

Breckinridge County Kentucky December 13, 2019

Vicinity Map (Not to Scale)
Property Located on the West Side of
Old HWY 60 in Hardinsburg,
Breckinridge County, KY

Legend

- 1/2" Rebar (s) Stamped PLS 4076
- 1-1/4" Mag Nail (s) with Washer Stamped PLS 4076
- 5/8" Rebar Stamped PLS 2373
- 1/2" Rebar Stamped PLS 1776
- 1/2" Rebar Stamped PLS 3211
- Railroad Spike
- Unmarked Point
- Manhole
- Storm Drain
- Water Meter / Valve
- Fire Hydrant
- Gas Meter
- Power Pole
- W - W - - - - - Underground Water Line
- G - G - - - - - Underground Gas Line
- O - O - - - - - Overhead Electric
- T - T - - - - - Underground Telephone
- X - X - - - - - Existing Fence
- E - E - - - - - Easement Area

CERTIFICATION OF COMMISSION

I HEREBY CERTIFY THAT THIS RECORD PLAT HAS BEEN FOUND TO COMPLY WITH HARDINSBURG PLANNING COMMISSION REGULATIONS, WITH THE EXCEPTION OF WAIVERS AS SET OUT ON THIS PLAT AND THAT THIS RECORD PLAT WAS AFFIRMED BY THE HARDINSBURG PLANNING COMMISSION ON 12/13/2019 AND IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE BRECKINRIDGE COUNTY KENTUCKY CLERK.

NAME: Regr. D. Kridgish DATE: 1-14-20 MR: 11:20 AM

RECORD PLAT

Boundary Division Survey Plat of:

The Breckinridge County
Board of Education Surplus Real Estate
Division of:
The Old Hardinsburg Elementary School
Client: **BARR REALTY & AUCTION COMPANY, INC.**
1111 Old U.S. 60
Hardinsburg, KY 40143

Scale: 1" = 100'
Date: 12-13-2019

Drawn By: RAC
Approved By: RAC

Drawing No.
C-20-18
PVA HB 1-24-14 &
1-25-4, 5, & 6



Robert Adam Critchelow, PLS 4076

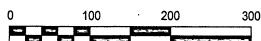
242 Critchelow Farm Ln.
McDaniels, KY 40154
Phone:
(270) 617-1721

GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED USING BOTH STATIC AND KTM METHODS WITH DUAL FREQUENCY TOPCON HIPER V RECEIVERS (GGD). THE ENTIRETY OF THE DATA COLLECTED FOR THE BOUNDARY OF THIS SURVEY WAS COLLECTED BY EITHER STATIC GPS OBSERVATION WHEN APPROPRIATE OR BY CONVENTIONAL MEANS FROM GPS ESTABLISHED CONTROL POINTS.

Special Note Pertaining Parcel 1 & Parcel 6

Parcel 1 & Parcel 6 are Subject to a Sanitary Sewer Line Easement, 20' wide, 10' Both Sides From Center for Maintenance and Repair of said Sewer Line. The Breckinridge County Board of Education Retains Sole Use of said Sewer Line. Said Sewer Line is connected to Manhole #1 as shown on Parcel 1. Said Sewer Line Location Crossing Parcel 1 & Parcel 6 is Unknown by Owners & Subject Utility Company. If said Sewer Line is Damaged by Parcel 1 or Parcel 6 Owners, then it will be the Responsibility of that Owner to Repair or Replace Area that is Damaged at their Expense.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 11°55'42" E	35.17'	L26	S 17°05'44" W	16.92'
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L20	S 66°45'54" E	17.71'	L45	S 12°05'00" E	25.00'
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L22	S 48°57'29" E	27.88'	L47	N 11°59'13" W	20.00'
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L24	S 27°47'27" E	14.03'	L49	S 11°59'13" W	20.00'
L25	S 17°20'36" E	8.75'			

2020000199
BRECKINRIDGE CO, KY FEE \$50.00
PRESENTED / LOADED: 01-14-2020 11:08 AM
RECORDED: 01-14-2020
JARED BUTLER
CLERK
BY CINDY JOHNSON
DEPUTY CLERK
BK: PL C
PG: 144-144C



OWNER'S CERTIFICATION

I (We), do hereby certify that I (we / we are) the owner(s) of the property described in the caption to the plat hereon drawn and as such owner(s), I (we) have caused said property to be surveyed and subdivided along with newly established easements as hereon drawn, as (we / our) own free and voluntary act and deed.

