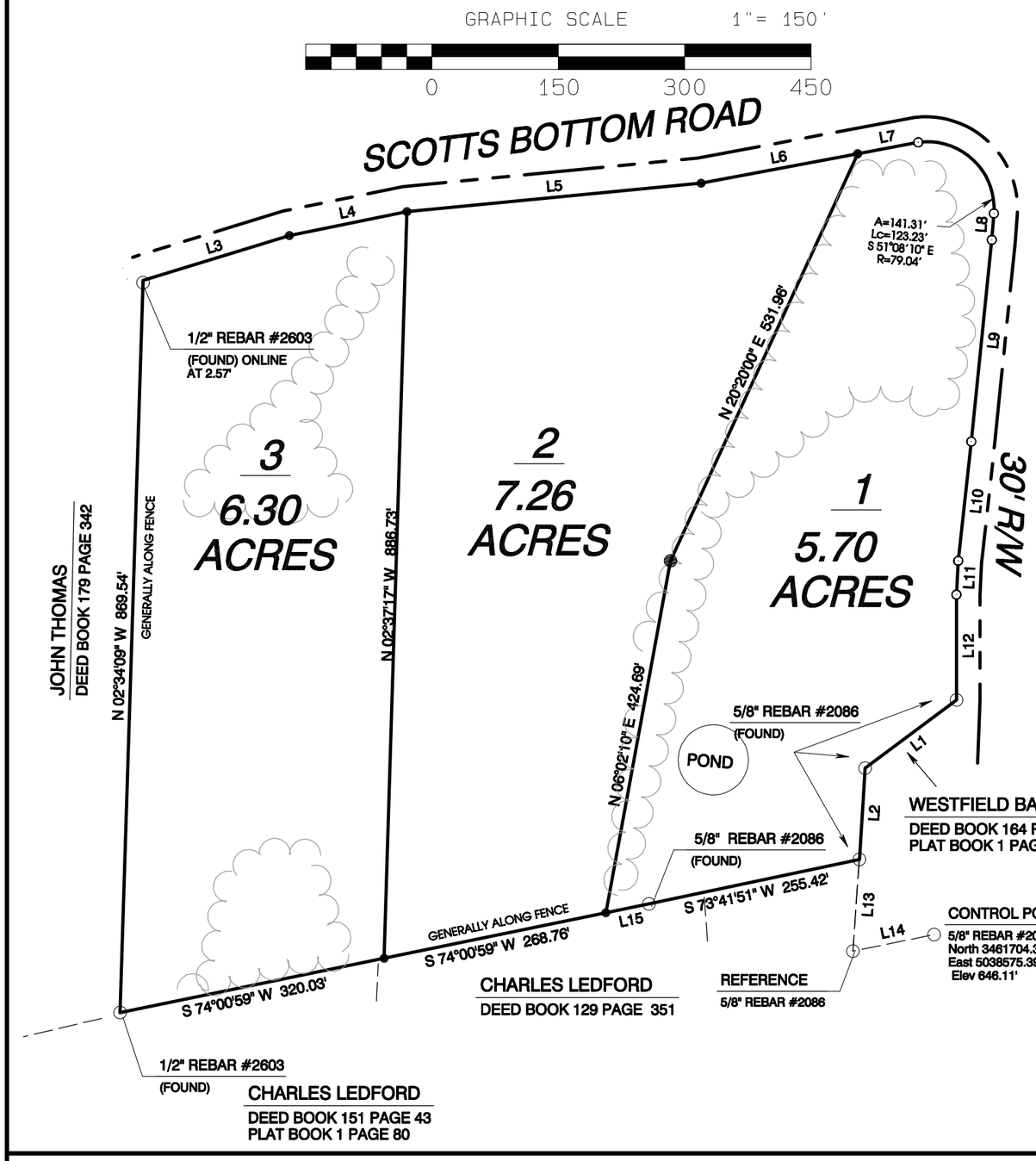
"ANDERSON AGRICULTURAL DIVISION"



TOTAL AREA OF SURVEY
19.26 ACRES

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S48°54'21"W	135.35'
L2	S00°47'42"E	108.49'
L3	N68°35'08"E	181.68'
L4	N74°07'54"E	142.37'
L5	N80°06'43"E	350.88'
L6	N74°57'47"E	189.24'
L7	N74°57'47"E	73.12'
L8	N00°04'39"E	31.44'
L9	S01°26'24"W	240.70'
L10	S01°53'35"W	142.47'
L11	S01°24'24"E	40.08'
L12	S04°23'24"E	125.12'
L13	S00°20'52"E	109.18'
L14	N74°05'33"E	98.33'
L15	S74°00'59"W	52.21'

