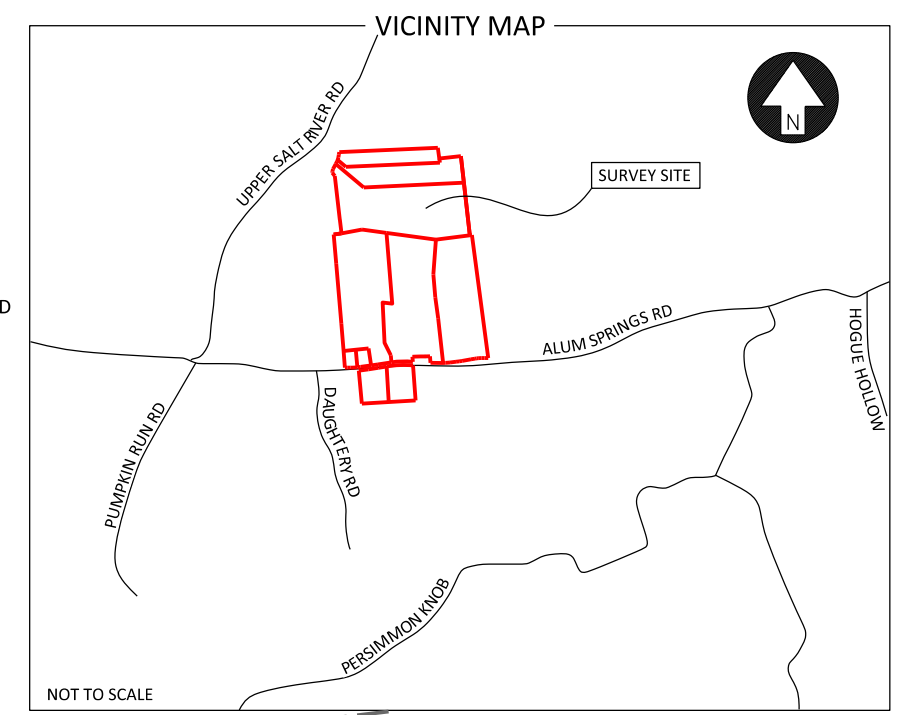


SOURCE OF TITLE
 JONELL BENSON COULTER
 D.B. 516, PG. 738

SOURCE OF TITLE
 FRANCIS LOVETT
 D.B. 71, PG. 208



LAND NOTES
 LAND CLASS: RURAL
 PROPERTY OWNER/CLIENT: JONELL BENSON COULTER
 ADDRESS: 109 KINNARD LANE
 CARY, NC 27511

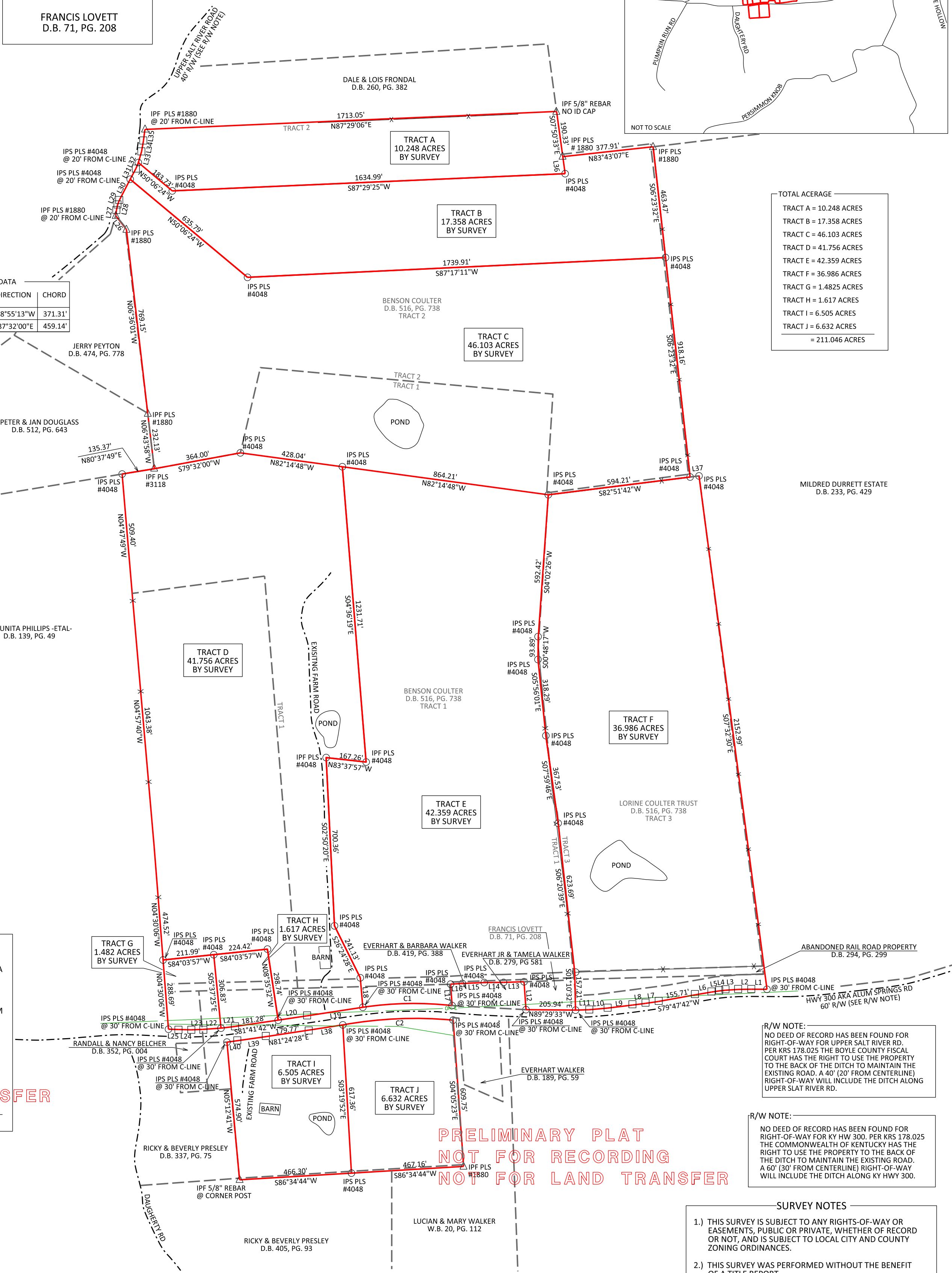
PURPOSE OF PLAT
 TO DIVIDE THE PROPERTY OF LORINE COULTER TRUST (DEED BOOK 71, PAGE 208, & DEED BOOK 516, PAGE 738) AS RECORDED IN THE BOYLE COUNTY CLERK'S OFFICE AND BEING TRACTS A-J SHOWN HEREON

LINE	BEARING	DISTANCE
L1	N89°41'55"W	65.73'
L2	S89°00'26"W	53.84'
L3	S86°27'21"W	54.43'
L4	S83°52'39"W	25.33'
L5	S81°31'23"W	32.41'
L6	S80°15'02"W	68.39'
L7	S81°35'48"W	54.88'
L8	S82°31'16"W	53.38'
L9	S83°07'19"W	105.44'
