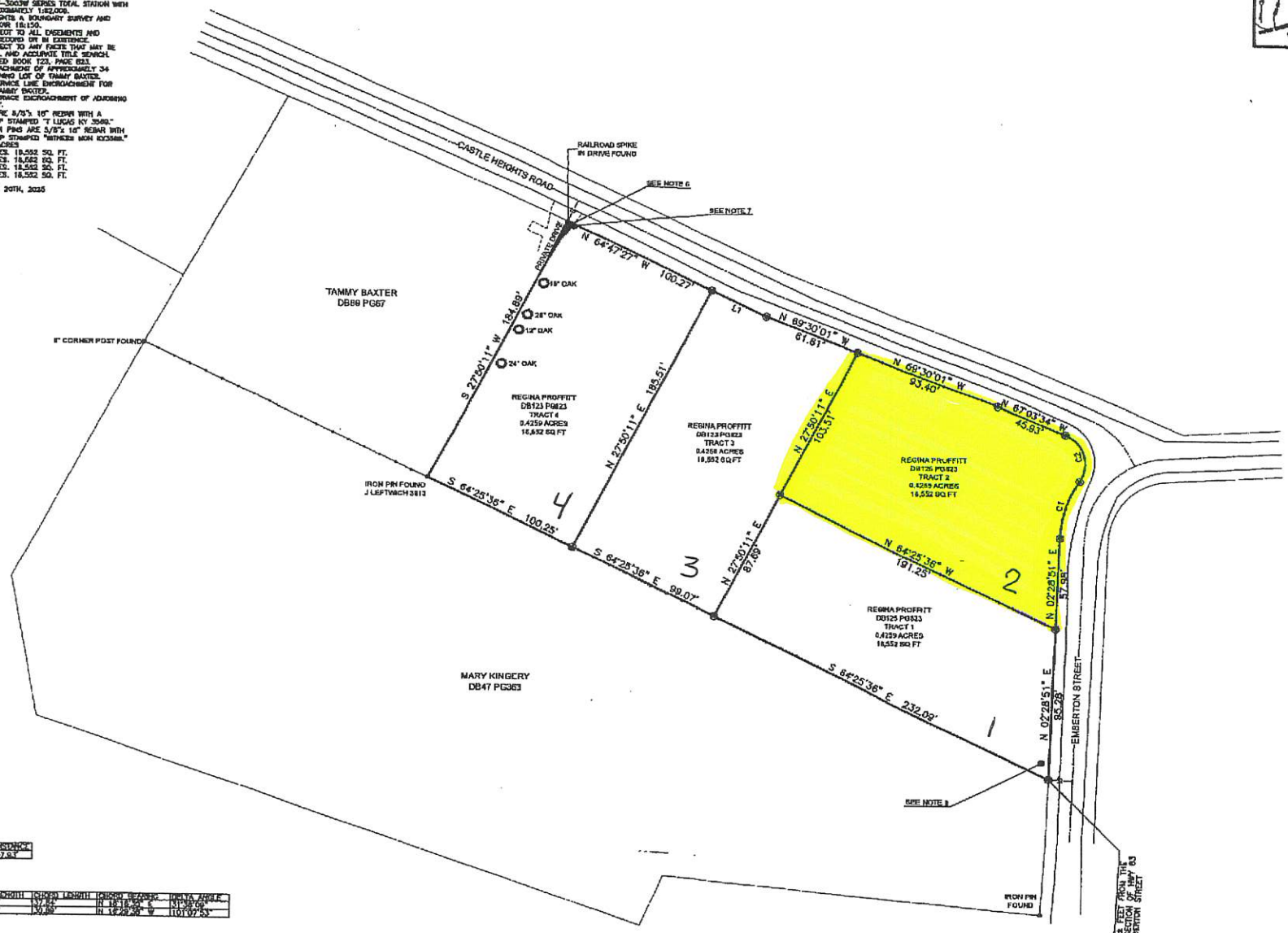
GENERAL NOTES:

