



SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE CLASS "A" SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE AND USING APPROPRIATE G.P.S. METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE GPS DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED EXCEED THE SPECIFIED TOLERANCES SET FORTH BY THE COMMONWEALTH OF KENTUCKY. STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS FOR A SURVEY OF THIS CLASS. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES (SOUTH ZONE 1602), TAKEN FROM STATIC GPS OBSERVATION.

JEFF ARNOLD P.L.S. # 2934 \_\_\_\_\_ DATE \_\_\_\_\_

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY ACES USING BOTH STATIC AND RTK METHODS WITH DUAL FREQUENCY TOPCON HIPER GA (GGD) RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE, AND BY CONVENTIONAL MEANS, FROM GPS CONTROL POINTS, WHEN NECESSARY. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH A HRMS OF 0.02' OR LESS. VECTORS AND/OR BASELINES HAVE BEEN CHECKED THROUGH STATIC OBSERVATIONS.

CLASS "A" SURVEY

URBAN OR SUBURBAN  
DATE OF FIELD SURVEY  
JUNE 12, 2014

TOTAL AREA OF SURVEY

XXX,XXX +/- SQ. FT.  
X.XX +/- ACRES

PARCEL OWNER, ADDRESS,  
AND SOURCE OF TITLE

CHARLES MARVIN POWELL  
5219 ADAIRVILLE RD  
FRANKLIN, KY 42134  
DEED BOOK 285 PAGE 17

LEGEND

- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- ANCHOR
- UTILITY POLE
- SIGNAL POLE
- ELECTRIC BOX
- ELECTRIC METER
- GAS VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- STORM SEWER MANHOLE
- DROP BOX INLET
- CURB BOX INLET
- ROAD SIGN
- TREE
- MAILBOX
- LAMP POLE
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION

- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE TO BE ABANDONED
- CENTERLINE
- UNDERGROUND ELECTRIC
- GAS LINE
- BURIED CABLE
- OVERHEAD UTILITIES
- BURIED TELEPHONE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE
- FENCE LINE

DRAINAGE ESMT.

0' 30' 60' 90'  
GRAPHIC SCALE: 1" = 30'

GENERAL NOTES

- THE BOUNDARY OF THE PROPERTY DEPICTED ON THIS SURVEY IS BASED ON DEED BOOK 285 PAGE 17 AS FOUND IN THE OFFICE OF THE SIMPSON COUNTY CLERK.
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.
- ALL IRON PINS SET ARE 1/2" X 18" PINS SET WITH 1" YELLOW PLASTIC CAP STAMPED "J. ARNOLD PLS 2934".
- THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE BASED ON THE FIELD LOCATION OF FOUND VISIBLE STRUCTURES OR AS FLAGGED OR MARKED BY THEIR RESPECTIVE UTILITY COMPANIES. THERE MAY BE OTHER UNDERGROUND UTILITIES LOCATED ON THE PROPERTY SHOWN HEREON. NO GUARANTEE IS EXPRESSED OR IMPLIED TO THE ACTUAL LOCATION OF SAID UTILITIES.
- THIS TOPOGRAPHIC SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.
- THE DATUM FOR THIS SURVEY IS GRID NORTH AS ESTABLISHED BY KY STATE PLANE COORDINATES, SOUTH ZONE 1602.

FLOODPLAIN INFORMATION

THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAP FOR SIMPSON COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP #21213C0150C, WITH AN EFFECTIVE DATE OF MARCH 17, 2011.

BENCHMARK DATA:

- BENCHMARK 1  
1/2" IRON PIN WITH 1" PLASTIC CAP  
STAMPED "MAY", THE SOUTHWESTERN  
CORNER OF THE PROPERTY LOCATED  
14.0' FROM EXISTING EDGE OF PAVEMENT.  
ELEV: XXX.XX
- BENCHMARK 2  
XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXX  
XXXXXXXXXX  
ELEV: XXX.XX



REVISIONS

POWELL RESIDENCE  
CHARLES POWELL  
5219 ADAIRVILLE RD  
FRANKLIN, KY 42134

ACES  
ARNOLD CONSULTING  
ENGINEERING SERVICES, INC.  
P.O. BOX 1338  
BOWLING GREEN, KY 42101  
PHONE (270) 786-9445

JOB NUMBER:  
DATE: 06/19/2014  
SCALE: 1" = 30'  
DRAWN: J. BEGLEY  
CHECKED: J. ARNOLD  
FILE PATH:  
Z:\SITE\DEV\1-EXISTING CONDITIONS

C1  
EXISTING  
CONDITIONS