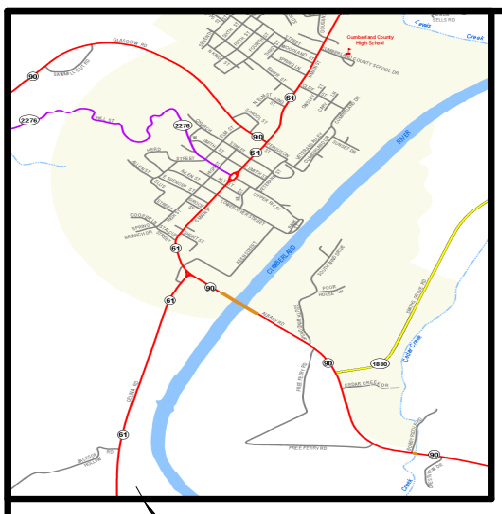


FLOOD HAZARD NOTE:
PORTION OF THIS SURVEY LIE WITHIN A MAPPED FLOOD HAZARD AREAS ZONE A & AE PER FEMA FIRM MAP 21057C0138D, 9.18.2012
APPROXIMATE LIMITS SHOWN BY DASHED CONTOUR LINE AT ELEVATION 553'

GRAPHIC SCALE 1"=200'

0 200

HIGHWAY 90- EAST

RIVERSIDE ESTATES PHASE I
PLAT CABINET 3 SLIDE 88C

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REMAINING LANDS

APPROXIMATE CORPORATE LIMITS OF BURKSVILLE

NORTH RIVER ROAD

RIVER

553

RIVERSIDE DRIVE

HIGHWAY 61 - SOUTH

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REMAINING LANDS

RIVERSIDE SPUR #1

RIVERSIDE SPUR #2

SOUTH RIVER ROAD

CUMBERLAND

N26°57'34"E

N31°37'15"E

S 31°37'15" W 1309.79' TOTAL

S 26°57'34" W 1558.52' TOTAL

41 42 43 40 39 38 35 36 37 34 33 32 31 30 29 28 27 26 25

LOT AREAS

25 = 1.06 ACRES
26 = 0.679 ACRES
27 = 0.715 ACRES
28 = 0..771 ACRES
29 = 0.826 ACRES
30 = 0.881 ACRES
31 = 1.297 ACRES
32 = 0.775 ACRES
33 = 0.728 ACRES
34 = 0.918 ACRES
35 = 0.838 ACRES
36 = 0.592 ACRES
37 = 0.522 ACRES
38 = 0.591 ACRES
39 = 0.591 ACRES
40 = 0.835 ACRES
41 = 0.785 ACRES
42 = 0.650 ACRES
43 = 0.905 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S26°57'34"W	27.25'
L2	N58°22'45"W	26.70'
L3	S26°57'34"W	109.74'
L4	S12°14'55"E	60.18'
L5	S63°04'37"E	48.93'
L6	S10°27'19"W	74.00'
L7	S47°52'20"E	55.00'
L8	S86°22'20"E	67.76'

CURVE TABLE

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	74.81'	S21°57'22"E	40.00'	64.37'
C2	62.83'	S76°37'15"W	40.00'	56.57'
C3	20.94'	N28°22'45"W	20.00'	20.00'
C4	83.15'	S62°30'41"W	60.00'	76.66'
C5	147.85'	S47°47'07"E	60.00'	113.18'
C6	20.94'	S88°22'45"E	20.00'	20.00'
C7	62.83'	S13°22'45"E	40.00'	56.57'
C8	66.09'	S74°17'25"W	40.00'	58.82'
C9	20.94'	N28°22'45"W	20.00'	20.00'
C10	78.54'	S69°07'15"W	60.00'	75.05'
C11	78.54'	S80°52'45"E	60.00'	75.05'
C12	20.94'	S88°22'45"E	20.00'	20.00'
C13	59.58'	S15°42'55"E	40.00'	54.22'
C14	20.94'	S56°57'34"W	20.00'	20.00'
C15	157.08'	S11°57'34"W	60.00'	115.91'

ACCESS ROAD AREA

RIVERSIDE SPUR #1 CONTAINS 0.61 ACRES
RIVERSIDE SPUR #2 CONTAINS 0.52 ACRES

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:
11.2.22

(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 LOT 25 MAY 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) SUBJECT TO RESTRICTIONS OF RECORD:
DB 186 PG 781

(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 II

LOTS 25-43

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
412 S. MAIN STREET * PO BOX 749,
BURKESVILLE, KENTUCKY 42717
270-864-9150 OFFICE
belllandsurveying@yahoo.com

FINAL PLAT:12.5.22 DWG NO 22-05_ph2 FIELD CREW: DB, MK