

VICINITY MAP N.T.S.

SURVEY LEGEND

- SET 1/2"x18" IRON PIN W/ RED CAP (KWM NATHAN KING PLS 3831 CORNER MONUMENT)
 - ▼ SET 1/2"x18" WITNESS PIN W/ BLUE CAP (KWM NATHAN KING PLS 3831 WITNESS MONUMENT)
 - = FND IRON PIN (AS NOTED)
 - △ = FOUND MONUMENTS (AS NOTED)
 - = UNMARKED AND/OR MEANDER POINTS
- (S52°47'52"W, 5.54') = DENOTES THE BEARING/DISTANCE FROM A WITNESS SET TO THE MONUMENT NOTED
- UP = UTILITY POLES
- = PROPERTY LINES
 - - - = ADJOINER LINES
 - · - · - = EXISTING FENCE
 - · — · — = OVERHEAD LINES

LINE	BEARING	DISTANCE
L1	S85°07'59"E	68.99'
L2	S84°59'53"E	262.80'
L3	N05°20'05"E	199.89'
L4	N82°36'25"E	140.01'
L5	N82°29'01"E	231.18'
L6	N82°29'01"E	33.22'
L7	N82°29'01"E	128.22'
L8	N82°29'35"E	18.54'
L9	N04°28'36"E	96.57'
L10	S87°43'01"E	17.80'
L11	S04°29'08"W	320.09'
L12	N01°12'13"E	316.76'
L13	S00°58'46"E	290.42'
L14	N85°16'32"W	33.16'
L15	N00°58'55"W	283.34'



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAN 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 1:11,840. AND THE BEARINGS & DISTANCES SHOWN HEREON ARE NOT BASED ON AN ADJUSTED TRANSIT. THE SURVEY SHOWN HEREON MEETS THE SPECIFICATIONS FOR A CLASS A SURVEY.

