EXISTING STEEL "T" POST CORNER MARKER FOUND IN 375 CONTOUR

EXISTING STEEL "T" POST CORNER MARKER FOUND (TYPICAL)

N 05°47'36" W 21.92'

ROBERT SASSOROSSI LIVING TRUST (1/2)
JUDY SASSOROSSI LIVING TRUST (1/2)
D.B. 421 / PG. 642
LOT 39 OF THE MALCOLM CREEK SUB.

C/L CAMPBELL LANE

CHRISTOPHER SMITH AND WIFE KIMBERLY
D.B. 346 / PG. 294
LOT 40 OF THE MALCOLM CREEK SUB.

S 66°30'14" E 284.70'

N 66°22'12" W 281.31'

N 00°14'22" W 209.32'

S 83°26'23" E 381.14'

EXISTING STEEL "T" POST CORNER MARKER FOUND (TYPICAL)

S 83°57'03" E 241.63'

EXISTING STEEL "T" POST CORNER MARKER FOUND (TYPICAL)

DUSEK REVOCABLE FAMILY TRUST
D.B. 393 / PG. 260
LOT 43 OF THE MALCOLM CREEK SUB.

N 25°38'12" W 300.53'

TRACT 1
2.16 Acres

S 00°07'41" W 227.17'

DIANE COLEMAN
D.B. 424 / PG. 52
LOT 41 OF THE MALCOLM CREEK SUB.

C/L STEWART ROAD

1/2" DIA. X 24" LNG. STEEL PIN WITH CAP #3573 SET

S 00°07'41" W 25.32'

0   100   200   300

SCALE: 1" = 100'

S 25°38'12" E 26.76'

ANGLE POINT

S 85°10'02" W 238.48'

ANGLE POINT

C/L BIG BEAR HIGHWAY
(SUBJECT TO PREVAILING R/W)

NOTES:

1. SOURCE OF TITLE: HARRY OGLANIAN AND DIANE LYNNE OGLANIAN
                       DEED BOOK 268, PAGE 166
2. NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENTS WERE FOUND THROUGH PHYSICAL INSPECTION OF THE PROPERTY OTHER THAN THOSE SHOWN HEREON.
3. A GRID NORTH READING WAS OBSERVED THE DAY OF THE SURVEY AND ALL DATA SHOWN COINCIDES WITH SAID READING.
4. THE FIELD DATA WAS COLLECTED 7-30-25.
5. THE PROPERTY SHOWN HEREON IS CONSIDERED A RURAL SURVEY.
6. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL PREVIOUSLY CONVEYED EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD AND NOT OF RECORD IF ANY, SPECIFICALLY PREVAILING RIGHTS OF WAY OF ANY PUBLIC ROADS.
7. NO TITLE SEARCH WAS PROVIDED AND THIS SURVEY IS SUBJECT TO THE FINDINGS OF SUCH.
8. THIS SURVEY WAS PERFORMED USING A TOPCON HIPER VR GPS SYSTEM WITH DUAL FREQUENSY RECIEVERS UTILIZING REAL TIME KINEMATICS (RTK). A REDUNDANCY OF MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR A RURAL SURVEY AS ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY STANDARDS OF PRACTICE (+/- 0.05' + 100 PPM). THE BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED. EQUIPMENT USED WAS A TOPCON HIPER VR DUAL FREQUENCY RECIEVER / ROVER AND BASE, NAD83 DATUM, GEOID 2012, VERTICAL DATUM : NAVD88.
9. THIS PROPERTY IS SUBJECT TO REGULATIONS, SUBDIVISION REGULATIONS OR APPROVALS.
10. THERE WERE NO CEMETERIES OBSERVED ON THE PROPERTY WHEN THE FIELD DATA WAS COLLECTED PER 201 KAR 18:150 (7)(3)(i)
11. THERE ARE NO ENCROACHMENTS ONTO THIS PROPERTY AND NO IMPROVEMENTS ENCROACH ON TO OTHERS.
12. THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18:150.

SITE

VICINITY MAP NOT TO SCALE

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(270) 623-8293   CELL: (270) 559-7486
JASON W. LOOPER, P.E. #25028, KY LS #3573
78 THOMAS ROAD, MAYFIELD, KY 42066

PROPERTY SURVEY PLAT FOR:
CLIENT / PARCEL OWNER / PARCEL LOCATION:
HARRY OGLANIAN
3259 BIG BEAR HIGHWAY
BENTON, KY 42025

DATE 7-30-25
DRAWING # #1
PROJECT # OGLANIAN