

VICINITY MAP N.T.S.

SURVEY LEGEND

- = SET 1/2"x18" IRON PIN W/ RED CAP (KWM NATHAN KING PLS 3831 CORNER MONUMENT)
- = SET 1/2"x18" WITNESS PIN W/ BLUE CAP (KWM NATHAN KING PLS 3831 WITNESS MONUMENT)
- = FND IRON PIN (AS NOTED)
- △ = FOUND MONUMENTS (AS NOTED)
- TREES (SIZE/SPECIES NOTED) ALL TREES
- = ARE OF RECORD AND MARKED WITH 3 HACKS UNLESS OTHERWISE NOTED
- = UNMARKED AND/OR MEANDER POINTS

(S52°47'52"W, 5.54') = DENOTES THE BEARING/DISTANCE FROM A WITNESS SET TO THE MONUMENT NOTED

UP = UTILITY POLES

- = PROPERTY LINES
- = ADJOINER LINES
- - - = WATERCOURSE +/-
- WOODS
- FIELD
- = TREE LINE +/-
- = GAS LINE
- = EXISTING FENCE
- = OVERHEAD LINES

LINE	BEARING	DISTANCE
L1	S31°23'52"E	40.89
L2	S22°14'04"E	56.89
L3	S21°45'05"E	34.29
L4	S18°17'51"E	20.16
L5	S18°24'13"E	88.11
L6	S17°32'53"E	26.97
L7	S15°04'04"E	24.12
L8	S03°24'06"W	46.93
L9	S04°21'04"W	136.95
L10	S04°08'58"W	101.12
L11	N38°16'53"W	136.77
L12	N00°00'00"W	18.50
L13	N11°54'07"E	44.43
L14	N62°42'52"E	39.68
L15	N81°40'23"E	154.86
L16	N65°33'10"E	57.07
L17	N64°23'04"E	48.11
L18	N64°30'53"E	62.50

LINE	BEARING	DISTANCE
L19	N22°14'04"W	56.61
L20	N21°45'05"W	35.06
L21	N18°17'51"W	21.03
L22	N18°24'13"W	88.57
L23	N17°32'53"W	29.85
L24	N15°04'04"W	24.27
L25	N06°20'19"W	183.48
L26	S80°43'39"W	92.17
L27	S81°38'59"W	140.10
L28	N17°05'02"E	347.61
L29	S38°52'53"W	185.10
L30	N88°52'57"E	184.23
L31	S80°11'54"E	98.51
L32	N44°06'47"E	102.62
L33	N4°48'05"E	63.35
L34	N3°1'04"W	65.43
L35	N5°7'16"E	71.66
L36	N6°46'17"E	185.31
L37	S52°37'40"E	79.01

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BELEN
C1	1339.64	208.19	207.98	S1°18'24"E	PILEN
C2	226.79	90.52	89.92	S05°35'08"E	PILEN
C3	1369.64	180.40	180.47	N24°28'51"W	PILEN
C4	256.79	88.06	87.63	N07°04'43"W	PILEN
C5	280.21	112.58	111.83	N3°48'40"E	PILEN
C6	426.71	169.10	167.99	N59°36'52"E	PILEN

