

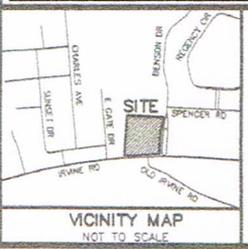
TRACT 1-A
3.482 ACRES
Subject Property

DISCLAIMER
The information contained herein is believed to be accurate, however it has not been verified by Jack Foley Realty LLC, or by Jack Foley individually, nor will it be. We make no representations or warranties regarding the property, or the completeness and accuracy of this information. All potential buyers should conduct a careful and thorough investigation of all aspects of the property as part of their buyer's due diligence.

KY HWY 52 - IRVINE RD

LEGEND

	FIRE HYDRANT		OVERHEAD ELECTRIC
	WATER METER		UNDERGROUND ELECTRIC
	WATER VALVE		WATER LINE
	STORM MANHOLE		SANITARY SEWER LINE
	SEWER MANHOLE		U/G COMMUNICATIONS
	FLOOD LIGHT		
	LIGHT POLE		
	UTILITY POLE		



NOTES
THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY SHOWN WAS RE-CREATED FROM THE PLAT OF RECORD (PB 25-72) AND WAS NOT FIELD SURVEYED. THE LOCATION IS APPROXIMATE.
EASEMENTS SHOWN ARE BASED ON THE PLAT OF RECORD (PB 25-72). A TITLE SEARCH WAS NOT PERFORMED IN CONJUNCTION WITH PREPARATION OF THIS EXHIBIT.
CONTOURS WERE DERIVED FROM STATEWIDE UDAR IN CONJUNCTION WITH LIMITED FIELD SURVEYING.
CONTOUR INTERVAL IS 2 FEET.
UTILITY LOCATIONS ARE BASED ON FIELD EVIDENCE AND MARKINGS BY 811. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE, AND ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN.



NOT FOR RECORDING
OR LAND TRANSFER

811 Know what's below.
Call before you dig.

0 30 60 90
SCALE: 1" = 30'

PROPERTY EXHIBIT
TRACT 1A
BENSON DRIVE
RICHMOND, MADISON CO., KY

311 N 3rd Street
Richmond, KY 40475
859-683-0725
www.spencersurveying.com

SPENCER
LAND SURVEYING

JOB NO: 2410 DATE: 2/12/2026