

VICINITY MAP N.T.S.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	144.11'	31.29'	31.23'	N15°24'16"E
C2	276.82'	135.52'	134.17'	S14°22'14"E

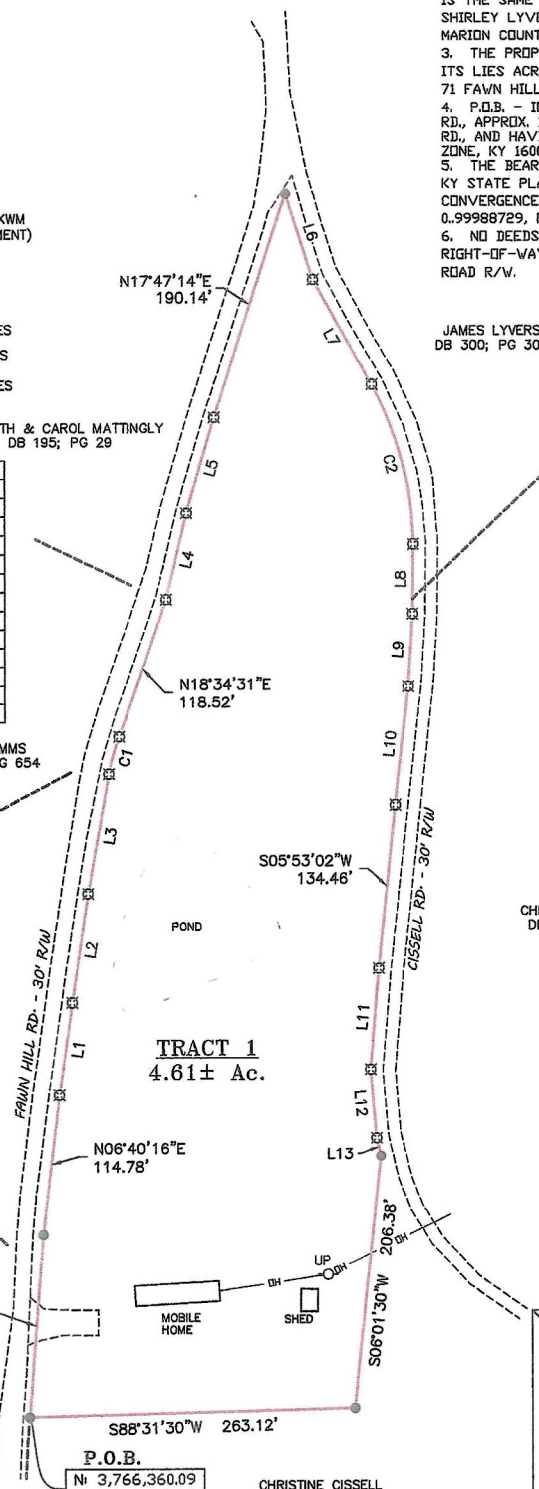
GENERAL NOTES:

1. THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS & RIGHT OF WAYS, RECORDED OR UNRECORDED, AND ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.
2. THE SOURCE OF THE SURVEY FOR THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN THE DEED TO JOSEPH & SHIRLEY LYVERS, DEED BOOK 77, PAGE 80, AS RECORDED IN THE MARION COUNTY CLERK'S OFFICE.
3. THE PROPERTY SHOWN HEREON IS NOT CURRENTLY ADDRESSED. ITS LIES ACROSS FAWN HILL ROAD OF THE PROPERTY ADDRESSED AS 71 FAWN HILL RD. LORETTTO, KY 40037.
4. P.O.B. - IRON PIN SET 15' EASTERLY OF THE C.V.L OF FAWN HILL RD., APPROX. 1070' SOUTHERLY OF ITS INTERSECTION WITH CISSELL RD., AND HAVING THE KY STATE PLANE COORDINATES (KY SINGLE ZONE, KY 1600) AS SHOWN.
5. THE BEARINGS & DISTANCES SHOWN HEREON ARE BASED ON THE KY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE (KY 1600). THE CONVERGENCE & COMBINED SCALE FACTORS ARE 0.17510000' & 0.99988729, RESPECTIVELY.
6. NO DEEDS WERE FOUND FOR CISSELL ROAD AND FAWN HILL ROAD RIGHT-OF-WAYS. THE WIDTH SHOWN IS BASED ON MINIMUM COUNTY ROAD R/W.

