 07° 24' 05" E, ALONG SAID HYPES PROPERTY FOR A DISTANCE OF 280.33 FEET TO AN IRON ROD SET AT THE NORTHWEST CORNER OF THE REMAINDER OF THE ADAMS AND TEAL FARMS, LLC PROPERTY (DEED BOOK 245, PAGE 414); THENCE, S 24° 32' 28" W FOR A DISTANCE OF 177.87 FEET TO AN IRON ROD SET; THENCE, S 46° 16' 13" W FOR A DISTANCE OF 386.67 FEET TO AN IRON ROD SET; THENCE, S 44° 29' 11" W FOR A DISTANCE OF 447.84 FEET TO AN IRON ROD SET; THENCE, S 32° 26' 10" W FOR A DISTANCE OF 102.88 FEET TO AN IRON ROD SET; THENCE, S 49° 42' 00" W FOR A DISTANCE OF 447.84 FEET TO AN IRON ROD SET; THENCE, S 41° 48' 08" W FOR A DISTANCE OF 275.87 FEET TO AN IRON ROD SET; THENCE, S 49° 28' 59" W FOR A DISTANCE OF 465.69 FEET TO AN IRON ROD SET; THENCE, S 91° 11' 25" W A DISTANCE OF 560.98 FEET TO THE POINT OF BEGINNING.

CONTAINING: 21.38 ACRES, MORE OR LESS PER SURVEY BY WEST KENTUCKY LAND SURVEY, UNDER THE SUPERVISION OF ANDREW C. JULIAN, KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR NUMBER 4133, AS SET FORTH IN THE COUNTY OF CRITTENDEN, STATE OF KENTUCKY.

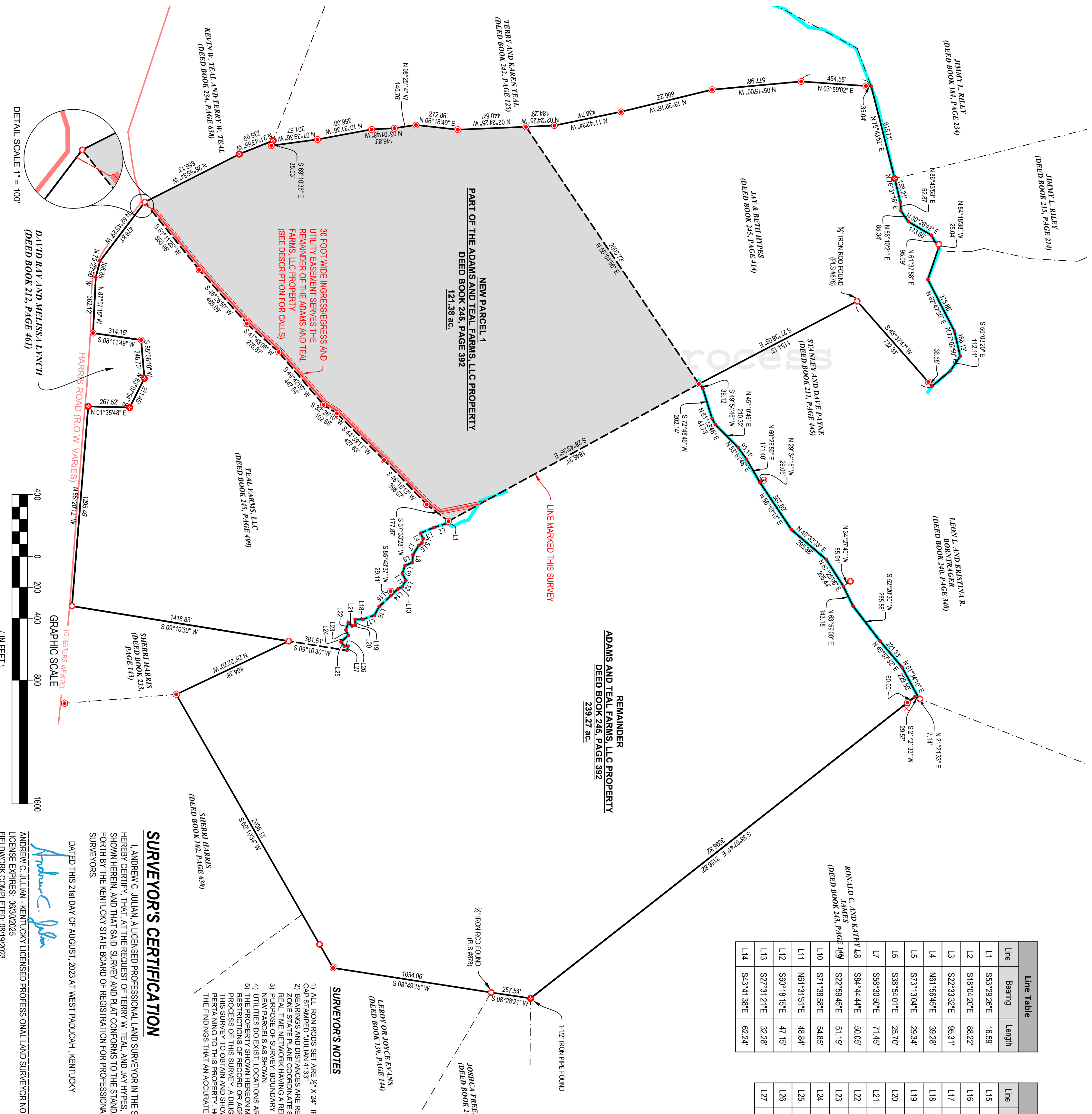
SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD OR OTHERWISE IN EXISTENCE.

