



VICINITY MAP  
(TODD COUNTY, KENTUCKY)

# FINAL PLAT

## A DIVISION OF THE DANIEL BEATY CONSTRUCTION, LLC. PROPERTY

**LAND USE RESTRICTIONS:**  
 - MINIMUM 1,200 SQ. FT. FRAMED HOMES  
 - NO MOBILE/PREMANUFACTURED HOMES  
 - NO CHICKEN OR HOG FACILITIES  
 - NO JUNK YARDS  
 - NO BUSINESSES

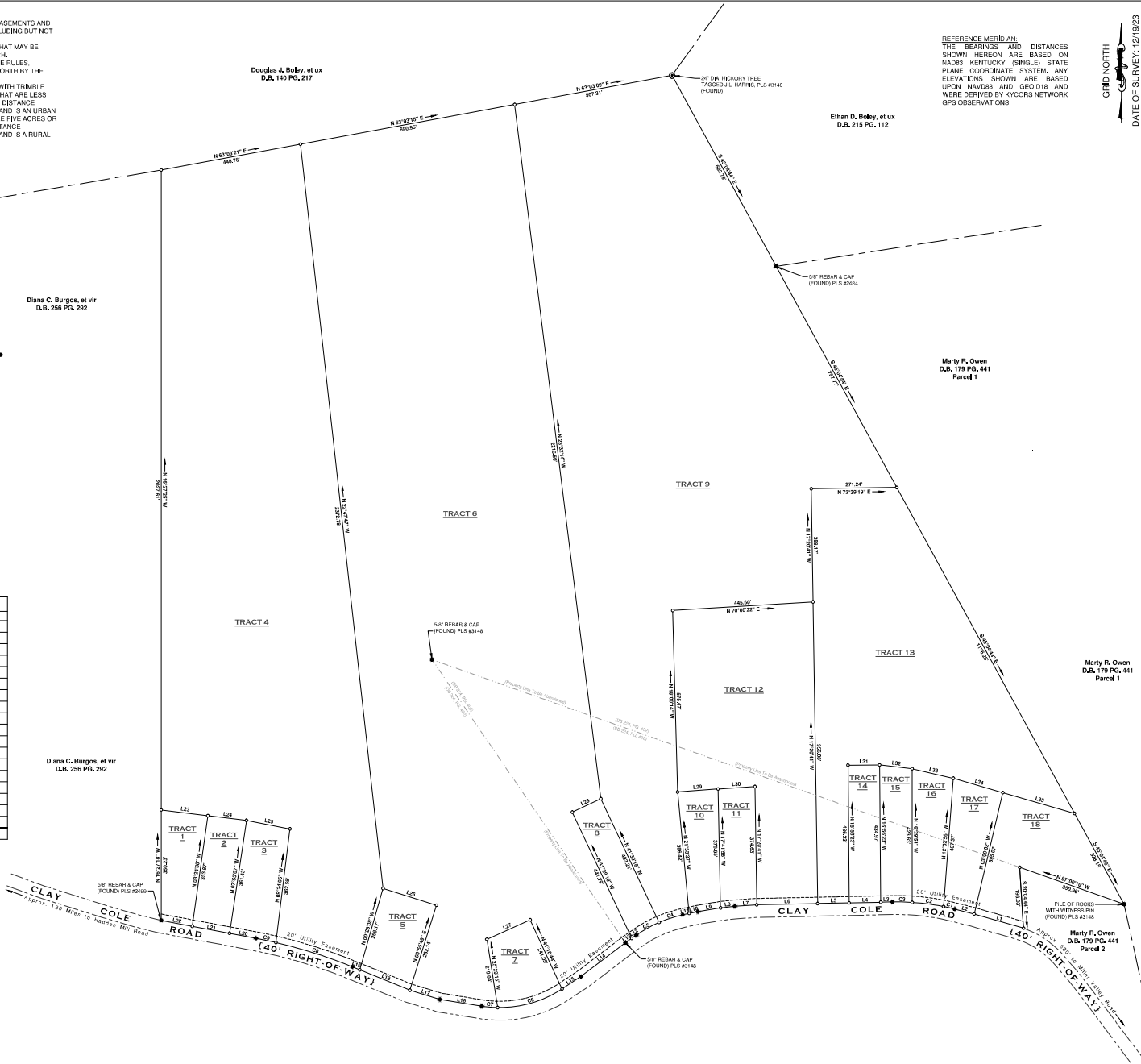
**TOTAL AREA CONTAINS 142.111 ACRES**

- SURVEYOR'S NOTES:**
- THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN.
  - THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, SETBACKS, AND ORDINANCES SET FORTH BY THE LOCAL PLANNING COMMISSION.
  - GPS PORTIONS OF THE SURVEY WAS PERFORMED WITH TRIMBLE R102 DUAL FREQUENCY RECEIVERS. ALL TRACTS THAT ARE LESS THAN 5 ACRES DID NOT EXCEED 0.05" ± 100 PPM PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY AND IS AN URBAN CLASS SURVEY UNADJUSTED. ALL TRACTS THAT ARE FIVE ACRES OR GREATER DID NOT EXCEED 0.10" ± 200 PPM PER DISTANCE ACCURACY AND RELATIVE POSITIONAL ACCURACY AND IS A RURAL CLASS SURVEY UNADJUSTED.