Owner: [Signature] Date: 1/14/20
Owner: _____ Date: _____

NOTARY PUBLIC

I, [Signature], a Notary Public in and for the County of Breckinridge, State of Kentucky, do hereby certify that the above, whose names are signed to the foregoing certificate and who are known to me, acknowledged before me on the date that being informed of the contents of said Certificate they executed the same voluntarily on the date aforesaid. Given under my hand this 14th day of January, 2020.

NOTARY PUBLIC: [Signature]
My Commission Expires Apr 29, 2022

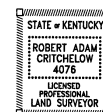
GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS, RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. THE PROPERTY SHOWN HEREON IS ALSO SUBJECT TO ANY PLANNING AND ZONING REGULATIONS THAT MAY APPLY.
2. THIS SURVEY WAS PERFORMED AT THE DIRECTION OF THE CLIENT WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. NO ATTEMPT WAS MADE BY THE SURVEYOR TO RESEARCH THE TITLE OTHER THAN THAT WHICH WAS NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY BY THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS NOTED IN THE SURVEYORS CERTIFICATE.
3. ALL IRON PINS ARE 1/2" BY 18" WITH 1" PLASTIC CAP STAMPED "CRITCHELOW PLS 4076".
4. A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED PROPERTY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.
5. RIGHT OF WAYS ESTABLISHED PER: NDF
6. BASED ON EXISTING EVIDENCE FOUND
7. NO GUARANTEE IS MADE TO THE ACTUAL LOCATION OR NON EXISTENCE OF ANY UTILITIES.
8. ALL GPS SURVEY DATA HAS A RELATIVE POSITIONAL ACCURACY OF +/- 0.05" + 100 PPM.
9. TOTAL TRACT AREA: 10.545 ACRES (PLUS OR MINUS)
10. FIELDWORK COMPLETED ON: NOVEMBER 29, 2019

