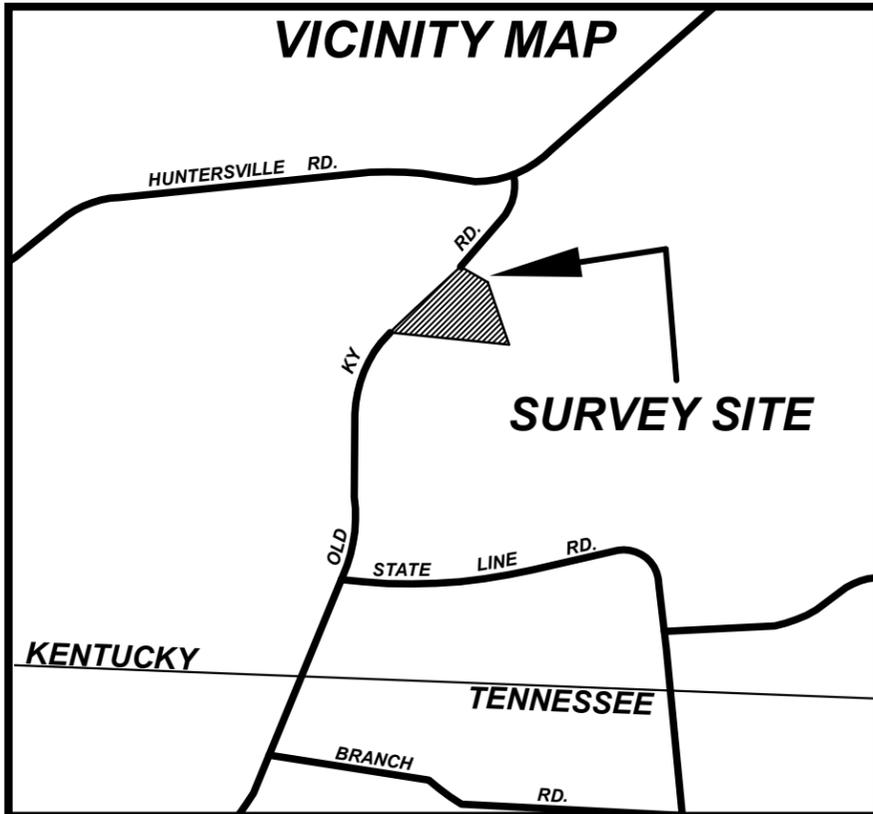


# VICINITY MAP



# GENERAL NOTES

**REFERENCE BEARING**  
 THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED BY UTILIZING A TRI - FREQUENCY NETWORK RTK ROVER TO OBTAIN STATIC DATA ON CONTROL POINTS FOR A REFERENCE BEARING. DATUM IS KY. SINGLE GRID NORTH NAD 83.

**RTK NOTE**  
 A CARLSON BRX7 TRIPLE - FREQUENCY NETWORK BASE AND ROVER WAS USED IN THIS SURVEY TO SET PRIMARY CONTROL FOR THE TRAVERSE USED. THE COORDINATE SYSTEM IS KENTUCKY SINGLE ZONE STATE PLANE (NAD83-2011). GEOID IS 18-NAVD88. THE COMBINED SCALE FACTOR IS 1.00009753 AND THE CONVERGENCE ANGLE IS 00 DEGREES 23 MINUTES 20 SECONDS. ACCURACY OF PRIMARY CONTROL POINTS ARE 0.03'. THE PERCENTAGE OF WORK OBTAINED BY GPS WAS 100%.

**MONUMENT NOTES**  
 UNLESS STATED OTHERWISE, ANY "ROD" SHOWN HEREON IS EIGHTEEN (18) INCHES IN LENGTH WITH A BLUE OR YELLOW PLASTIC CAP STAMPED "TALBOTT 3149". ALSO, ANY TREE HEREUPON USED AS A NEW CORNER IS, UNLESS OTHERWISE STATED, IN SOUND CONDITION AND WILL MARKED WITH SETS OF THREE NEW HACK MARKS ABOUT CHEST HIGH ON EACH PROPERTY LINE OF SAID TREE.

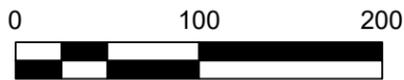
**SURVEY CLASSIFICATION**  
 THIS SURVEY AND PLAT MEETS OR EXCEEDS THE TECHNICAL STANDARDS FOR A CLASS "B" SURVEY FOR RURAL LAND IN ACCORDANCE WITH 201 KAR 18.150.

