



GRAPHIC SCALE 1"=200'

200

CARSON HOSIER, ET AL
REMAINING LANDS

APPROXIMATE CORPORATE LIMITS OF BURKESVILLE

RIVERSIDE DRIVE

CARSON HOSIER, ET AL
REMAINING LANDS

HIGHWAY 61 - SOUTH

HIGHWAY 90 EAST

NORTH RIVER ROAD

SOUTH RIVER ROAD

CUMBERLAND RIVER

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
MAAPPED FLOOD HAZARD
AREAS ZONE A & AE PER FEMA
FIRM MAP 21067C0138D, 3.18.2012
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'	S06°02'28"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
- (5) THIS SURVEY BEING SUBJECT TO ANY
EASEMENTS, RIGHT-OF-WAYS, AND OTHER
CONVEYANCES THAT A SUBSEQUENT TITLE
SEARCH MAY DISCLOSE.
- (6) R.O.W BASED UPON EXISTING MONUMENTATION
& STATE HIGHWAY PLANS (DB 75, PG 285 &
DB 58 PG 93)
- (7) PORTIONS OF THIS PARCEL LIE
WITHIN MAAPPED FLOOD HAZARD ZONE "A"
(SEE NOTE)
- (8) ALL STREETS ARE 40 FEET IN TOTAL WIDTH WITH
A 60' CUL-DE-SAC
- (9) LOTS ARE SUBJECT TO A UTILITY EASEMENT
5 FEET IN WIDTH CONTIGUOUS & PARALLEL TO STREET
FRONTAGE AND/OR OTHER AREAS NOTE ON PLAT
- (10) ALL WITNESS REBARS ARE SET ONLINE AT A 150'
PARALLEL OFFSET FROM RIVER UNLESS OTHERWISE
NOTED
- (11) ALL ACCESS ROADS TO BE DEDICATED FOR
PUBLIC USE
- (12) UTILITIES TO BE CONTAINED WITHIN THE
TOTAL WIDTH OF ACCESS ROADS (UNLESS
OTHERWISE NOTED)
- (13) ELECTRIC, TELEPHONE & OTHER UTILITIES SHALL
BE UNDERGROUND ONLY.
- (14) 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 BOE SHOTS, THE UNADJUSTED
PRECISION RATIO OF THE TRAVERSE WAS 1/40472, AND WAS NOT ADJUSTED.
THIS IS AN URBAN CLASS SURVEY AND MEETS OR EXCEEDS ALL
SPECIFICATIONS OF THIS CLASS PER 201 KAR 045.00 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



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

FINAL PLAT 25.2022 DWG NO 22-05 FIELD CREW DB, MK