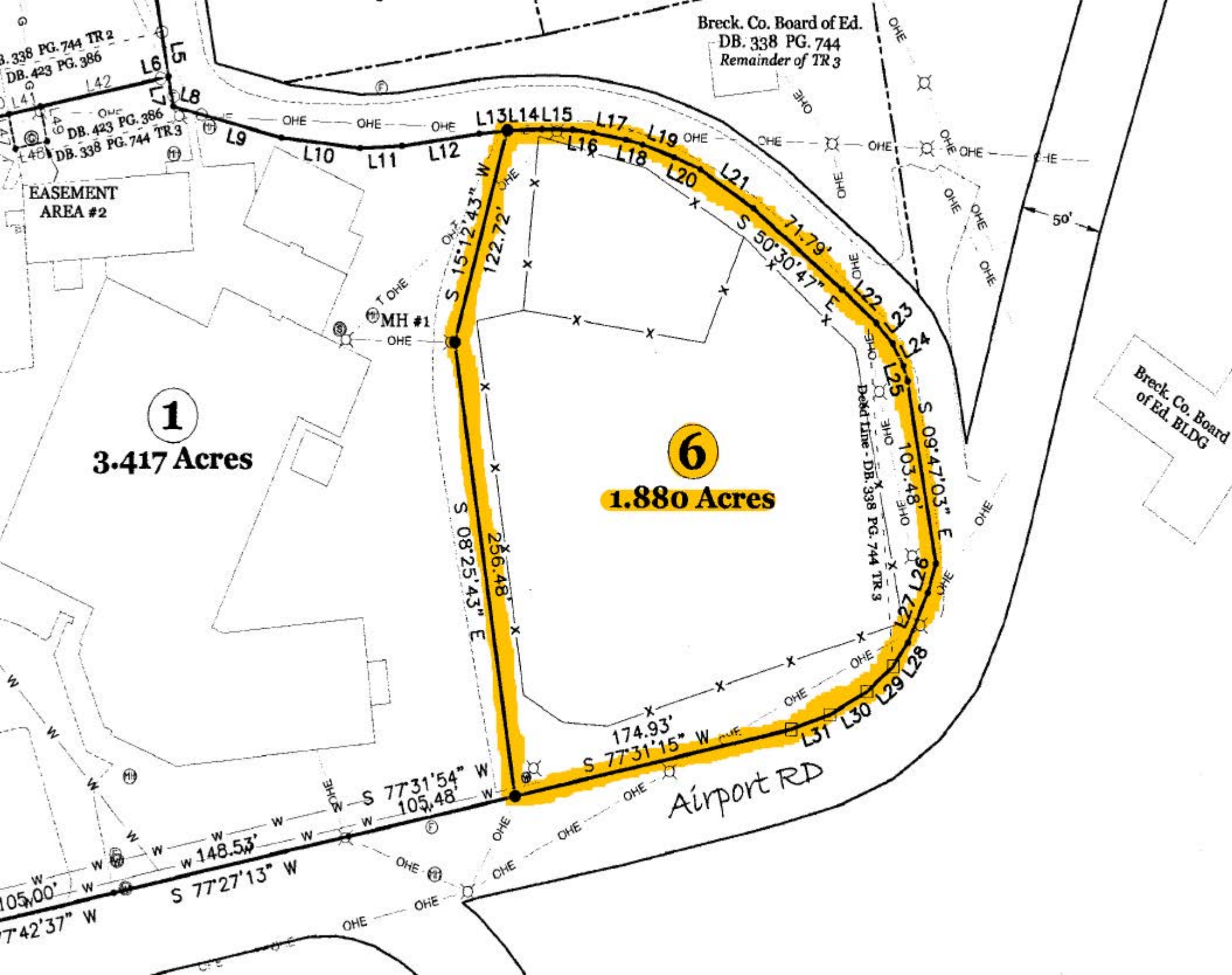
SURVEY CERTIFICATION

I DO HEREBY CERTIFY THAT THE URBAN SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL AND/OR BY THE METHOD OF RANDOM TRAVERSE WITH SIDE SHOTS. CONVENTIONAL METHODS AND REDUNDANCY WERE EMPLOYED TO ENSURE THE QUALITY OF THE GPS DATA. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF ANY 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 SURVEYOR FOR A SURVEY OF THIS CLASS IN 201 KAR 18:30. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE.

Owner:
**Breckinridge County
Board of Education**
86 Airport RD
Hardinsburg, KY 40143
Source of Title:
**DB. 423, PG. 386
& Portion of:
DB. 338, PG. 744**



ADAM CRITCHELOW PLS 4076
DATE: 12-13-19



2. THIS SURVEY V
- WITHOUT THE B
- TO ANY AND ALL
- ACCURATE TITLE
- TO RESEARCH TH
- FOR THE ESTABL
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- SURVEYORS CER
3. ALL IRON PINS
- STAMPED "CRITC
4. A BOUNDARY S
- A PROFESSIONAL
- PREVIOUSLY DES
- BE UPHELD BY A
- NOT EXIST ON TH
5. RIGHT OF WAY
- BASED ON EXIST
6. ALL UTILITES S
- AS MARKED BY T
- NO WATER LINES
- MAPPING PROVID
7. NO GUARANTEE
- NON EXISTENCE
8. ALL GPS SURVE
- +/-0.05' + 100 PPI
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10. FIELDWORK C

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BASED ON EXISTING EVIDENCE FOUND
6. ALL UTILITES SHOWN ARE APPROXIMATE LOCATIONS AND ARE AS MARKED BY THERE RESPECTIVE UTILITY COMPANIES.
NO WATER LINES WERE MARKED AND ARE BASED ON MAPPING PROVIDED.
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