LINE	BEARING	DISTANCE
L1	S 89°33'31" W	164.85
L2	S 87°40'36" W	64.13
L3	S 72°20'25" W	36.32
L4	S 72°20'25" W	100.00
L5	S 72°20'25" W	100.00
L6	S 72°20'25" W	193.07
L7	S 59°47'55" W	66.90
L8	S 93°07'37" W	45.77
L9	S 64°12'55" W	73.60
L10	S 61°16'53" W	27.55
L11	S 61°16'53" W	21.57
L12	S 38°39'11" W	17.77
L13	S 38°39'11" W	24.28
L14	S 38°14'54" W	177.48
L15	S 40°17'04" W	71.58
L16	S 82°49'34" W	134.18
L17	N 89°27'49" W	88.73
L18	N 84°22'25" W	171.55
L19	N 84°22'25" W	25.60
L20	S 84°06'47" W	84.93
L21	S 84°06'47" W	120.36
L22	S 84°06'47" W	100.00
L23	N 89°34'37" E	146.80
L24	N 89°34'37" E	123.36
L25	N 84°33'49" E	140.16
L26	S 89°04'11" E	177.52
L27	N 48°29'14" E	150.96
L28	N 48°29'42" E	100.00
L29	N 69°14'08" E	128.36
L30	N 69°47'31" E	117.45
L31	N 73°03'37" E	100.00
L32	N 89°08'10" E	104.05
L33	N 86°42'24" E	134.28
L34	N 89°39'07" E	163.21
L35	N 89°39'07" E	236.40

TRACT NUMBER	ACREAGE
TRACT 1	1,000
TRACT 2	1,000
TRACT 3	1,000
TRACT 4	30,000
TRACT 5	1,100
TRACT 6	42,898
TRACT 7	1,000
TRACT 8	1,000
TRACT 9	34,999
TRACT 10	1,018
TRACT 11	1,017
TRACT 12	7,500
TRACT 13	12,000
TRACT 14	1,000
TRACT 15	1,000
TRACT 16	1,100
TRACT 17	1,200
TRACT 18	2,279
TOTAL	142.111

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	746.00	35.89	100.00	S 81°04'40" W	7°41'10"
C2	746.00	100.00	100.00	S 81°04'40" W	7°41'10"
C3	746.00	63.72	63.71	S 74°47'15" W	4°53'40"
C4	408.00	78.66	78.64	S 52°47'55" W	11°03'00"
C5	408.00	82.81	82.87	S 44°28'04" W	11°37'45"
C6	360.00	215.71	212.50	S 57°27'00" W	34°19'54"
C7	360.00	50.86	50.81	S 70°38'47" W	9°33'40"
C8	1650.00	254.51	254.36	N 88°47'40" W	8°59'29"
C9	1650.00	64.67	64.66	S 85°39'44" W	2°14'44"



**REFERENCE MERIDIAN:**  
 THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD83 KENTUCKY (SINGLE) STATE PLANE COORDINATE SYSTEM. ANY ELEVATIONS SHOWN ARE BASED UPON NAVD83 AND GEOD10 AND WERE DERIVED BY KYCORS NETWORK GPS OBSERVATIONS.

GRID NORTH  
 DATE OF SURVEY: 12/19/23

**CLIENT AND OWNER**  
 DANIEL BEATY CONSTRUCTION, LLC.  
 4421 Patros Road  
 Woodburn, Kentucky 40270

**MC GHEE ENGINEERING, INC.**  
 202 South Ewing Street  
 Guthrie, Kentucky 40224  
 Phone: 270-460-9885  
 Surveying Permit No. 988  
 DATE: 01/17/2024  
 DRAWN BY: WAC  
 CHECKED BY: JH  
 DRAWING NO. 23-111 (Final Plat)

**DIVIDOR Survey of the DANIEL BEATY CONSTRUCTION, LLC. Property**  
 DB 224, PG. 402  
 DB 224, PG. 406  
 TODD COUNTY, KENTUCKY



**SURVEYOR'S CERTIFICATE**  
 I DO HEREBY CERTIFY THAT THE SURVEY HEREON WAS PREPARED UNDER MY DIRECTION BY THE METHOD OF PLY GPS METHODS (RANDOM TRAVELER) FREQUENT CONTROL POINTS. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF KENTUCKY. I AM THE ONLY PERSON WHO HAS BEEN AUTHORIZED TO SIGN THIS PLAT FOR THE MONUMENT OF PROPERTY.  
 DATE: 01/17/2024