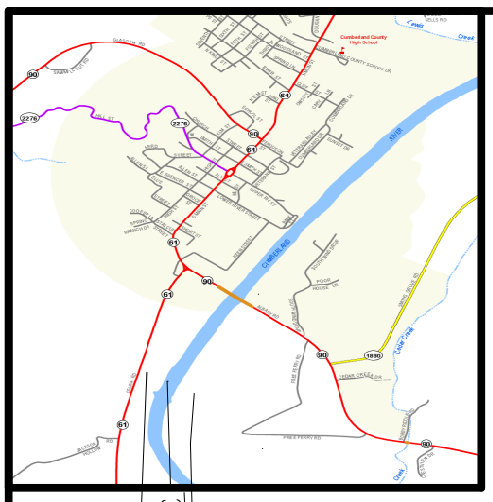


GRAPHIC SCALE 1"=200'

200

HIGHWAY 90 - EAST

CARSON HOSIER, ET AL
REMAINING LANDS

APPROXIMATE CORPORATE LIMITS OF BURKSVILLE

UTILITY EASEMENT 5' EACH SIDE OF LINE

NORTH RIVER ROAD

RIVER

CUMBERLAND

RIVERSIDE DRIVE

HIGHWAY 61 - SOUTH

CARSON HOSIER,ET AL
REMAINING LANDS

SOUTH RIVER ROAD

223.09'
S52°21'36"E
1
216.47'
S50°23'35"E
2
214.37'
S58°22'45"E
3
214.37'
S58°22'45"E
4
214.37'
S58°22'45"E
5
214.37'
S58°22'45"E
6
214.37'
S58°22'45"E
7
214.37'
S58°22'45"E
8
214.37'
S58°22'45"E
9
214.37'
S58°22'45"E
10
214.37'
S58°22'45"E
11
214.37'
S58°22'45"E
12
214.37'
S58°22'45"E
13
214.37'
S58°22'45"E
14
215.08'
S58°22'45"E
15
215.08'
S58°22'45"E
16
215.08'
S58°22'45"E
17
215.08'
S58°22'45"E
18
215.08'
S58°22'45"E
19
215.08'
S58°22'45"E
20
215.08'
S58°22'45"E
21
215.08'
S58°22'45"E
22
215.08'
S58°22'45"E
23
215.05'
S58°28'27"E
24

N31°37'15"E 1558.52' (TOTAL)

S 31°37'15" W 1309.79' TOTAL

N26°57'34"E

S 26°57'34" W 1309.79' TOTAL

N86°22'20"W 255.2'

N26°57'34"E 109.74'

553

LOT AREA

1 = 0.5680 ACRES
2 = 0.5116 ACRES
3 = 0.5906 ACRES
4 = 0.5906 ACRES
5= 0.5906 ACRES
6 = 0.5906 ACRES
7 = 0.5906 ACRES
8 = 0.5906 ACRES
9 = 0.5906 ACRES
10 = 0.5906 ACRES
11 = 0.5906 ACRES
12 = 0.5906 ACRES
13 = 0.5906 ACRES
14 = 0.5922 ACRES
15 = 0.5925 ACRES
16 = 0.5925 ACRES
17= 0.5925 ACRES
18 = 0.5925 ACRES
19 = 0.5925 ACRES
20 = 0.5925 ACRES
21 = 0.5925 ACRES
22 = 0.5925 ACRES
23 = 0.5925 ACRES
24 = 0.8368 ACRES

FLOOD HAZARD NOTE:
PORTION OF THIS SURVEY LIE WITHIN A MAPPED FLOOD HAZARD AREAS ZONE A & AE PER FEMA FIRM MAP 21057C0158D, 9.18.2012 APPROXIMATE LIMITS SHOWN BY DASHED CONTOUR LINE AT ELEVATION 553'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	144.47'	S22°38'24"W	60.00'	112.02'
C2	20.94'	S61°37'15"W	20.00'	20.00'
C3	20.94'	S05°02'26"E	20.00'	20.00'
C4	157.08'	S41°57'34"W	60.00'	115.91'

