



Bearings shown hereon are based upon State Plane Coordinates Ky. Single Zone (1600). (NAD 83).

Line Table	
①	51.74'-S88°41'13"E
②	107.84'-S28°39'02"E
③	121.35'-S24°21'29"E

Survey References:

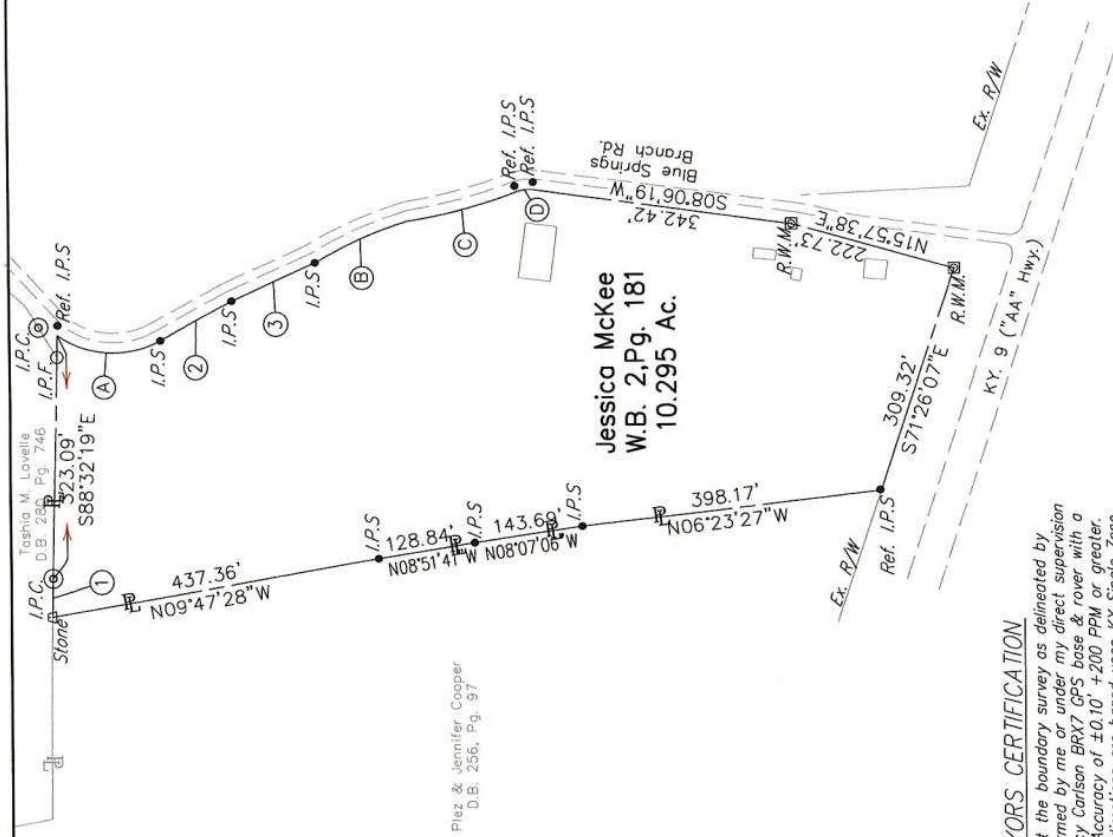
BTS, LLC (P.L.S. #3919) dated 05/04/23.

SYMBOL LEGEND

P = PROPERTY LINE
Ex. R/W = EXISTING R/W RIGHT OF WAY LINE
Existing fence = — X —

MONUMENT LEGEND

R.W.M. = CONC R/W MON
Stone = STONE FOUND
I.P.C. = IRON PIN FOUND W/CAP (#3487)
I.P.F. = IRON PIN FOUND
M.A.F.O. = MAG NAIL FOUND
M.A.S.O. = MAG NAIL SET
P.F. = IRON PIPE FOUND
P.K.F. = PARKER VALON NAIL FOUND
I.P.S. = IRON PIN SET, 18" LONG, 1/2" DIAMETER REBAR W/O CAP STAMPED R & H SURVEY PLS #3416
Spoke = SPOKE SET



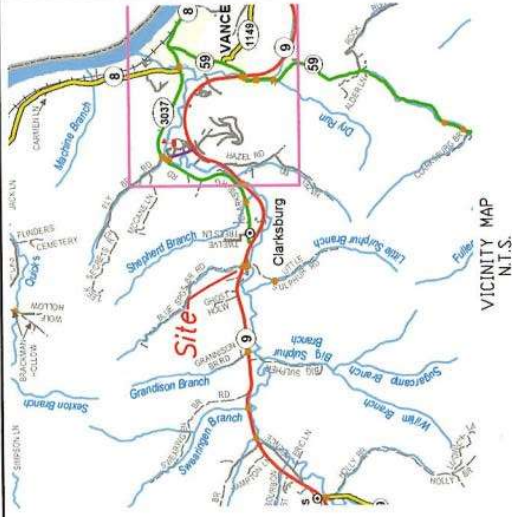
Platz & Jennifer Cooper
D.B. 256, Pg. 97

Jessica McKee
W.B. 2, Pg. 181
10.295 Ac.

