



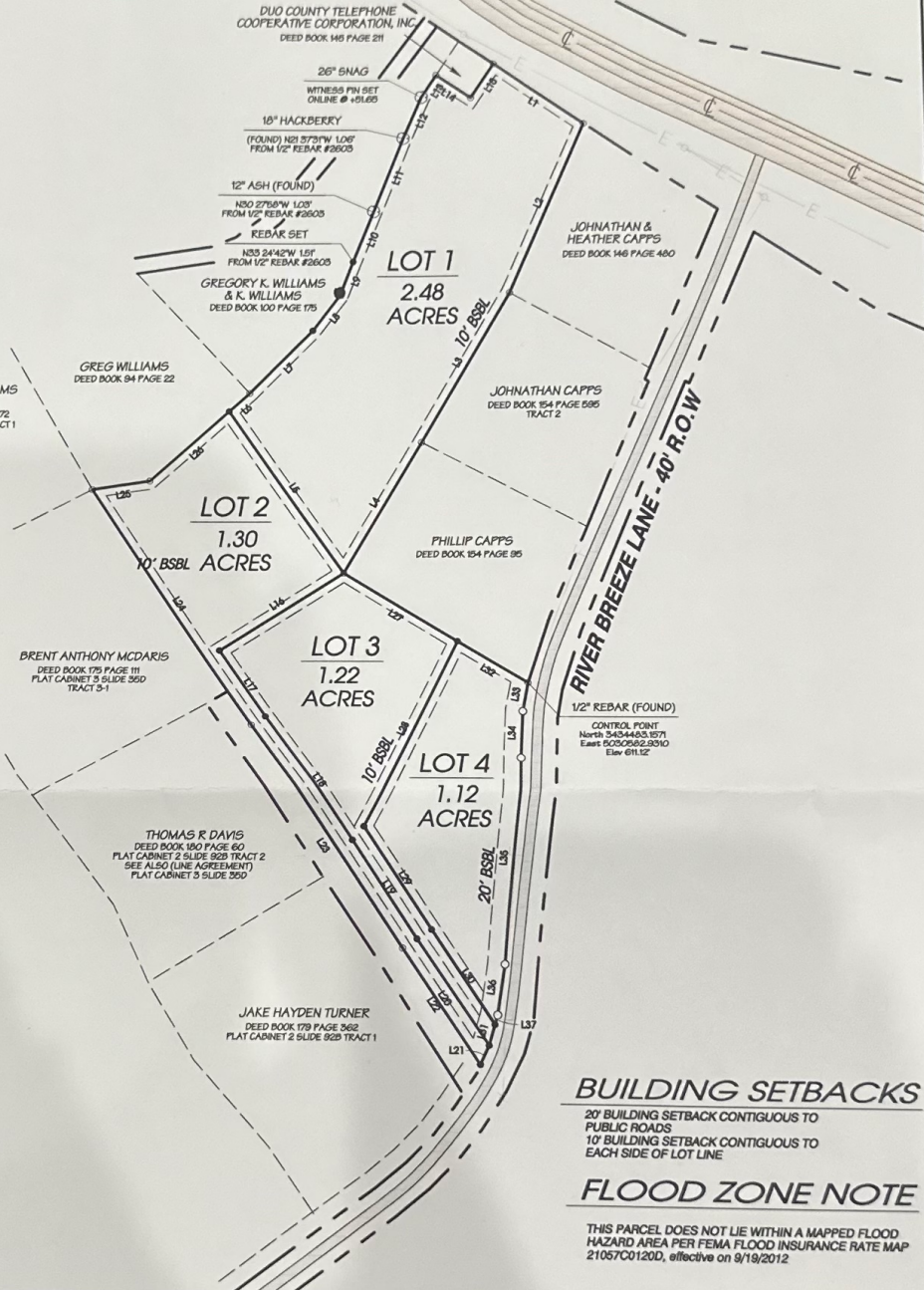
RIVER BREEZE ESTATES - RESUBDIVISION



KY 12 GRID NORTH

LINE TABLE

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	N34°34'19"W	241.56'
L6	N48°11'40"E	33.22'
L7	N44°41'35"E	107.67'
L8	N37°05'30"E	53.89'
L9	N20°57'19"E	43.76'
L10	N21°56'11"E	66.16'
L11	N21°30'35"E	96.43'
L12	N23°33'53"E	54.65'
L13	N33°24'00"E	31.78'
L14	S55°51'40"E	50.03'
L15	N33°24'00"E	49.83'
L16	S56°56'54"W	176.82'
L17	S32°59'22"E	99.20'
L18	S33°29'03"E	183.15'
L19	S33°29'03"E	139.20'
L20	S34°08'03"E	149.06'
L21	S24°13'21"W	24.47'
L22	N33°50'27"W	162.16'
L23	N33°29'03"W	322.28'
L24	N32°59'22"W	350.35'
L25	N81°18'02"E	70.14'
L26	N48°11'40"E	127.73'
L27	S57°39'40"E	157.88'
L28	S26°07'06"W	257.77'
L29	S33°29'03"E	145.68'
L30	S33°50'27"E	132.65'
L31	S15°47'41"W	25.25'
L32	S57°39'22"E	96.16'
L33	S11°54'37"W	36.54'
L34	S04°41'39"W	59.57'
L35	S03°50'31"W	246.92'
L36	S08°04'46"W	59.81'
L37	S15°47'41"W	11.41'



BUILDING SETBACKS

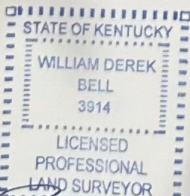
20' BUILDING SETBACK CONTIGUOUS TO PUBLIC ROADS
10' BUILDING SETBACK CONTIGUOUS TO EACH SIDE OF LOT LINE

FLOOD ZONE NOTE

THIS PARCEL DOES NOT LIE WITHIN A MAPPED FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP 21057C0120D, effective on 9/19/2012

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.



WM. DEREK BELL, PLS NO. 3914

DATE: 9.9.25

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