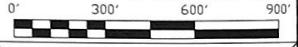
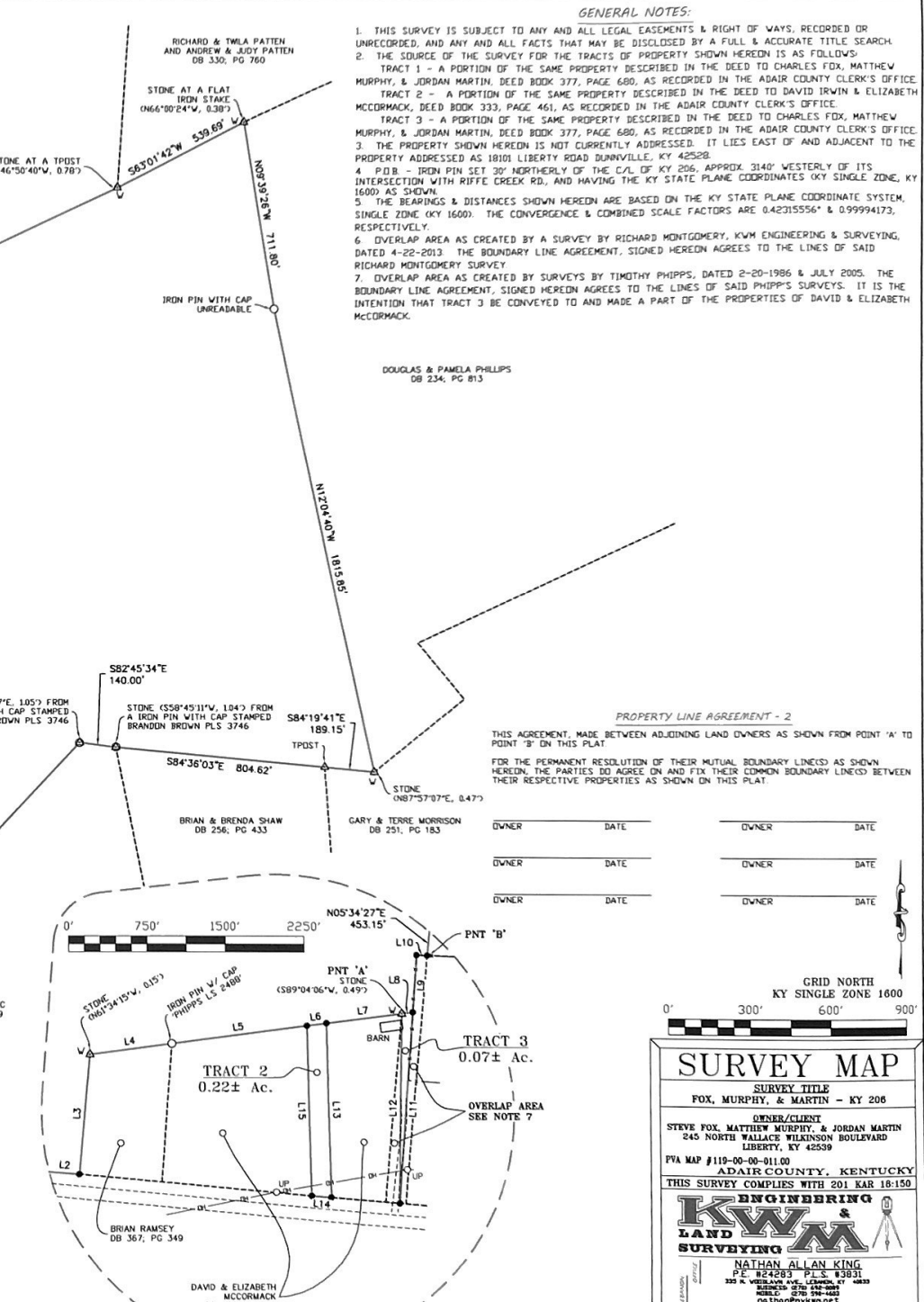
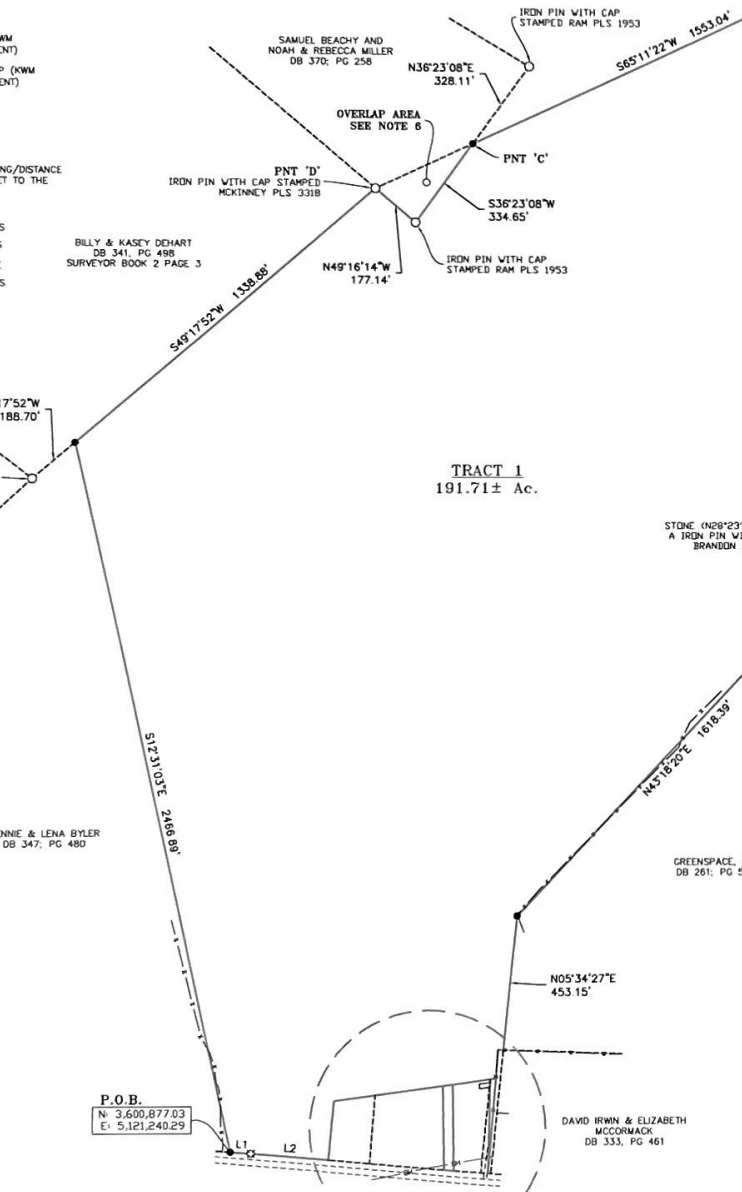
NATHAN KING PLS 3831 DATE 10-7-23

PROPERTY LINE AGREEMENT - 1

THIS AGREEMENT, MADE BETWEEN ADJOINING LAND OWNERS AS SHOWN FROM POINT 'C' TO POINT 'D' ON THIS PLAN

FOR THE PERMANENT RESOLUTION OF THEIR MUTUAL BOUNDARY LINE(S) AS SHOWN HEREON, THE PARTIES DO AGREE ON AND FIX THEIR COMMON BOUNDARY LINE(S) BETWEEN THEIR RESPECTIVE PROPERTIES AS SHOWN ON THIS PLAN

