

# LEGEND

These standard symbols may be found in the drawing.

- 1/2" IRON PIN, MDR 3487
- MEANDER POINT
- △ MAG NAIL SET
- FENCE POST
- ⊗ TREE (AS NOTED)
- ⊕ UTILITY POLE
- IRON PIN FOUND SET BY OTHERS
- BOUNDARY LINE
- - - - - EDGE OF PAVEMENT
- X - X - FENCE LINE

# SURVEY PLAT GLENN COLE EST.

KY HWY. 10, TOLLESBORO, KY  
DATE: 3/04/25 SCALE: 1" = 50'



### NOTES:

FIELD WORK COMPLETED ON 2/26/25.

ALL IRON PINS SET WERE 1/2" DIAMETER BY 20" IN LENGTH REBAR WITH PLASTIC IDENTIFICATION CAP STAMPED MDR 3487.

BEARINGS CORRELATED TO TRUE NORTH BY THE METHOD OF A GPS OBSERVATION USING CARLSON GPS EQUIPMENT WITH DUAL-FREQUENCY RADIOS, MODEL NUMBER CARLSON BRX 7.

CORS WAS USED TO DETERMINE THE APPROXIMATE LOCATION OF THE STATE PLANE COORDINATE.

PROPERTY SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS AND CONVEYANCES.

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

PROPERTY SUBJECT TO THE RIGHT-OF-WAY OF KY HWY. 10, NO R/W DEED FOUND.



### SURVEYOR'S CERTIFICATION

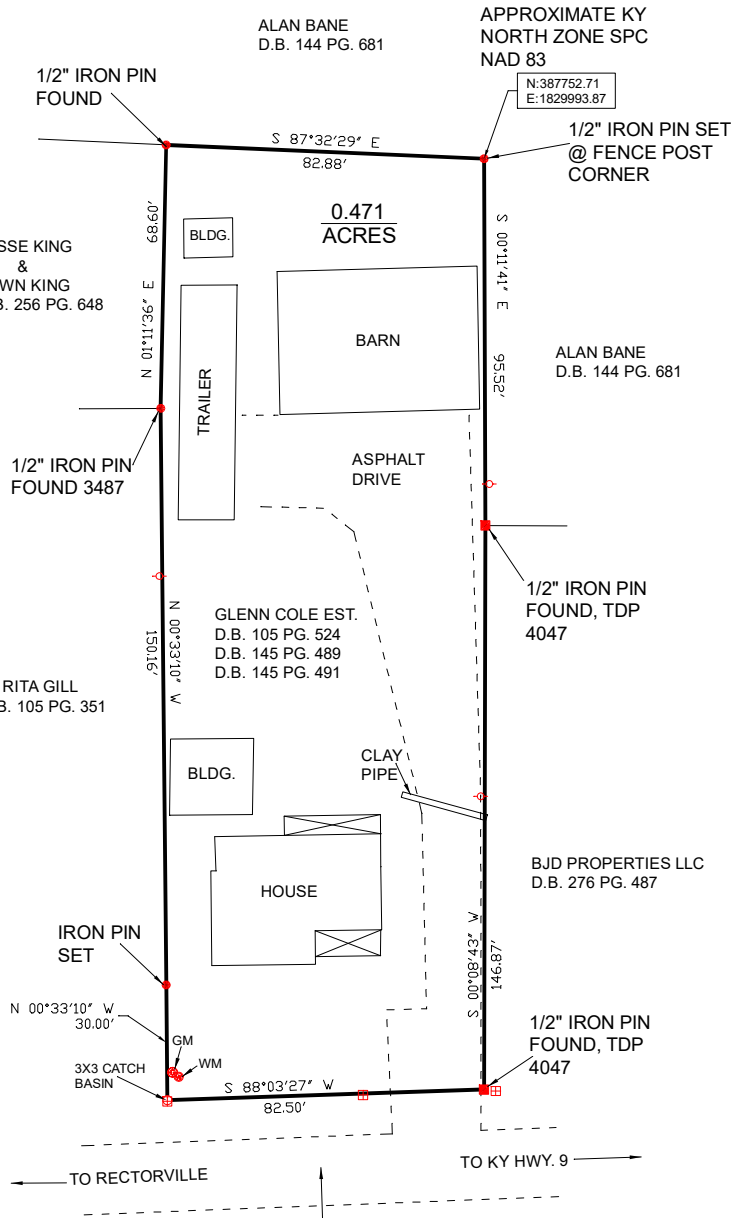
I HEREBY CERTIFY THAT THE SURVEY DEPICTED ON THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1: 18,471 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

*Michael D. Ruggles*

3/04/2025

Michael D. Ruggles, PLS #3487

Date



KY HWY. 10

GLENN COLE EST.  
4154 W KY 10  
TOLLESBORO, KY 41189

### VICINITY MAP



SITE LOCATION

**MIKE RUGGLES  
LAND SURVEYING**  
3002A BURTONVILLE RD.  
TOLLESBORO, KY 41189  
(606)798-2929

**Glenn Cole Estate**  
**D.B. 105 PG. 524**  
**D.B. 145 PG. 489**  
**D.B. 145 PG. 491**

Being a **0.471-acre** parcel and that same tract of land conveyed to Glenn & Evelyn Cole, D.B. 105 Pg. 524, D.B. 145 Pg. 489 & D.B. 145 Pg. 491, located on the north side of KY Hwy. 10, in the community of Tollesboro, in Lewis County, KY, and being more particularly described as follows:

Beginning at a point in or near the north right-of-way of KY Hwy. 10, and located on a 3'x 3' concrete catch basin, said point being a corner to Glenn Cole Estate, D.B. 105 Pg. 524 and Rita Gill, D.B. 105 Pg. 351; thence leaving the highway and with the line of Cole Estate and Gill, **N 00°33'10" W** a distance of **30.00'** to an iron pin set; thence **N 00°33'10" W** a distance of **150.16'** to a ½" iron pin found, 3487 and being a corner to Jesse & Dawn King, D.B. 256 Pg. 648; thence with the line of King, leaving Gill, **N 01°11'36" E** a distance of **68.60'** to a ½" iron pin found and being in the line of Alan Bane, D.B. 144 Pg. 681; thence with the line of Bane, leaving King, **S 87°32'29" E** a distance of **82.88'** to an iron pin set at a fence post corner; thence **S 00°11'41" E** a distance of **95.52'** to a ½" iron pin found, TDP #4047, and being a corner to BJD Properties, D.B. 276 Pg. 487; thence with the line of the same, leaving Bane, **S 00°08'43" W** a distance of **146.87'** to a ½" iron pin found, TDP 4047, in or near the north right-of-way of KY Hwy. 10; thence with said right-of-way, leaving BJD Properties, **S 88°03'27" W** a distance of **82.50'** to the point of beginning containing **0.471 acres** as surveyed by Michael D. Ruggles, PLS #3487 in February of 2025.

**Notes:**

Completion date of the field survey was 2/26/2025.

All iron pins set were ½" in diameter by 20" in length rebar with plastic identification cap stamped MDR 3487.

Bearings correlated to true north by the method of a GPS observation using Carlson GPS equipment with dual-frequency radios, model number Carlson BRX-7.

Property subject to all legal rights-of-way, easements, and conveyances.

Property subject to the right-of-way of KY Hwy. 10, no R/W deed found.

---

Michael D. Ruggles, PLS #3487                      Date