

GROVER PYLES ESTATE FARM DIVISION

Source of Title:
Tract 1: Portions of Deed Book 100 Page 220 & Deed Book 103 Page 391
Tract 2: Portion of Deed Book 103 Page 391
Tract 3: Portions of Deed Book 100 Page 220 & Deed Book 103 Page 391
Tract 4: Portion of Deed Book 103 Page 391
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CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent. The spaces designated as easements are hereby reserved for the purposes shown. Including the right of ingress and egress to the easements and the right to cut down or trim any trees within the easements that may interfere with the installation of operations of the lines. The easements shall be kept free of all permanent obstructions.

DATE: _____ OWNER: _____



Note:
1) The property shown on this plat is subject to all legal right-of-ways and easements whether implied or of record.
2) Title disclaimer: in the Commonwealth of Kentucky, a land surveyor cannot make an opinion of title for property or verify title for property (201 KAR 18:150 Section 5), therefore this survey is not an opinion of title or a verification of title to the property.
3) This survey was performed using the deed of record and information provided by the property owner of record, information from the Property Valuation Administrator's Office (PVA) and the County Clerk's Office of the county in which the property is located, information from the adjoining property owners, and other interested parties.
4) No title commitments were provided to the surveyor.
5) Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or other facts that an accurate and current title search may disclose.
6) All overhead and/or underground utilities may not be shown on this plat. Before any construction check with the appropriate utility company for easement widths and locations.
7) Ponds, Lakes, water courses, fences and building may exist on this property and may not be shown on this plat.
8) Any monument referred to as a reference monument is a set steel stake reference monument 18" #4 Rebar with Plastic Cap Stamped Reference Monument KY PLS 3319.
9) West Saloma Road: Kentucky Highway 744 is a state road with a right of way that varies. See Kentucky Department of Highways State Project No. SP 109-688 dated 1955.
10) This plat depicts only what site features were discovered during field observations. This does not warranty the existence or non-existence of items shown or not shown.
11) 25' Utility Easement shown hereon:
Any utilities installed within said 25' Utility Easement should be installed as close as practicable to the public right of way or property line. Installation of utilities within the Easement shown hereon, shall not impede Ingress-Egress to and/or from any local, state or federal thoroughfare via the established accesses. Installation of any utilities are to be coordinated with the developer and/or Tract owner(s). Any disturbance of existing entrance or road bed shall be repaired to pre installation conditions or improved. NOTE there is an Existing Barn located on Tract 8. Said barn encroaches newly established 25' Utility Easement by approximately 19 feet of the northwesternmost corner of said barn & approximately 21 feet of the southwesternmost corner of said barn into this newly established 25' Utility Easement. Subject barn's footprint and use is to remain as-is. If at any time said barn is removed, the utility easement along the footprint of the barn will assume the full 25' Utility Easement. Any current structures that may exist within said 25' Utility Easement may remain, no new permanent structures may not be installed within the 25' Utility Easement. Structures pertaining to ingress-egress may be installed within the 25' Utility Easement.
12) Fencing may exist on or near boundary lines and / or division lines. Fencing is not to be considered property lines.
13) Prior to any harvesting of timber on or near property lines, Contact adjoining properties owners.
14) See Also Clayton Pyles and Dora Pyles to Tennessee Gas Transmission Company, Right of way Agreement, Oil & Gas Lease Book 10 Page 2 dated March 22, 1956.
15) See Also Charles M. Turner and Mary Lee Turner to Tennessee Gas Transmission Company, Right of way Agreement, Oil & Gas Lease Book 10 Page 7 dated March 22, 1956.
16) See Also Grover Pyles to Bluegrass Network LLC, Right of Way Easement, Deed Book 284 Page 421 dated April 21, 2011.
17) Existing entrance location shown hereon was reviewed on June 27, 2024 by Steven Peace : KYTC District 4 Permits Supervisor, Elizabethtown Kentucky Office (270-401-1205 Steve.peace@ky.gov).

SURVEYOR'S CERTIFICATE
I do hereby certify that the Urban survey shown hereon was performed under my direction using appropriate G.P.S. Methods for measuring recovered monuments and establishing survey control and/or by the method of random traverse.
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. Survey was performed using GPS equipment CARLSON BRX7; GPS & GNSS RTK dual frequency with centimeter accuracy (HRMS OF 0.02" OR LESS) and Nikon Total Stations.
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 in 201 KAR 18:150. The bearings and distances shown hereon have not been adjusted for closure.

FOR ILLUSTRATION ONLY
NOT FOR RECORD
NOT FOR LAND TRANSFER

KYPLS 3319:
DATE: 7/19/2024

Special Note 1:
KENTUCKY TRANSPORTATION CABINET
Access to West Saloma Road (KY-744) will require a permit from the Department of Highways. Tracts 2,5 & 9 as shown on this plat that abuts West Saloma Road (KY-744) may be granted access to West Saloma Road (KY-744) within the permitted access envelope, provided all conditions and requirements of departments permits policy manual, in addition to the city-county planning commission requirements, are met. Lot owners shall contact the permits engineer with the Kentucky Transportation Cabinet District #4 Office. Entrance location shown hereon as marked on June 27, 2024 by Steven Peace : KYTC District 4 Permits Supervisor, Elizabethtown Kentucky Office (270-401-1205 Steve.peace@ky.gov).



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1443.42'	638.90'	633.70'	S17°25'52"W	25°21'39"
C2	1402.40'	328.90'	328.15'	S23°25'35"W	13°26'15"
C3	1402.40'	246.08'	245.76'	S11°40'52"W	10°03'13"
C4	1402.40'	315.98'	315.31'	N13°18'30"E	12°54'35"
C5	1462.40'	449.50'	447.74'	N15°27'59"E	17°36'40"
C6	1383.42'	190.37'	190.22'	N26°09'49"E	7°53'04"
C7	1462.40'	150.03'	149.96'	N27°12'40"E	5°52'41"
C8	1383.42'	422.28'	420.65'	N13°28'36"E	17°29'22"

- Set Steel Stake 18" #4 Rebar with Plastic Cap Stamped DABNEY 3319 Unless Otherwise Noted
- Meander Point
- Steel Stake monument found without an identification cap
- ★ Steel Stake monument found with Plastic Cap Stamped DABNEY 3319
- Steel Stake monument found with Plastic Cap Stamped MILLER 2282
- ▲ Existing Stone
- Existing Wood Post
- KSZC - Kentucky Single Zone Coordinate

PLATTED: JULY 19, 2024
SURVEYED: X 1, 2024

PLAT OF SURVEY

For
Kessler Auction & Realty Company
304 East Broadway Street
Campbellsville, Kentucky 42718

SHOWING A PORTION
OF THE PROPERTY OF
Grover Pyles
West Saloma Road
Campbellsville, Kentucky 42718



DABNEY
Engineering and Land Surveying
213 East First Street
Campbellsville, Kentucky 42718
270-789-4458