

- NOTES:**
1. NORTH REFERENCED TO GRID (NAD 83-KY12) NORTH AS MEASURED 04-28-2025. BASIS OF BEARING REFERENCED HEREON. SURVEY COMPLETED 05-01-2025.
 2. THIS PLAT DEPICTS ALL VISIBLE EASEMENTS AND EASEMENTS OF RECORD ONLY AS DISCOVERED DURING THE COURSE OF THIS SURVEY AND DOES NOT WARRANTY THE DEPICTION OF ALL EASEMENTS AND/OR ENCUMBRANCES.
 3. ROAD RIGHT-OF-WAYS ARE AS FOLLOWS:
DENNIS CHANEY ROAD (30') - ASSUMED PER CURRENT MONUMENTATION AS REFERENCED IN DEED BOOK 228 PAGE 396 AND PLAT CABINET 1 SLIDE 346.
 4. THE TRACTS SHOWN HEREON ARE SITUATED NEAR THE COMMUNITY OF BENGAL, GREEN COUNTY, KY.
 5. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS. ANY CONTRACTOR, OWNER OR DESIGNER USING THE INFORMATION SHOWN HEREON IS HEREBY FORWARDED THAT ANY EVIDENCE OF ANY UTILITIES NOT SHOWN HEREON IS THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
 6. 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.
 7. SET MONUMENTATION IS AS FOLLOWS UNLESS OTHERWISE NOTED: TRACT CORNERS ARE 1/2"x1/8" REBAR WITH A YELLOW CAP STAMPED G.BILLS PLS 4365, WITNESS MARKERS ARE 1/2"x1/8" REBAR WITH A RED CAP STAMPED WITNESS MONUMENT G.BILLS PLS 4365. ALL TREES CALLED FOR AS CORNER MONUMENTS ARE TAGGED WITH AN STAINLESS TAG STAMPED G.BILLS PLS 4365.
 8. THIS SURVEY IS NOT A VERIFICATION OF TITLE. ONLY AN OPINION OF WHERE THE BOUNDARIES ARE LOCATED. 201 KAR 18:150 STANDARDS OF PRACTICE, SECTION 3. (2) A PROFESSIONAL LAND SURVEYOR SHALL NOT REPRESENT THAT: (a) A BOUNDARY SURVEY DETERMINES LAND OWNERSHIP; OR (b) A BOUNDARY SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND; OR (c) LAND OWNERSHIP CAN BE ESTABLISHED BY ANY SURVEY.
 9. THE RECORD MONUMENT IN THE BOWLING DEED DOES NOT CALL FOR THE MEANDERS OF THE DRAIN, HOWEVER, THE PARENT TRACT TO THE ORIGINAL BOWLING DIVISION SURVEY CALLS FOR THE MEANDERS OF THE DRAIN IN DEED BOOK 174 PAGE 627.
 10. A PORTION OF TRACT#1 AND TRACT#2 IS SUBJECT TO A 15' WATERLINE EASEMENT AS SHOWN HEREON AND IS REFERENCED IN DEED BOOK 254 PAGE 286.
 11. TRACT#1 IS SERVICED BY A WATERLINE THAT CROSSES A PORTION OF TRACT#2. THERE SHALL BE AN UNDETERMINED WATERLINE USAGE AND MAINTENANCE EASEMENT OVER THE PORTION OF TRACT#2 WHEREVER SAID WATERLINE MAY LIE FOR THE BENEFIT OF TRACT#1. THE WHEREABOUTS OF THE LINE IS UNKNOWN.
 12. THERE IS A 30' INGRESS/EGRESS EASEMENT RESERVED OVER A PORTION OF TRACT#1 FOR THE BENEFIT OF TRACT#2.

OWNERS CERTIFICATION:

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 228 PAGE 396 IN THE OFFICE OF THE CLERK IN GREEN COUNTY, KENTUCKY, AND THAT I (WE) ADOPT THIS SURVEY AND PLAN OF DEVELOPMENT/SUBDIVISION INCLUDING THE DEDICATION OF EASEMENTS AND/OR RIGHT OF WAYS SHOWN HEREON AS BINDING.

Sidney A. Bowling 05-16-25
OWNER DATE

Sara Jean Bowling 05-16-25
OWNER DATE



CERTIFICATE OF SURVEY:

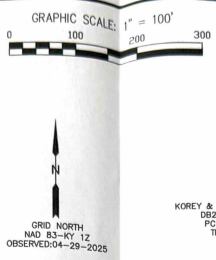
I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION, THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY PITMAN GREEN LLC USING STATIC AND RTK METHODS WITH DUAL FREQUENCY CARLSON BRX7 BASE AND BRX7 ROVER RECEIVERS. THE ENTIRETY OF DATA FOR THIS SURVEY WAS COLLECTED FROM GPS MEANS WHEN ACCEPTABLE OR CONVENTIONAL MEANS THROUGH GPS CONTROL POINTS WITH TRIMBLE TOTAL STATIONS. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH ERRORS OF 0.02' OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE SURVEY SHOWN HEREON IS AN URBAN SURVEY.