SURVEYORS CERTIFICATION

I hereby certify that the boundary survey as delineated by this plat was performed by me or under my direct supervision using Dual Frequency Carlson BRX7 GPS base & rover with a Relative Positional Accuracy of $\pm 0.10'$ ± 200 PPM or greater. The distances and directions are based upon KY Single Zone, Geoid 2018 and have not been adjusted. This survey meets or exceeds the minimum standards for a rural survey and complies with 201 KAR 18:150.

R.E. Hickie
Rickey E. Hickie P.L.S. #3416 Date 08/10/23



Easement Arc Table	
A	Arc=143.61', Rad.=127.86' Chd.=136.18', Brg.=S03°31'28"W
B	Arc=134.85', Rad.=541.82' Chd.=134.50', Brg.=S23°38'48"E
C	Arc=146.41', Rad.=702.03' Chd.=146.15', Brg.=S14°26'30"E
D	Arc=26.80', Rad.=51.13' Chd.=26.50', Brg.=S06°41'57"E



SCALE IN FEET
GRAPHIC SCALE

RETRACEMENT PLAT

for

Jessica Moorhead
3800 Clearfork North
Morehead, Ky. 40351
property located at
55 Blue Springs Branch Rd.
Vanceburg, Ky. 41179

R & H SURVEY
2941 Bridgeville Road
Germantown, Ky. 41044

Date 08/10/23 Sheet No. 1 of 1 Drawn by REH Checked by JB

STATE OF KENTUCKY
RICKEY E. HICKIE
3416
LICENSED
PROFESSIONAL
LAND SURVEYOR

GRANTOR:

GRANTEE:

Situated in the Commonwealth of Kentucky, County of Lewis, being on the northerly side of Ky. 9 (AA Highway), being at the intersection of Ky. 9 and Blue Springs Branch Road and being more particularly described as follows:

BEGINNING at a concrete right of way marker found at the intersection of the northerly right of way line of the AA Highway and the westerly right of way line of Blue Springs Branch Road;

thence N 71°26'07" W along said northerly right of way line a distance of 309.32 feet to an iron pin and cap set at a corner to Plez and Jennifer Cooper as described in Deed Book 256, page 97;

thence along the line of said Cooper for the following four courses and distances:

N 6°23'27" W a distance of 398.17 feet to an iron pin and cap set,

N 8°07'06" W a distance of 143.69 feet to an iron pin and cap set,

N 8°51'41" W a distance of 128.84 feet to an iron pin and cap set,

N 9°47'28" W a distance of 437.36 feet to a stone found in the line of Tashia M. Lavelle as described in Deed Book 280, page 746;

thence along the line of said Lavelle for the following two courses and distances:

S 88°41'13" E a distance of 51.74 feet to an iron pin and cap found (cap reads #3487),

S 88°32'19" E a distance of 323.09 feet (passing an iron pin found at 293.80 feet) to an iron pin and cap set in the westerly right of way line of Blue Springs Branch Road;

thence along said right of way line for the following eight courses and distances:

along a circular arc of 143.61 feet to the left, having a radius of 127.86 feet and being subtended by a chord bearing S 3°31'28" W for a distance of 136.18 feet to an iron pin and cap set,

S 28°39'02" E a distance of 107.84 feet to an iron pin and cap set,

S 24°21'29" E a distance of 121.35 feet to an iron pin and cap set,

along a circular arc of 134.85 feet to the right, having a radius of 541.82 feet and being subtended by a chord bearing S 23°38'48" E for a distance of 134.50 feet to a point,

along a circular arc of 146.41 feet to the left, having a radius of 702.03 feet and being subtended by a chord bearing S 14°26'30" E for a distance of 146.15 feet to a point, said point being referenced by an iron pin and cap set at N 88°38'21" E-8.37 feet,

along a circular arc of 26.80 feet to the right, having a radius of 51.13 feet and being subtended by a chord bearing S 6°41'57" E for a distance of 26.50 feet to a point, said point being referenced by an iron pin and cap set at N 79°21'57" E-10.54 feet,

S 8°06'19" W a distance of 342.42 feet to a concrete right of way marker found,

S 15°57'38" W a distance of 222.73 feet to the **POINT OF BEGINNING**.

The above described parcel contains 10.295 acres (448,458 sq. ft.), more or less.

Unless otherwise stated, any monument referred to herein as an "iron pin and cap set" is a ½" diameter steel rod, 18" long with a plastic cap stamped "R & H SURVEY, PLS #3416".

This description, which was prepared and reviewed on August 08, 2023, is based upon a field survey performed by Rickey E. Hickle, P.L.S. No 3416 of R & H Survey which was completed on August 03, 2023.

Bearings are based upon State Plane Coordinates (NAD83), Ky. Single Zone (1600).

Grantor claims title by instrument of record in Will Book 2, Page 181 Lewis County Clerk's Office.



R. E. Hickle

Rickey E. Hickle, PLS #3416
August 08, 2023