DESCRIPTION OF 30-FOOT-WIDE INGRESS/EGRESS AND UTILITY EASEMENT SERVES NEW PARCEL 1

A 30-FOOT-WIDE EASEMENT FOR THE PURPOSES OF INGRESS/ EGRESS AND UTILITIES, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

638) AT APPROXIMATE KENTUCKY SINGLE ZONE COORDINATES OF NORTH: 826288.55, AND EAST: 428010.18, ACCORDING TO THE KENTUCKY COMMON REAL TIME NETWORK; THENCE, S POINT ON A LINE; THENCE, N 23° 49' 55" W FOR A DISTANCE OF 6.88 FEET TO A POINT ON A LINE; THENCE, N 51° 11' 25" E FOR A DISTANCE OF 486.26 FEET TO A POINT ON A LINE; THENCE, N 48° 26' 09" E FOR A DISTANCE OF 463.88 FEET TO A POINT ON A LINE; THENCE, N 41° 48' 08" E FOR A DISTANCE OF 276.03 FEET TO A POINT ON A LINE; THENCE, N 49° 42' 00" E FOR A DISTANCE OF 397.74 FEET TO A POINT ON A LINE; THENCE, N 44° 10' 13" E FOR A DISTANCE OF 397.74 FEET TO A POINT ON A LINE; THENCE, N 37° 53' 28" E FOR A DISTANCE OF 100.88 FEET TO A POINT ON A LINE; THENCE, N 11° 31' 52" W FOR A DISTANCE OF 463.26 FEET TO A POINT ON A LINE; THENCE, S 37° 08' E FOR A DISTANCE OF 162.78 FEET TO A POINT ON A LINE; THENCE, S 89° 28' 11" W A DISTANCE OF 356.04 FEET TO THE POINT OF BEGINNING.

COMMENCING AT A 1/2" IRON ROD FOUND (NO IDENTIFICATION) AT THE SOUTHEASTERN CORNER OF THE KEVIN W. TEAL AND TERRY W. TEAL PROPERTY (DEED BOOK 234, PAGE 638), AT APPROXIMATE KENTUCKY SINGLE ZONE COORDINATES OF NORTH: 826288.55, AND EAST: 428010.18, ACCORDING TO THE KENTUCKY COMMON REAL TIME NETWORK; THENCE, S POINT ON A LINE; THENCE, N 23° 49' 55" W FOR A DISTANCE OF 6.88 FEET TO A POINT ON A LINE; THENCE, N 51° 11' 25" E FOR A DISTANCE OF 486.26 FEET TO A POINT ON A LINE; THENCE, N 48° 26' 09" E FOR A DISTANCE OF 463.88 FEET TO A POINT ON A LINE; THENCE, N 41° 48' 08" E FOR A DISTANCE OF 276.03 FEET TO A POINT ON A LINE; THENCE, N 49° 42' 00" E FOR A DISTANCE OF 397.74 FEET TO A POINT ON A LINE; THENCE, N 44° 10' 13" E FOR A DISTANCE OF 397.74 FEET TO A POINT ON A LINE; THENCE, N 37° 53' 28" E FOR A DISTANCE OF 100.88 FEET TO A POINT ON A LINE; THENCE, N 11° 31' 52" W FOR A DISTANCE OF 463.26 FEET TO A POINT ON A LINE; THENCE, S 37° 08' E FOR A DISTANCE OF 162.78 FEET TO A POINT ON A LINE; THENCE, S 89° 28' 11" W A DISTANCE OF 356.04 FEET TO THE POINT OF BEGINNING.