RTK NOTE

A TRIMBLE R12 TRIPLE FREQUENCY BASE & ROVER WERE UTILIZED TO OBTAIN 100 PERCENT OF THE SURVEY DATA SHOWN HEREON. THE PRIMARY CONTROL POINT WAS ESTABLISHED THROUGH REDUNDANT KY REAL TIME NETWORK ADJUSTED OBSERVATIONS

KY STATE PLANE SINGLE ZONE (NAD832011)
GEOID 12B - NAVD88

Convergence (dms) 00 14 45.95
Scale factor 1.00007045
Combined factor1.00004433

SEAL

STATE OF KENTUCKY
WILLIAM DEREK BELL
3914
LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATION

I, WILLIAM DEREK BELL DO HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION BY METHOD OF REDUNDANT REAL TIME KINEMATIC GPS OBSERVATIONS WITH CONVENTIONAL SURVEYING METHODS FOR QUALITY CONTROL. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE.THIS IS AN URBAN CLASS SURVEY AND MEETS OR EXCEEDS THE SPECIFICATIONS OF THIS CLASS AS SET FORTH BY THE STANDARDS OF PRACTICE 201 KAR 18:150 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

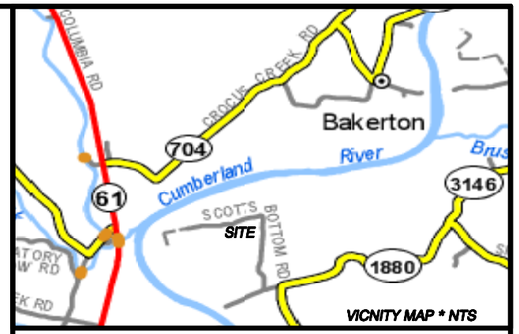
5.17.23

WM. DEREK BELL, PLS NO. 3914 DATE:

PREPARED BY:

WM. DEREK BELL, PLS 3914
412 S. MAIN STREET * PO BOX 749, BURKESVILLE, KENTUCKY 42717
270-864-9150 OFFICE * 270-864-3313 FAX
derek@belllandsurveying.com

DRAWN BY:	FIELD CREW:	GRAPHIC SCALE:	FINAL PLAT:	DRAWING NO:
D.B	DB, MK	1" = 150'	5.17.23	23-053



GENERAL NOTES:

(1) PURPOSE: BOUNDARY SURVEY

(2) BEARING BASIS: KY1Z GRID NORTH (NAD83 2011) PER GPS OBSERVATIONS ON BOUNDARY POINTS 5.16.23

(3) RIGHT-OF-WAY OF SCOTTS BOTTOM ROAD TAKEN FROM PLAT BOOK 1 PAGE 80.

(4) CLASSIFICATION:URBAN

(5) DATE OF FIELD SURVEY: 5.16.23

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

(7) THIS PARCEL DOES NOT LIE WITHIN A MAPPED FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP 21057C0130D, effective on 09/19/2012

LEGEND

- 5/8"x18" REBAR WITH BLUE PLASTIC IDENTIFICATION CAP "DEREK BELL PLS 3914" (TYPICAL & SET THIS SURVEY)
- EXISTING MONUMENTATION SIZE & TYPE NOTED ON PLAT
- MEANDER POINT
- POWER/UTILITY POLE
- BOUNDARY
- ADJOINER
- FENCELINE
- OVER-HEAD ELECTRIC

PLAT OF BOUNDARY SURVEY

PREPARED FOR

NELL ANDERSON

1100 GOOSE CREEK ROAD
BURKESVILLE, KY 42717

CURRENT PARCEL INFORMATION

NELL ANDERSON
PORTION TRACT 1 OF DEED BOOK 93 PAGE 336
CUMBERLAND COUNTY PVA ID#
064-00-00-00-011.00

SCOTTS BOTTOM COMMUNITY OF CUMBERLAND COUNTY, KENTUCKY LYING ON THE SOUTH SIDE OF THE CUMBERLAND RIVER & WEST SIDE OF SCOTTS BOTTOM ROAD APPROXIMATELY 1650' NORTH OF THE INTERSECTION OF SCOTTS RIVER DRIVE

United Country
LAKES & LAND
REALTY & AUCTION
606-387-0020 OR 866-387-0020
122 Keen Street Burkesville, KY 42717
(270) 284-1009