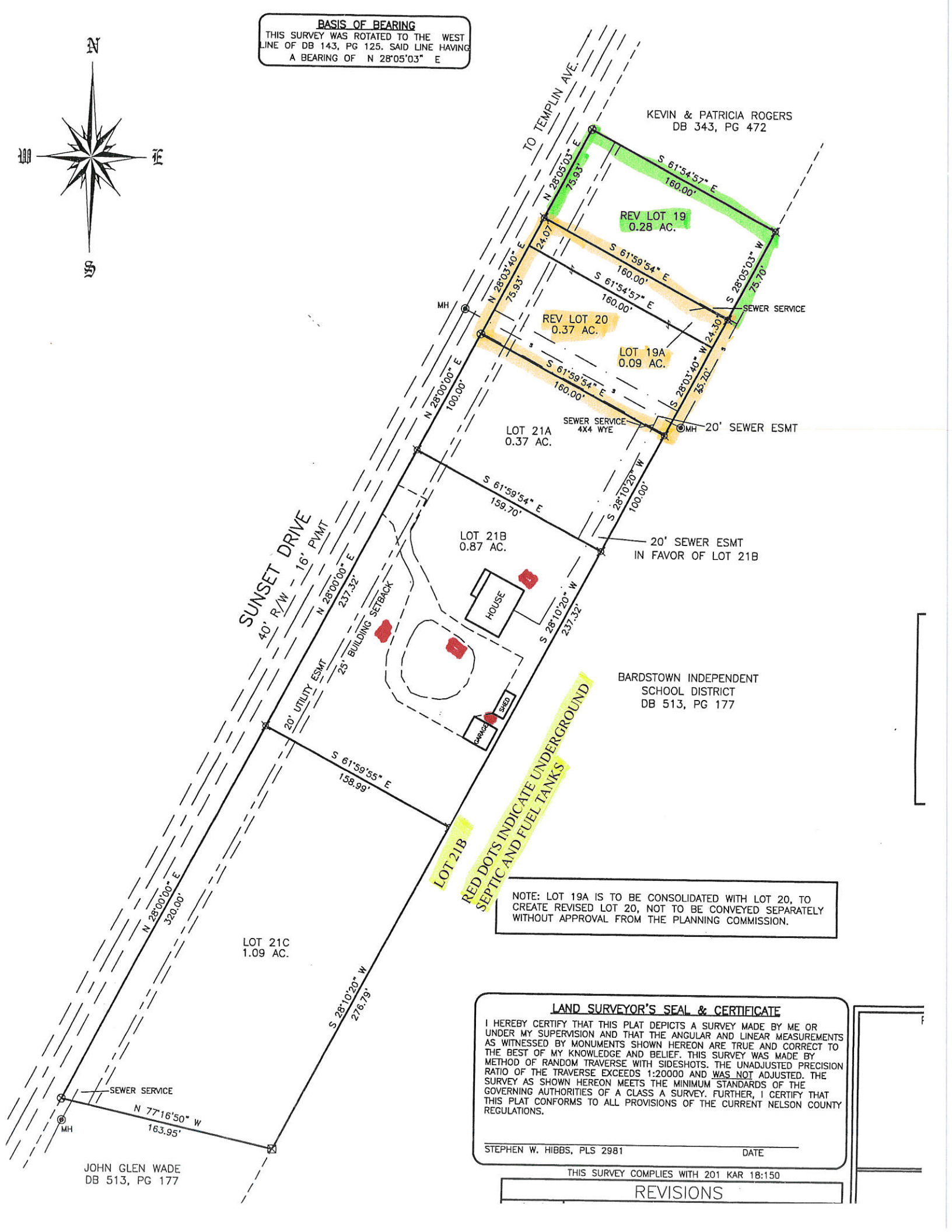
BASIS OF BEARING
THIS SURVEY WAS ROTATED TO THE WEST LINE OF DB 143, PG 125. SAID LINE HAVING A BEARING OF N 28°05'03" E
N
W
E
S
TO TEMPLIN AVE.
KEVIN & PATRICIA ROGERS
DB 343, PG 472
N 28°05'03" E
75.93'
S 61°54'57" E
160.00'
REV LOT 19
0.28 AC.
24.07'
S 61°59'54" E
160.00'
N 28°03'40" E
75.93'
S 61°54'57" E
160.00'
S 28°05'03" W
75.70'
MH
REV LOT 20
0.37 AC.
SEWER SERVICE
LOT 19A
0.09 AC.
S 61°59'54" E
160.00'
S 28°03'40" W
45.70'
24.30'
N 28°00'00" E
100.00'
SEWER SERVICE
4X4 WYE
MH
20' SEWER ESMT
LOT 21A
0.37 AC.
S 61°59'54" E
159.70'
S 28°10'20" W
100.00'
SUNSET DRIVE
40' R/W - 16' PVMT
LOT 21B
0.87 AC.
20' SEWER ESMT
IN FAVOR OF LOT 21B
N 28°00'00" E
237.32'
25' BUILDING SETBACK
20' UTILITY ESMT
HOUSE
S 28°10'20" W
237.32'
SHED
GARAGE
BARDSTOWN INDEPENDENT
SCHOOL DISTRICT
DB 513, PG 177
S 61°59'55" E
158.99'
LOT 21B
RED DOTS INDICATE UNDERGROUND
SEPTIC AND FUEL TANKS
NOTE: LOT 19A IS TO BE CONSOLIDATED WITH LOT 20, TO CREATE REVISED LOT 20, NOT TO BE CONVEYED SEPARATELY WITHOUT APPROVAL FROM THE PLANNING COMMISSION.
N 28°00'00" E
320.00'
LOT 21C
1.09 AC.
S 28°10'20" W
276.79'
SEWER SERVICE
N 77°16'50" W
163.95'
MH
JOHN GLEN WADE
DB 513, PG 177
LAND SURVEYOR'S SEAL & CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY WAS MADE BY METHOD OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE EXCEEDS 1:20000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON MEETS THE MINIMUM STANDARDS OF THE GOVERNING AUTHORITIES OF A CLASS A SURVEY. FURTHER, I CERTIFY THAT THIS PLAT CONFORMS TO ALL PROVISIONS OF THE CURRENT NELSON COUNTY REGULATIONS.
STEPHEN W. HIBBS, PLS 2981
DATE
THIS SURVEY COMPLIES WITH 201 KAR 18:150
REVISIONS