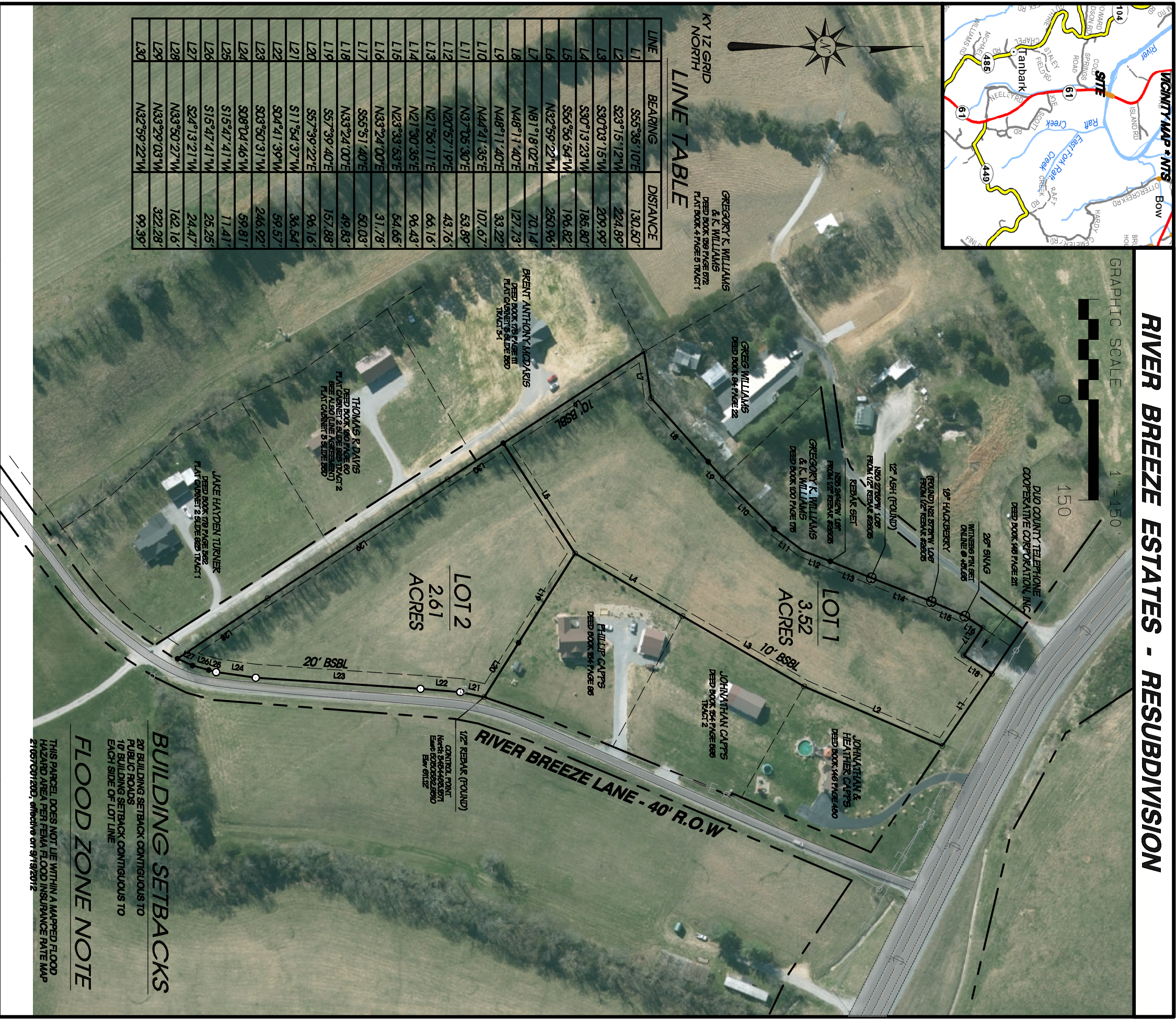


RIVER BREEZE ESTATES - RESUBDIVISION

GRAPHIC SCALE

1" = 150'

0 150



LINE	BEARING	DISTANCE
L1	S55°35'10"E	130.50'
L2	S23°15'12"W	224.89'
L3	S30°03'15"W	209.99'
L4	S30°13'23"W	185.80'
L5	S56°56'54"W	196.82'
L6	N32°59'22"W	260.96'
L7	N81°18'02"E	70.14'
L8	N48°11'40"E	127.73'
L9	N48°11'40"E	33.22'
L10	N44°41'35"E	107.67'
L11	N37°06'30"E	53.89'
L12	N20°57'19"E	43.76'
L13	N21°56'11"E	66.16'
L14	N21°30'35"E	96.43'
L15	N23°33'53"E	54.65'
L16	N33°24'00"E	31.78'
L17	S55°51'40"E	50.03'
L18	N33°24'00"E	49.83'
L19	S57°39'40"E	157.88'
L20	S57°39'22"E	96.16'
L21	S11°54'37"W	36.54'
L22	S04°41'39"W	59.57'
L23	S03°50'31"W	246.92'
L24	S08°04'46"W	59.81'
L25	S15°47'41"W	11.41'
L26	S15°47'41"W	25.25'
L27	S24°13'21"W	24.47'
L28	N33°50'27"W	162.16'
L29	N33°29'03"W	322.28'
L30	N32°59'22"W	99.39'