NAME *Grayson T. Bills* 4365
PLS#
DATE 5-14-2025

LINE	BEARING	DISTANCE
L1	S 42°04'49" E	7.84
L2	N 50°09'34" E	31.02
L3	S 33°43'54" E	36.91
L4	S 47°16'34" E	36.91
L5	S 53°40'31" E	33.09
L6	S 61°03'44" E	36.26
L7	S 19°26'29" E	46.79
L8	N 21°04'10" W	13.05
L9	N 28°51'18" W	57.31
L10	N 00°54'12" W	56.81
L11	N 35°24'00" E	20.13
L12	N 09°06'08" E	13.40
L13	N 23°04'48" W	46.84
L14	N 46°05'05" W	34.02

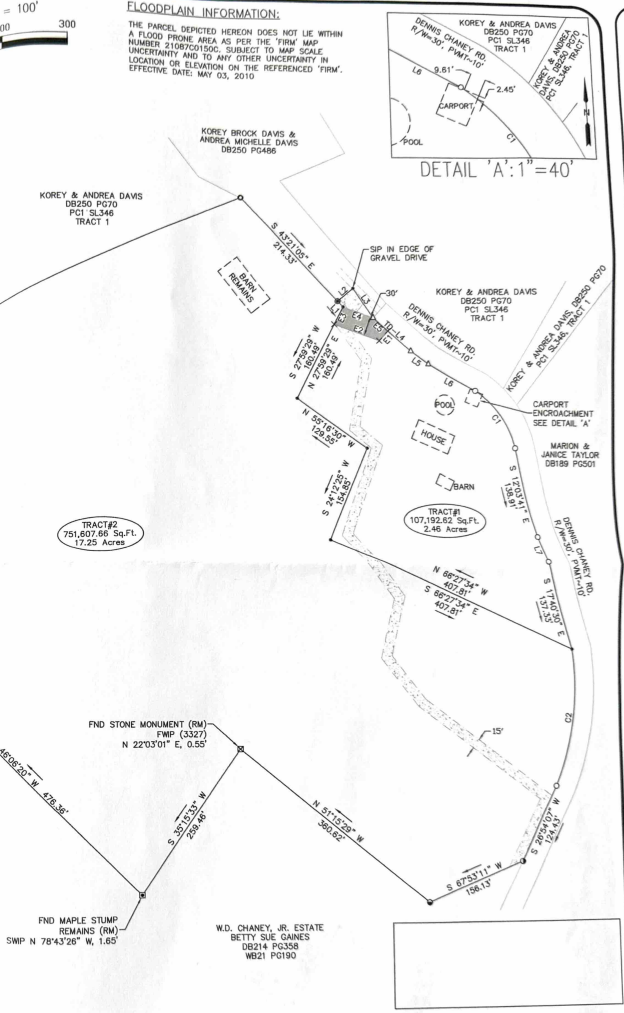
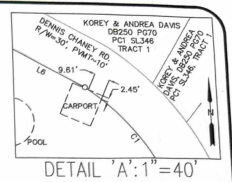
LINE	BEARING	DISTANCE
E1	S 47°43'26" W	19.88
E2	N 70°12'44" W	72.75
E3	N 27°29'29" E	35.31
E4	S 70°12'44" E	48.55
E5	S 47°16'34" E	35.00

SURVEY	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.83	149.26	47°23'31"	S 24°25'26" E	1105.50
C2	229.49	327.12	92°58'18"	S 07°47'49" W	2205.57



FLOODPLAIN INFORMATION:

THE PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD PRONE AREA AS PER THE FIRM MAP NUMBER 2108700150G, SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED 'FIRM'. EFFECTIVE DATE: MAY 03, 2010



PITMAN GREEN LLC
ENGINEERING CONSULTING SURVEYING INVESTIGATIONS
137 N. PARKS BLVD. SUITE 100
GREENSBURG, KY 42743
www.pitmangreen.com

2025 BOWLING DIVISION PLAT
FOR SID BOWLING
149 DENNIS CHANEY ROAD
GREENSBURG, KY 42743
GREEN COUNTY, KENTUCKY

SCALE: 1"=100'

DATE: 05-14-2025

PROJECT: 25-066

DRAWN: GTB

CHECKED: BANF

TOTAL ACRES: 19.71

SHEET 1 OF 1

TITLE SOURCE
DEED BOOK 228 PAGE 396
PAR PARCELS: 89-04-03, 89-04-05, 89-04-06
OWNERS: SIDNEY H. & SARA JEAN BOWLING
138 OLD SUMMERSVILLE RD
GREENSBURG, KY 42743
PROPERTY ADDRESS: DENNIS CHANEY RD, GREENSBURG, KY 42743