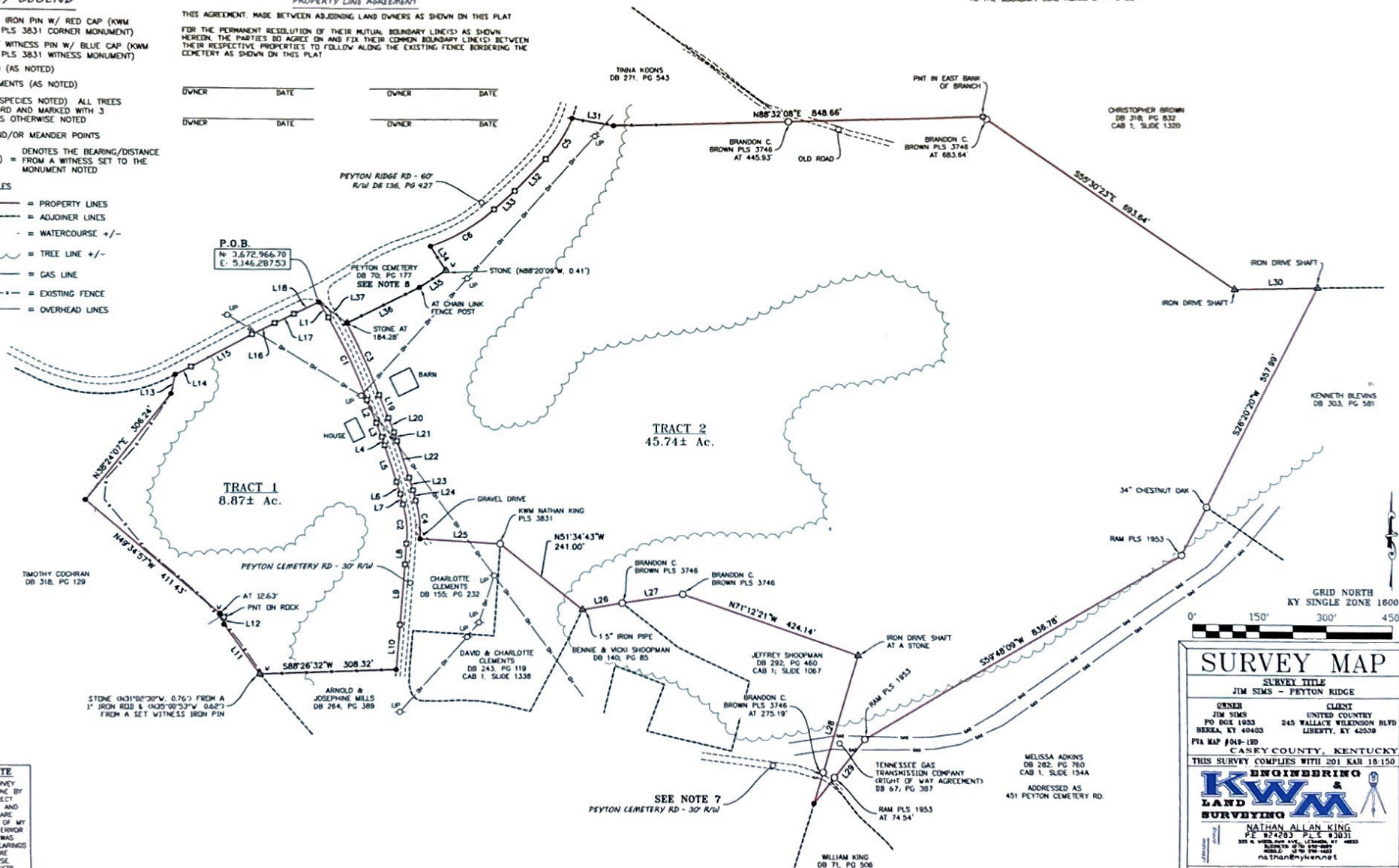
GENERAL NOTES:

- THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS & RIGHT OF WAYS, RECORDED OR UNRECORDED, AND ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL & ACCURATE TITLE SEARCH.
- THE SOURCE OF THE SURVEY FOR THE PROPERTY SHOWN HEREIN IS THE SAME PROPERTY DESCRIBED IN THE DEED TO JIM & ELIZABETH SIMS, DEED BOOK 385, PAGE 829, AS RECORDED IN THE CASEY COUNTY CLERK'S OFFICE.
- THE ADDRESS FOR THE PROPERTY SHOWN HEREIN IS 58 PEYTON CEMETERY RD LIBERTY, KY 42539.
- P.B. - IRON PIN SET AT THE SOUTHWEST INTERSECTION OF PEYTON RIDGE ROAD AND PEYTON CEMETERY ROAD, BEING 30' SOUTHEASTERLY OF THE C.O. OF SAID PEYTON RIDGE ROAD AND 15' SOUTHWESTERLY OF THE C.O. OF PEYTON CEMETERY RD., AND HAVING THE KY STATE PLANE COORDINATES (KTS SINGLE ZONE, KY 1600) AS SHOWN.
- THE BEARINGS & DISTANCES SHOWN HEREIN ARE BASED ON THE KY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE (KY 1600). THE CONVERGENCE & COMBINED SCALE FACTORS ARE 0.4760556' & 0.99998379, RESPECTIVELY.
- NO R/W DEED WAS FOUND FOR THE PEYTON CEMETERY RD. THE WIDTH SHOWN IS BASED ON PREVIOUS SURVEYS IN THE AREA.
- PEYTON CEMETERY ROAD IS 0.365 MI. (1927') LONG PER THE 2002 CASEY COUNTY ROAD SERIES MAP. THE GENERAL HIGHWAY MAP FOR CASEY COUNTY DATED 1941, SHOWS THE ROAD BEING LONGER BUT GIVES NO LENGTH. THE ADDRESSING PROPERTY IS ADDRESSING AS 451 PEYTON CEMETERY ROAD, WHICH IS 0.451 MI. FROM THE INTERSECTION OF PEYTON CEMETERY ROAD AND PEYTON RIDGE ROAD, INDICATING IT IS A 'COUNTY ROAD'. TRACT 2 HEREIN IS SUBJECT TO SAID ROAD R/W.
- THE COMMON BOUNDARY LINES BETWEEN PEYTON CEMETERY AND JIM & ELIZABETH SIMS, ARE PURSUANT TO THE BOUNDARY LINE AGREEMENT HEREIN.

PROPERTY LINE AGREEMENT

THIS AGREEMENT, MADE BETWEEN ADJOINING LAND OWNERS AS SHOWN ON THIS PLAT FOR THE PERMANENT RESOLUTION OF THEIR MUTUAL BOUNDARY LINES AS SHOWN HEREIN, THE PARTIES DO AGREE ON AND FOR THEIR COMMON BOUNDARY LINES BETWEEN THEIR RESPECTIVE PROPERTIES TO FOLLOW ALONG THE EXISTING FENCE BORDERING THE CEMETERY AS SHOWN ON THIS PLAT.

OWNER DATE
OWNER DATE
OWNER DATE
OWNER DATE



GRID NORTH
KY SINGLE ZONE 1600
0' 150' 300' 450'

SURVEY MAP

SURVEY TITLE
JIM SIMS - PEYTON RIDGE

OWNER JIM SIMS PO BOX 1853 LIBERTY, KY 40403	CLIENT UNITED COUNTRY 245 WALLACE WILKINSON BLVD LIBERTY, KY 42539
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CASEY COUNTY, KENTUCKY
THIS SURVEY COMPLIES WITH 201 KAR 18-150

KWM & LAND SURVEYING

NATHAN ALLAN KING
PE #74283 PLS #3031
303 N. WILSON ST. LIBERTY, KY 42539
859.451.1000
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PROPERTY	CADRE	UNITED COUNTRY	2040
SCALE	TOTAL AREA	DATE	DRAWN BY
1" = 150'	54.61 AC. +/-	12-22-2023	MARK WETHINGTON

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED ON THIS PLAT WAS DONE BY ME OR SOMEONE UNDER MY DIRECT SUPERVISION & THAT THE FACTS AND STATEMENTS CONTAINED HEREIN ARE TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE. THE UNCALCULATED ERROR OF CLOSURE FOR THIS SURVEY WAS 1:11,382. AND THE BEARINGS & DISTANCES SHOWN HEREON ARE BASED ON AN AZIMUTH TRANSVERSE SURVEY. MY HEREON MEETS THE REQUIREMENTS FOR A CLASS A SURVEY.

NATHAN KING PLS 3831 DATE 7-22-24