L10	N85°00'50"W	76.43'
L11	S88°18'44"W	56.25'
L12	N03°59'01"W	116.39'
L13	S88°09'26"W	85.06'
L14	S89°33'48"W	80.36'
L15	S87°35'23"W	91.07'
L16	S86°41'59"W	49.17'
L17	S04°05'23"E	89.33'
L18	S04°52'58"E	122.98'
L19	S81°17'51"W	236.19'
L20	S81°24'28"W	119.80'
L21	S83°10'53"W	58.82'
L22	S86°02'54"W	75.84'
L23	S88°07'20"W	49.14'
L24	N88°52'00"W	51.50'
L25	N88°01'04"W	42.03'
L26	N37°50'22"W	73.42'
L27	N08°42'47"E	22.86'
L28	N12°27'15"E	21.70'
L29	N20°24'43"E	20.88'
L30	N27°19'06"E	98.55'
L31	N28°01'39"E	50.67'
L32	N22°08'51"E	26.68'
L33	N16°16'32"E	48.37'
L34	N09°44'39"E	45.00'
L35	N07°24'41"E	47.40'
L36	N07°50'33"E	71.31'
L37	N82°54'51"E	37.26'
L38	N81°13'49"E	143.08'
L39	N81°50'11"E	121.98'
L40	N82°20'47"E	42.28'