**UTILITIES**  
 UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE, UTILITY RECORDS, AND OTHER SOURCES. OTHER UTILITIES MAY EXIST AND MAY OR MAY NOT BE OFF RECORD. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CALL KENTUCKY UNDERGROUND (811) FOR UTILITY LOCATION VERIFICATION.

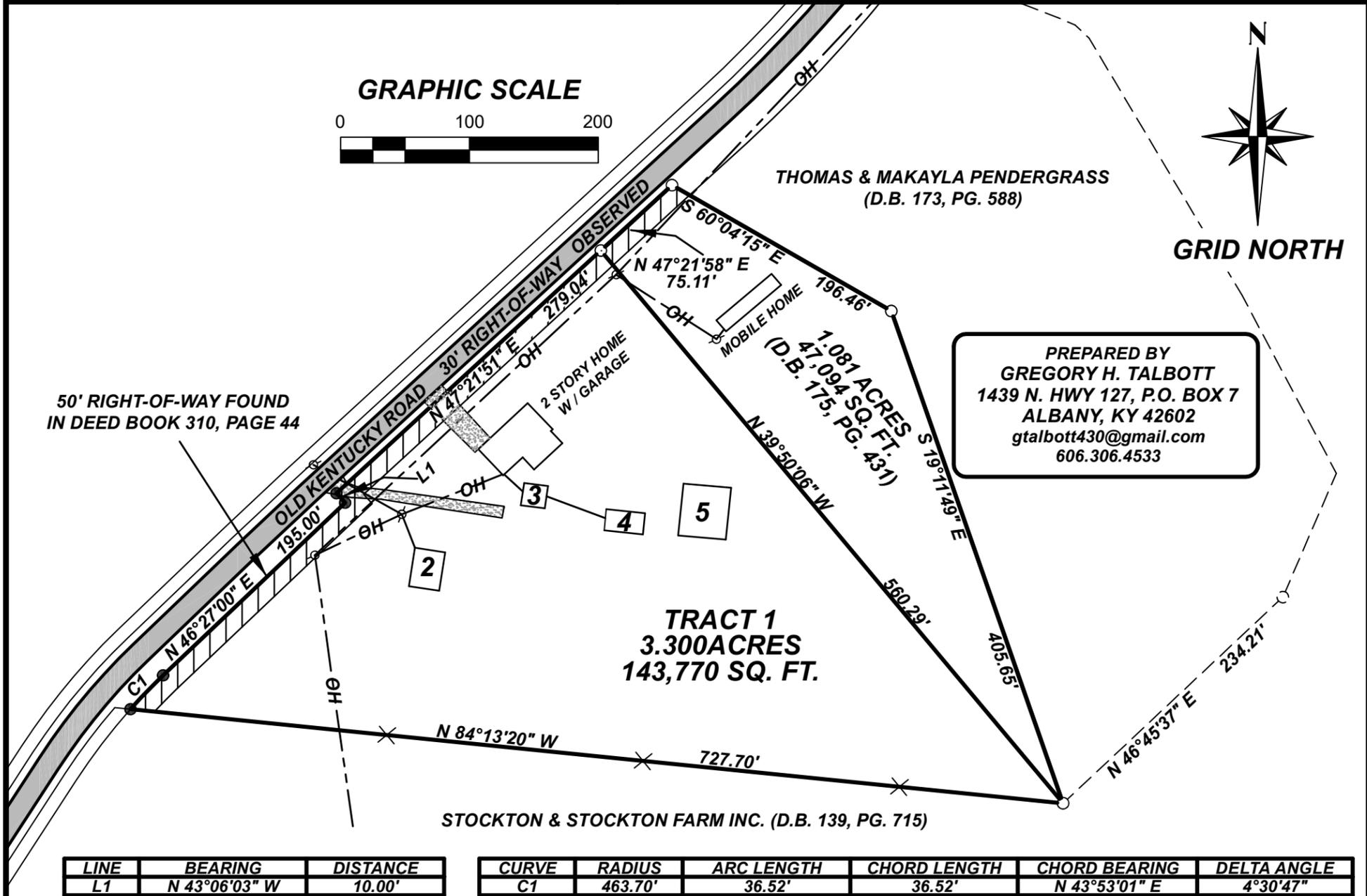
**OTHER NOTES**  
 FIELD WORK RELATED TO THIS SURVEY WAS COMPLETED ON THE 29TH DAY OF NOVEMBER, 2025. SURVEY SITE IS LOCATED APPROXIMATELY 4.4 MILES SOUTHWEST OF THE TOWN SQUARE OF ALBANY, KY, IN THE HUNTERSVILLE COMMUNITY OF CLINTON CO, KY.

THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA'S NFHL VIEWER.

## GRAPHIC SCALE



50' RIGHT-OF-WAY FOUND IN DEED BOOK 310, PAGE 44



THOMAS & MAKAYLA PENDERGRASS  
 (D.B. 173, PG. 588)

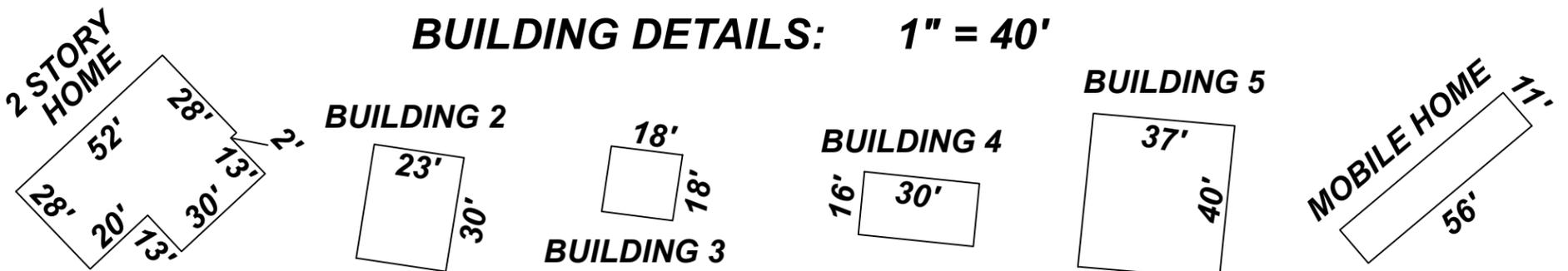
PREPARED BY  
**GREGORY H. TALBOTT**  
 1439 N. HWY 127, P.O. BOX 7  
 ALBANY, KY 42602  
 gtalbott430@gmail.com  
 606.306.4533

TRACT 1  
 3.300ACRES  
 143,770 SQ. FT.

STOCKTON & STOCKTON FARM INC. (D.B. 139, PG. 715)

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 43°06'03" W	10.00'	C1	463.70'	36.52'	36.52'	N 43°53'01" E	4°30'47"

## BUILDING DETAILS: 1" = 40'



## LAND SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY ME OR PERSONS UNDER MY SUPERVISION USING REAL TIME KINEMATIC (RTK) GPS METHODS. OBSERVATIONS WERE COLLECTED TO ENSURE QUALITY CONTROL AND TO VERIFY THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DATA. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED. THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS ALL OF THE SPECIFICATIONS OF THIS CLASS. THIS SURVEY IS SUBJECT TO ALL CONVEYANCES, EASEMENTS, AND EXCEPTIONS (IF ANY) WHETHER APPARENT OR NOT. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GREGORY H. TALBOTT

PLS 3149

DATE

## BOUNDARY RETRACEMENT AND PLAT OF SURVEY

FOR THE  
**CAROL BURCHETT ESTATE**  
 175 OLD KENTUCKY ROAD  
 ALBANY, KENTUCKY 42602  
 HUNTERSVILLE COMMUNITY, CLINTON CO., KY.

SOURCES OF TITLE  
 DEED BOOK 175, PAGES 431 - 435  
 DEED BOOK 121, PAGES 449 - 450  
 DEED BOOK 116, PAGES 637 - 639  
 DEED BOOK 113, PAGES 492 - 494  
 DEED BOOK 89, PAGES 209 - 211  
 DEED BOOK 115, PAGES 492 - 494  
 CAB BOOK 2, PAGE 337 (RUTH LEE FARM SUBDIVISION)

PVA PARCEL NUMBER  
 039-00-00-001.01

SCALE  
 1" = 100'

DATE  
 11 / 30 / 2025

DRAWN BY:  
 J. TALBOTT

## LEGEND

- 5/8" REINFORCEMENT ROD FOUND OR SET THIS SURVEY WITH PLASTIC CAP STAMPED "TALBOTT PLS 3149"
- 1/2" REINFORCEMENT ROD FOUND THIS SURVEY STAMPED "STATON 2603"
- ⊙ 1" IRON PIPE FOUND THIS SURVEY
- ⊗ POWER / LIGHT POLE
- △ STONE OR CONCRETE MONUMENT
- BOUNDARY LINE
- - - BOUNDARY LINE EXTENDED
- X - X - FENCE
- . . - . . OVERHEAD POWER LINE
- - - - - STREAM