CERTIFICATION

I, WILLIAM DEREK BELL DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED BY THIS PLAT REPRESENTS A SURVEY, PERFORMED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION BY METHOD OF REAL TIME KINEMATIC GNSS OBSERVATIONS. REDUNDANT OBSERVATIONS WERE OBTAINED ON BOUNDARY AND CONTROL POINTS FOR QUALITY CONTROL AND RELATIVE POSITIONAL ACCURACY OF THE SURVEY DATA. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED. THIS IS AN URBAN CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS PER KAR 18:150 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF KENTUCKY
WILLIAM DEREK BELL
 3914
 LICENSED PROFESSIONAL LAND SURVEYOR

WM, DEREK BELL, PLS NO. 3914

DATE:

LEGEND

- 5/8"x18" REBAR WITH BLUE PLASTIC IDENTIFICATION CAP WM, DEREK BELL PLS 3914" (TYPICAL & SET THIS SURVEY) 1/2" REBAR #2803 (FOUND) UNLESS OTHERWISE NOTED
- MEANDER POINT
- 5/8" x 18" REBAR WITH ORANGE PLASTIC CAP WITNESS MONUMENT WM DEREK BELL PLS 3914"
- POWER/UTILITY POLE
- ▲ 3 1/2" MAG SPIKE WITH ALUMINUM SHINER
- DEREK BELL PLS 3914" (NON-TYPICAL) & SET THIS SURVEY
- CORNER TREE (2 x 3 HACKS UNLESS OTHERWISE NOTED)
- BOUNDARY LINE
- ADJOINER
- FENCELINE
- OVER-HEAD ELECTRIC
- RIGHT-OF-WAY
- WOODLINE

GENERAL NOTES

- (1) PURPOSE STATEMENT: RESUBDIVISION
- (2) BEARING BASIS: KY12 GRID NORTH (NAD83) 2011 REAL TIME NETWORK CORRELATED TO NETWORK ADJUSTED CONTROL POINT AT TIME OF SURVEY
- (3) CLASSIFICATION: URBAN
- (4) DATE OF FIELD SURVEY: 8.25.25
- (5) THIS SURVEY BEING SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND OTHER CONVEYANCES THAT A SUBSEQUENT TITLE SEARCH MAY DISCLOSE
- (6) RIGHT-OF-WAY BASED UPON PLAT CABINET C SLIDE 48C
- (7) SUBJECT TO RESTRICTIONS OF RECORD IN DEED BOOK 139 PAGE 405 AND DEED BOOK 146; PAGE 142

RTK/GPS NOTE

- (1) A TRIMBLE R12 TRIPLE FREQUENCY BASE & ROVER WERE UTILIZED TO OBTAIN 100 PERCENT OF THE SURVEY DATA SHOWN ON THIS PLAT.
- (2) DISTANCES SHOWN HEREON ARE BASED UPON GRID OBSERVATIONS.
- (3) REDUNDANT STATIC OBSERVATIONS ON CONTROL POINTS & FOUND MONUMENTATION YIELD AN AVERAGE RMS OF 0.089" AND MEET OR EXCEED THE 95% CONFIDENCE LEVEL
- (4) KENTUCKY STATE PLANE SINCE ZONE NAD83 2011 NAD 83 - GEOD18 COMBINED SCALE FACTOR 1.00007038 CONVERGENCE = 00 13 44.77

BUILDING SETBACKS
 20' BUILDING SETBACK CONTIGUOUS TO PUBLIC ROADS
 10' BUILDING SETBACK CONTIGUOUS TO EACH SIDE OF LOT LINE

FLOOD ZONE NOTE
 THIS PARCEL DOES NOT LIE WITHIN A MAPPED FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 21057001203, effective 07/19/2012

PLAT OF SURVEY

RESUBDIVISION
 PREPARED FOR
HERBERT STANLEY BRYSON, ET AL
 2721 GARDNER SPYVA ROAD
 BLAIRSVILLE, GEORGIA 30612
PARCEL TITLE SOURCE
HERBERT STANLEY BRYSON, ET AL
 PVA ID#066-00-00-033.05
 DEED BOOK 137 PAGE 319
 PLAT CABINET C SLIDE 48C
PREPARED BY:

BELL
LAND SURVEYING & MAPPING

WM, DEREK BELL, PLS 3914
 412 S. MAIN STREET * PO BOX 749,
 BURKESVILLE, KENTUCKY 42717
 270-984-9150 OFFICE
 derek@bellandsurveying.com
 DRAWN BY: FIELD CREW: RYAN PLATT: DRAWING NO. DB
 DB, MK, KS 8.18.25 BRYSON, REM