CURVE	RADIUS	DIRECTION	CHORD
C1	1435.23'	S88°55'13"W	371.31'
C2	1702.67'	N87°32'00"E	459.14'

TOTAL ACERAGE

TRACT A = 10.248 ACRES
TRACT B = 17.358 ACRES
TRACT C = 46.103 ACRES
TRACT D = 41.756 ACRES
TRACT E = 42.359 ACRES
TRACT F = 36.986 ACRES
TRACT G = 1.4825 ACRES
TRACT H = 1.617 ACRES
TRACT I = 6.505 ACRES
TRACT J = 6.632 ACRES
= 211.046 ACRES



SURVEYORS CERTIFICATE
 I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING A TRIMBLE RTK GPS; THE BASE RECEIVER WAS A TRIMBLE R10 AND THE ROVER WAS A TRIMBLE R8. THE POOREST RELATIVE POSITIONAL ACCURACY OF ANY CORNER WAS 0.03 FEET AND THE BEST WAS 0.02 FEET. THE HORIZONTAL DATUM IS REFERENCED TO THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS REFERENCED TO NAVD88. GEOID MODEL 12A WAS USED ON THIS PROJECT.

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

JOHN HENRY WAYNE RUSSELL PLS# DATE

- LEGEND
- 5/8" STEEL REBAR PIN W/ SURVEY CAP BEARING (P.L.S. #4048)
 - INTERNAL PROPERTY CORNERS ALONG R/W
 - △ FOUND MONUMENT (AS NOTED)
 - PROPERTY BOUNDARY
 - - - ADJOINING PROPERTY BOUNDARIES PER DEEDED DESCRIPTION
 - X- EXISTING FENCE
 - OH-E EXISTING OVERHEAD ELECTRIC

R/W NOTE:
 NO DEED OF RECORD HAS BEEN FOUND FOR RIGHT-OF-WAY FOR UPPER SALT RIVER RD. PER KRS 178.025 THE BOYLE COUNTY FISCAL COURT HAS THE RIGHT TO USE THE PROPERTY TO THE BACK OF THE DITCH TO MAINTAIN THE EXISTING ROAD. A 40' (20' FROM CENTERLINE) RIGHT-OF-WAY WILL INCLUDE THE DITCH ALONG UPPER SALT RIVER RD.

R/W NOTE:
 NO DEED OF RECORD HAS BEEN FOUND FOR RIGHT-OF-WAY FOR KY HWY 300. PER KRS 178.025 THE COMMONWEALTH OF KENTUCKY HAS THE RIGHT TO USE THE PROPERTY TO THE BACK OF THE DITCH TO MAINTAIN THE EXISTING ROAD. A 60' (30' FROM CENTERLINE) RIGHT-OF-WAY WILL INCLUDE THE DITCH ALONG KY HWY 300.

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

- SURVEY NOTES
- 1.) THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
 - 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 3.) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
 - 4.) THE SURVEY SHOWN HEREON COMPLIES WITH 201 KAR 18:150.
 - 5.) ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83).

P.O. BOX 204
 165 FOSTER LANE
 STANFORD, KY 40484
 PHONE (606) 365-8362
 FAX (606) 365-1097

**SUBDIVISION PLAT
 LORINE COULTER TRUST
 10 TRACTS TOTALING 211.046 ACRES BY SURVEY
 KY HWY 300/LOWER SALT RIVER RD.
 BOYLE COUNTY, KY**

DATE: 03/05/2019
 SCALE: 1" = 300'
 DRAWN BY: LAWSON
 CHECKED BY: JHWR
 FILENAME: 18447REC.DGN