SURVEY LEGEND

- = SET 1/2"x18" IRON PIN W/ RED CAP (KWM NATHAN KING PLS 3831 CORNER MONUMENT)
- ⊠ = UNMARKED AND/OR MEANDER POINTS
- UP ○ = UTILITY POLES
- = PROPERTY LINES
- - - = ADJOINER LINES
- OH — OH = OVERHEAD LINES

LINE	BEARING	DISTANCE
L1	N08°04'52"E	75.16'
L2	N08°17'59"E	89.43'
L3	N09°51'21"E	99.38'
L4	N13°23'13"E	71.32'
L5	N15°59'54"E	81.36'
L6	S17°30'09"E	73.79'
L7	S29°34'43"E	96.46'
L8	S00°31'27"W	55.99'
L9	S03°26'28"W	59.44'
L10	S06°06'21"W	97.24'
L11	S04°44'14"W	81.75'
L12	S04°55'35"E	56.24'
L13	S13°16'19"E	14.99'



KENNETH & CAROL MATTINGLY  
DB 299; PG 652

ADAM SIMMS  
DB 271; PG 654

JOSEPH & SANDRA BLANFORD  
DB 299; PG 648

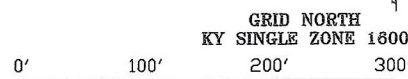
CHRISTINE CISSELL  
DB 133; PG 391

JAMES LYVERS  
DB 300; PG 306

TRACT 1  
4.61± Ac.

P.O.B.  
N: 3,766,360.09  
E: 5,006,495.68

CHRISTINE CISSELL  
DB 133; PG 391



STATE OF KENTUCKY  
NATHAN KING  
3831  
LICENSED PROFESSIONAL LAND SURVEYOR

**SURVEYORS CERTIFICATE**  
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION & THAT THE FACTS AND STATEMENTS CONTAINED HEREIN ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. THE UNADJUSTED ERROR OF CLOSURE FOR THIS SURVEY WAS 1:29,783. AND THE BEARINGS & DISTANCES SHOWN HEREON ARE NOT BASED ON AN ADJUSTED TRAVERSE. THE SURVEY SHOWN HEREON MEETS THE SPECIFICATIONS FOR A CLASS B "RURAL" SURVEY.  
NATHAN KING PLS 3831 DATE 10-1-23

**CERTIFICATE OF OWNERSHIP & 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 ANY AND ALL RESTRICTIONS AND ANY DEDICATED EASEMENTS FOR PUBLIC AND PRIVATE USE AS SHOWN HEREON.  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
ACKNOWLEDGED AND SWORN TO BEFORE ME BY \_\_\_\_\_ AND \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
NOTARY PUBLIC - STATE AT LARGE, KY  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEY MAP**  
SURVEY TITLE  
LYVERS - FAWN HILL RD. & CISSELL RD.  
OWNER/CLIENT  
JOSEPH LYVERS  
2100 FOGLE RD  
LORETTTO, KY 40037  
PVA MAP #010-008-01  
MARION COUNTY, KENTUCKY  
THIS SURVEY COMPLIES WITH 201 KAR 18:150  
**KWM & LAND SURVEYING**  
NATHAN ALLAN KING  
P.E. #24283 P.L.S. #3831  
335 N. VANDER AVENUE, LEITCHFIELD, KY 40039  
BUSINESS (607) 695-0223  
MOBILE (607) 895-4693  
nking@nykwm.net  
PROJECT: MARION\2022\LYVERS EDDY\001 CISSELL RD  
SCALE TOTAL AREA DATE DRAWN BY  
1" = 100' 4.61 04-03, MARK  
INCH=FEET AC.+/- 2023 WETHINGTON