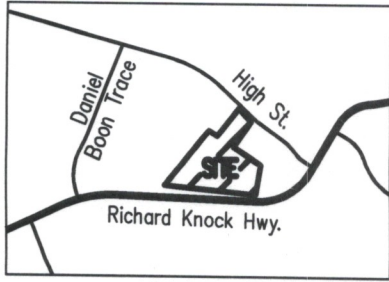


LOT SPLIT

Lying and being in Boone County, Kentucky, on the South side of High Street in the City of Walton, known as being all of Lots Numbers 16 and 17 and part of Lots Numbers 31 and 32 as shown on the plat of High Street Subdivision recorded in Plat Book 2 at page 33 of the Boone County Clerk's records



Vicinity Map
Scale: 1" = 1,000'

Approved for recording the transfer of property only by the Boone County Planning Commission this 2nd day of February, 2023.

SR-1 + I-1
2/2/23
B.W.

BASIS OF BEARINGS

The basis of bearing for this survey is the South right of way line of High Street, known as being South 40 degrees 35' 14" East, per deed recorded in Deed Book 1195 at page 431 of the Boone County Clerk's records.

Remaining Property Land Area
0.4329 Acres
18,856 Sq. Feet

Signature
Timothy R. Durr
EXECUTIVE DIRECTOR

LINE	BEARING	DISTANCE
L1	S 40°35'14" E	50.26'
L2	S 43°28'46" E	50.00'
L3	S 35°26'48" W	166.08'
L4	S 58°42'24" E	181.02'
L5	S 10°23'01" W	163.15'
L6	S 58°42'24" E	55.01'
L7	N 39°13'12" E	196.29'
L8	N 58°42'24" W	111.05'

Now or Formerly:
Kevin B Alexander
D.B. 864, Page 313
PPN: 078.05-11-007.00

Appelman Properties LLC
Deed Book 1195, Page 431
PPN: 078.05-11-012.00
Group No.: 301 & 2081-B

Original Land Area
2.8979 Acres
126,232 Sq. Feet

Proposed Land Area
2.4650 Acres
107,376 Sq. Feet

Richard Knock Highway
Variable Width Public R/W

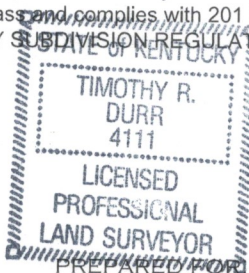
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	3.62'	965.00'	0°12'54"	N 84°24'42" W	3.62'

I certify that I have examined the records of the Boone County Court Clerk and find that this is the first conveyance made under the present ownership of the parent tract.

I hereby certify that the survey depicted by this plat was done by me or by persons under my direct supervision by the method of random traverse with side shots. The unadjusted error of closure was less than 1:10,000. The survey shown hereon is an urban class survey and the accuracy and precision of said survey meets all the specifications of this class and complies with 201 KAR 18.150. I further certify that this survey complies with the Boone County Zoning Regulations and the BOONE COUNTY SUBDIVISION REGULATIONS, and that dedicated areas including public ways or streets are within the boundaries of this survey

Timothy R. Durr
PLS #4111
In the State of Kentucky
Project #: B-221111

Date of Plat: 1/31/2023



(IN FEET)

1 inch = 100 ft.

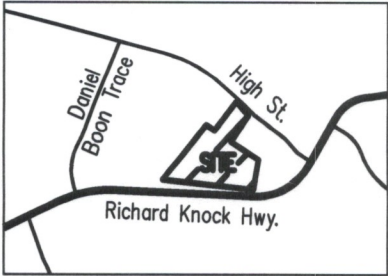
LMS SURVEYING LTD

Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSurveying.com

APPELMAN PROPERTIES LLC
1368 COX AVE.
ERLANGER, KY 41018

This plat shall be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Planning Commission approval.

LOT SPLIT



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Scale: 1" = 1,000'

Approved for recording the transfer of property only by the Boone County Planning Commission this 2nd day of February, 2023.

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[Signature]
Chairman's Signature
Executive Director

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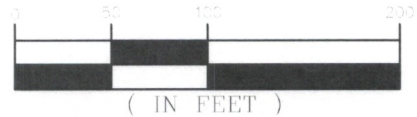
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[Signature]
Timothy R. Durr
PLS #4111
In the State of Kentucky
Project #: B-221111

Date of Plat: 1/31/2023

STATE OF KENTUCKY
TIMOTHY R. DURR
4111
LICENSED PROFESSIONAL LAND SURVEYOR



(IN FEET)
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