1. THE SURVEY SHOWN HEREON IS BASED ON G.P.S. DATA COLLECTED USING BOTH STATIC AND RTK METHODS WITH DUAL FREQUENCY TRIMBLE R8 RECEIVERS. CONTROL POINTS WERE OBTAINED BY A G.P.S. R.T.K. SURVEY WITH AN ERROR OF 0.04± PER POINT IN A STATISTICAL ACCURACY FOR HORIZONTAL PRECISION, AND 0.04± PER POINT IN A STATISTICAL ACCURACY FOR VERTICAL PRECISION AND ALL BEARINGS ARE BASED UPON GRID NORTH AS PER STATE PLANE COORDINATES, NAD 83, LAMBERT PROJECTION, KENTUCKY SINGLE ZONE AND BY USING A TOPCON GPT-3003W SERIES TOTAL STATION WITH A CLOSURE OF APPROXIMATELY 1:52,000.
2. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
3. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAYS OF RECORD OR IN EXISTENCE.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. SOURCE OF TITLE: DEED BOOK 123, PAGE 823.
6. PRIVATE DRIVE ENCROACHMENT OF APPROXIMATELY 34 SQUARE FT. BY ADJOINING LOT OF TAMMY BAXTER.
7. WATER METER AND SERVICE LINE ENCROACHMENT FOR ADJOINING LOT OF TAMMY BAXTER.
8. WATER METER AND SERVICE ENCROACHMENT OF ADJOINING LOT OF BARRY KINGREY.
9. ALL SET IRON PINS ARE 5/8"x 18" REBAR WITH A YELLOW ONE INCH CAP STAMPED "T LUCAS KY 3589."
10. ALL SET WITNESS IRON PINS ARE 5/8"x 18" REBAR WITH ORANGE ONE INCH CAP STAMPED "WITNESS MON KY3589."
11. TOTAL AREA: 1.7036 ACRES
    TRACT 1: 0.4259 ACRES, 18,552 SQ. FT.
    TRACT 2: 0.4259 ACRES, 18,552 SQ. FT.
    TRACT 3: 0.4259 ACRES, 18,552 SQ. FT.
    TRACT 4: 0.4259 ACRES, 18,552 SQ. FT.
12. URBAN SURVEY.
13. SURVEY DATE: AUGUST 20TH, 2025

LEGEND:

- IRON PIN FOUND (IPF)
- IRON PIN SET (IPS)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCELINE



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 64°47'27" W	57.87'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	180.00'	18.26'	18.25'	N 18°18'54" E	5°38'08"
C2	180.00'	19.26'	19.26'	N 19°29'38" W	101°07'53"

CLIENT:
REGINA PROFFITT
305 JAMES LYON RD.
TOMPKINSVILLE, KY 42167
PHONE: 270-427-6973

OWNER:
REGINA PROFFITT
305 JAMES LYON RD.
TOMPKINSVILLE, KY 42167
PHONE: 270-427-6973

RIGHT OF WAY:

1. Source of Right of Way unable to be determined. KRS 178.025 was used along with local surveying practices.

SCALE 1" = 30'

File Location: I:\Shared Folders\Work\Projects\2025\25180-C\25180-C BDY.dwg

REVISIONS

Date	Comments
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STATE OF KENTUCKY
MATTHAEUS J. LUCAS
3589
LICENSED PROFESSIONAL LAND SURVEYOR
08-20-2025

BOUNDARY SUVEY OF
REGINA PROFFITT
715 EMBERTON STREET,
TOMPKINSVILLE, KY 42167
AS RECORDED IN DB125 PG823

LANDMARK

Civil Engineering
Transportation
Materials Testing
Land Surveying
Land Planning
Landscape Architecture

Drawn By: D. Whitaker
Checked By: T. LUCAS
Approved By: T. LUCAS

Job Number: 25180

DATE
Drawn: August 20th, 2025
Rev. Comp:

BOUNDARY SURVEY
C1.0