- PURPOSE STATEMENT: RESUBDIVISION
- BEARING BASIS: KY12 GRID NORTH (NAD83) 201 (KY REAL TIME NETWORK) CORRELATED TO NETWORK ADJUSTED CONTROL POINT AT TIME OF SURVEY
- CLASSIFICATION: URBAN
- DATE OF FIELD SURVEY: 8.25.25
- THIS SURVEY BEING SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND OTHER CONVEYANCES THAT A SUBSEQUENT TITLE SEARCH MAY DISCLOSE.
- RIGHT-OF-WAY BASED UPON PLAT CABINET C SLIDE 46C
- SUBJECT TO RESTRICTIONS OF RECORD IN DEED BOOK 139 PAGE 405 AND DEED BOOK 146, PAGE 142

RTK/GPS NOTE

- A TRIMBLE R12 TRIPLE FREQUENCY BASE & ROVER WERE UTILIZED TO OBTAIN 100 PERCENT OF THE SURVEY DATA SHOWN ON THIS PLAT.
- DISTANCES SHOWN HEREON ARE BASED UPON GRID OBSERVATIONS.
- REDUNDANT STATIC OBSERVATIONS ON CONTROL POINTS & FOUND MONUMENTATION YIELD AN AVERAGE RMS OF 0.030" AND MEET OR EXCEED THE 90% CONFIDENCE LEVEL
- KENTUCKY STATE PLANE SINGLE ZONE NAD83-2011NAD88 - GEOID18 COMBINED SCALE FACTOR 1.00007038 CONVERGENCE = 00 13 44.77

PLAT OF SURVEY

RESUBDIVISION

PREPARED FOR

HERBERT STANLEY BRYSON, ET AL

2721 GARDNER SPIVA ROAD BLAIRSVILLE, GEORGIA 30512

PARCEL TITLE SOURCE

HERBERT STANLEY BRYSON, ET AL

PVA ID#056-00-00-033.05 DEED BOOK 137 PAGE 319 PLAT CABINET C SLIDE 46C

PREPARED BY:

BELL
LAND SURVEYING & MAPPING

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DRAWN BY: FIELD CREW: FINAL PLAT: DRAWING NO: D.B. DB, MK, HS 8.18.25 BRYSON_REM