



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
MAPEED FLOOD HAZARD
AREAS ZONE A & AE PER FEMA
FIRM MAP 21057C0139D, 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'	S03°02'26"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
- (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 THIS PARCEL 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 CONTIGUOUS & PARALLEL TO STREET
FRONTAGE AND/OR OTHER AREAS NOTE ON PLAT
- (11) ALL WITNESS REBARS ARE SET ONLINE AT A 150'
PARALLEL OFFSET FROM RIVER UNLESS OTHERWISE
NOTED
- (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 UTILITIES 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 UNADJUSTED
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 801 KAR 19.050 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
BELL
LAND SURVEYING
& MAPPING

WM. DEREK BELL, PLS 3914
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FINAL PLAT 12.25.2022 DWG NO 22-05 FIELD CREW DB, MK