OWNER	DATE	OWNER	DATE
OWNER	DATE	OWNER	DATE
OWNER	DATE	OWNER	DATE



GRID NORTH
KY SINGLE ZONE 1600

SURVEY MAP

SURVEY TITLE
FOX, MURPHY, & MARTIN - KY 206

OWNER/CLIENT
STEVE FOX, MATTHEW MURPHY, & JORDAN MARTIN
245 NORTH WALLACE WILKINSON BOULEVARD
LIBERTY, KY 42539

PVA MAP #119-00-00-011.00
ADAIR COUNTY, KENTUCKY

THIS SURVEY COMPLIES WITH 201 KAR 18-150

KWM ENGINEERING & LAND SURVEYING

NATHAN ALLAN KING
P.E. #24283 PLS 43831
325 N. WILSON AVE., LIBERTY, KY 42539
PHONE: 270-594-4422
FAX: 270-594-4423
nathan@kwm.net

PROJECT: ADAIR COUNTY, UNITED COUNTRY 0039

SCALE	TOTAL AREA	DATE	DRAWN BY
1" = 300'	192.00 AC. +/-	09-29-2023	MARK WETHINGTON

GENERAL NOTES:

- 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.
- THE SOURCE OF THE SURVEY FOR THE TRACTS OF PROPERTY SHOWN HEREON IS AS FOLLOWS:
TRACT 1 - A PORTION OF THE SAME PROPERTY DESCRIBED IN THE DEED TO CHARLES FOX, MATTHEW MURPHY, & JORDAN MARTIN, DEED BOOK 377, PAGE 680, AS RECORDED IN THE ADAIR COUNTY CLERK'S OFFICE.
TRACT 2 - A PORTION OF THE SAME PROPERTY DESCRIBED IN THE DEED TO DAVID IRWIN & ELIZABETH MCCORMACK, DEED BOOK 333, PAGE 461, AS RECORDED IN THE ADAIR COUNTY CLERK'S OFFICE.
TRACT 3 - A PORTION OF THE SAME PROPERTY DESCRIBED IN THE DEED TO CHARLES FOX, MATTHEW MURPHY, & JORDAN MARTIN, DEED BOOK 377, PAGE 680, AS RECORDED IN THE ADAIR COUNTY CLERK'S OFFICE.
- THE PROPERTY SHOWN HEREON IS NOT CURRENTLY ADDRESSED. IT LIES EAST OF AND ADJACENT TO THE PROPERTY ADDRESSED AS 18101 LIBERTY ROAD DUNNVILLE, KY 42528.
- P.O.B. - IRON PIN SET 30' NORTHERLY OF THE C/L OF KY 206, APPROX. 3140' WESTERLY OF ITS INTERSECTION WITH RIFFE CREEK RD, AND HAVING THE KY STATE PLANE COORDINATES (KY SINGLE ZONE, KY 1600) AS SHOWN.
- THE BEARINGS & DISTANCES SHOWN HEREON ARE BASED ON THE KY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE (KY 1600). THE CONVERGENCE & COMBINED SCALE FACTORS ARE 0.42315556' & 0.99994173, RESPECTIVELY.
- OVERLAP AREA AS CREATED BY A SURVEY BY RICHARD MONTGOMERY, KVM ENGINEERING & SURVEYING, DATED 4-22-2013. THE BOUNDARY LINE AGREEMENT, SIGNED HEREON AGREES TO THE LINES OF SAID RICHARD MONTGOMERY SURVEY.
- OVERLAP AREA AS CREATED BY SURVEYS BY TIMOTHY PHIPPS, DATED 2-20-1986 & JULY 2005. THE BOUNDARY LINE AGREEMENT, SIGNED HEREON AGREES TO THE LINES OF SAID PHIPPS SURVEYS. IT IS THE INTENTION THAT TRACT 3 BE CONVEYED TO AND MADE A PART OF THE PROPERTIES OF DAVID & ELIZABETH MCCORMACK.

PROPERTY LINE AGREEMENT - 2

THIS AGREEMENT, MADE BETWEEN ADJOINING LAND OWNERS AS SHOWN FROM POINT 'A' TO POINT 'B' ON THIS PLAN

FOR THE PERMANENT RESOLUTION OF THEIR MUTUAL BOUNDARY LINE(S) AS SHOWN HEREON, THE PARTIES DO AGREE ON AND FIX THEIR COMMON BOUNDARY LINE(S) BETWEEN THEIR RESPECTIVE PROPERTIES AS SHOWN ON THIS PLAN

OWNER	DATE	OWNER	DATE
OWNER	DATE	OWNER	DATE
OWNER	DATE	OWNER	DATE