DETAIL SCALE 1" = 100'

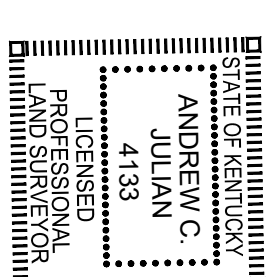
GRAPHIC SCALE
1 inch = 400 ft.

SURVEYOR'S CERTIFICATION

I, ANDREW C. JULIAN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF KENTUCKY DO HEREBY CERTIFY THAT, AT THE REQUEST OF TERRY W. TEAL, AND JAY HYPES, DUDMAN A SURVEY FROM HEREIN, AND THY SAID SURVEY AND ALL CONCORDS TO THE STANDARDS OF PRACTICE AS SET FORTH IN THE KENTUCKY STATE BOARD OF REGISTRATION ON PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

DATED THIS 21st DAY OF AUGUST, 2023 AT WEST PADUCAH, KENTUCKY

ANDREW C. JULIAN, KENTUCKY LICENSED PROFESSIONAL LAND SURVEYOR NO. 4133
LICENSE EXPIRES: 06/30/2025
FIELDWORK COMPLETED: 08/19/2023



SURVEYOR'S NOTES

- ALL IRON RODS SET ARE 1/2" IRON REBAR WITH AN ORANGE PLASTIC CAP STAMPED "JULIAN 4133"
- BEARINGS AND DISTANCES ARE REFERENCED TO THE KENTUCKY SINGLE ZONE COORDINATE SYSTEM WITH A RELATIVE POSITIONAL ACCURACY OF 0.03 METERS
- PURPOSE OF SURVEY: BOUNDARY RETRACEMENT AND TO CREATE THE REAL TIME NETWORK
- UTILITIES DO NOT EXIST. LOCATIONS ARE NOT SHOWN ON THIS PLAT
- THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR AGREEMENT NOT DISCOVERED DURING THE COURSE OF THIS SURVEY. THIS SURVEY IS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH IN THE KENTUCKY STATE BOARD OF REGISTRATION ON PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD OR OTHERWISE IN EXISTENCE PERTAINING TO THE PROPERTY. HOWEVER, THIS SURVEY IS SUBJECT TO THE PROVISIONS THAT ARE ACCURATE TITLE OPINION WOULD REVEAL.

#	Date	Note
1	2/27/22	Legal Desc. Update for

Drawn by: A. JULIAN
 Date: 08/19/2023
 Reviewed by: ACJ
 Scale: 1"=400'
 Sheet: 2023-032
 Job Number: 1 OF 1

Preliminary Drawing
 Final Drawing
 Requested by:

TERRY W. TEAL
 SURVEY LOCATION:
 HARRIS ROAD
 MARION, KY
 40364

PLAT OF SURVEY

PART OF THE ADAMS AND TEAL FARMS, LLC PROPERTY

A PARCEL OF GROUND LYING NORTH OF HARRIS ROAD, APPROXIMATELY 0.9 MILES WEST OF ITS INTERSECTION WITH REIFERS VIEW ROAD, CRITTENDEN COUNTY, KENTUCKY

MAIN SOURCE OF REFERENCE: BOOK 219, PAGE 447

C:\WEST KENTUCKY LAND SURVEY\2023\2023-032\2023-032P.DWG

West Kentucky Land Survey, LLC

P.O. Box 2 Eddyville, IL 6326

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 West Paducah, KY 42086
 Office: (270) 962-2398
 Cell: (618) 759-2399
 E-Mail: whs4133@gmail.com

BEARINGS ARE REFERENCED TO KENT PLANE COORDINATE SINGLE ZONE (1400 NAD83)

CLASSIFICATION OF SURVEY: RURAL