ACCESS ROAD AREA

3.67 ACRES CONTAINED WITHIN RIVERSIDE DRIVE, NORTH RIVER ROAD AND SOUTH RIVER ROAD COMBINED.

LEGEND OF SYMBOLS

- 5/8"X18" REBAR WITH BLUE PLASTIC IDENTIFICATION CAP "WM. DEREK BELL PLS 3914" (TYPICAL & SET THIS SURVEY)
- EXISTING MONUMENTATION SIZE & TYPE NOTED ON PLAT
- MEANDER POINT
- REFERENCE MONUMENT 5/8"X18" REBAR W/ORANGE PLASTIC CAP "WITNESS MONUMENT DEREK BELL PLS 3914"
- EXISTING CORNER TREE (2 SETS OF 3 HACKS) UNLESS OTHERWISE NOTED
- 3 1/2" MAG SPIKE SET WITH ALUMINUM WASHER ("DEREK BELL PLS 3914)
- POWER/UTILITY POLE

GENERAL NOTES

(1) THE PURPOSE:
URBAN SUBDIVISION

(2) BEARING BASIS: TRUE NORTH PER DEED BOOK 184 PAGE 116

(3) CLASSIFICATION:URBAN

(4) DATE OF FIELD SURVEY:
1.18.2022

(6) THIS SURVEY BEING SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND OTHER CONVEYANCES THAT A SUBSEQUENT TITLE SEARCH MAY DISCLOSE.

(7) R.O.W BASED UPON EXISTING MONUMENTATION & STATE HIGHWAY PLANS (DB 75,PG 285 & DB. 58 PG 93

(8) PORTIONS OF THIS PARCEL LIE WITHIN MAPPED FLOOD HAZARD ZONE "A" (SEE NOTE)

(9) ALL STREETS ARE 40 FEET IN TOTAL WIDTH WITH A 60' CUL-DE-SAC

(10) LOTS ARE SUBJECT TO A UTILITY EASEMENT 5 FEET IN WIDTH CONTIGOUS & PARRALLEL TO STREET FRONTAGE AND/OR OTHER AREAS NOTE ON PLAT

(11) ALL WITNESS REBARS ARE SET ONLINE AT A 150' PARALLEL OFFSET FROM RIVER UNLESS OTHERWISE NOTED

(12) ALL ACCESS ROADS TO BE DEDICATED FOR PUBLIC USE

(13) UTILITIES TO BE CONTAINED WITHIN THE TOTAL WIDTH OF ACCESS ROADS (UNLESS OTHERWISE NOTED)

(14) ELECTRIC, TELEPHONE & OTHER UTILITES SHALL BE UNDERGROUND ONLY.

(15) THIS SURVEY SUBJECT TO RESTRICTIONS OF RECORD

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 RANDOM TRAVERSE WITH SIDE SHOTS. THE UNADJUSED PRECISION RATIO OF THE TRAVERSE WAS 1:16472 AND WAS NOT ADJUSTED. THIS IS AN URBAN CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS PER 201 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:

PLAT OF SURVEY
RIVERSIDE ESTATES SUBDIVISION ~ PHASE I

LOTS 1-24

CARSON HOSIER, ET AL

1140 CELINA ROAD, BURKESVILLE, KY 42717

PORTION OF DEED BOOK 184 PAGE 116

SURVEY LOCATED IN & CONTIGUOUS TO THE CORPORATE LIMITS OF BURKESVILLE AT THE INTERSECTION OF HIGHWAY 61 & HIGHWAY 90

PREPARED BY

BELL LAND SURVEYING & MAPPING

WM. DEREK BELL, PLS 3914
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BURKESVILLE, KENTUCKY 42717
270-864-9150 OFFICE
derek@belllandsurveying.com

FINAL PLAT:2.25.2022 DWG NO 22-05 FIELD CREW: DB, MK