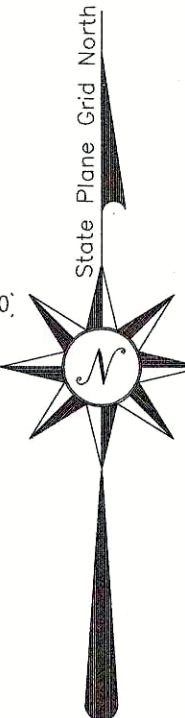
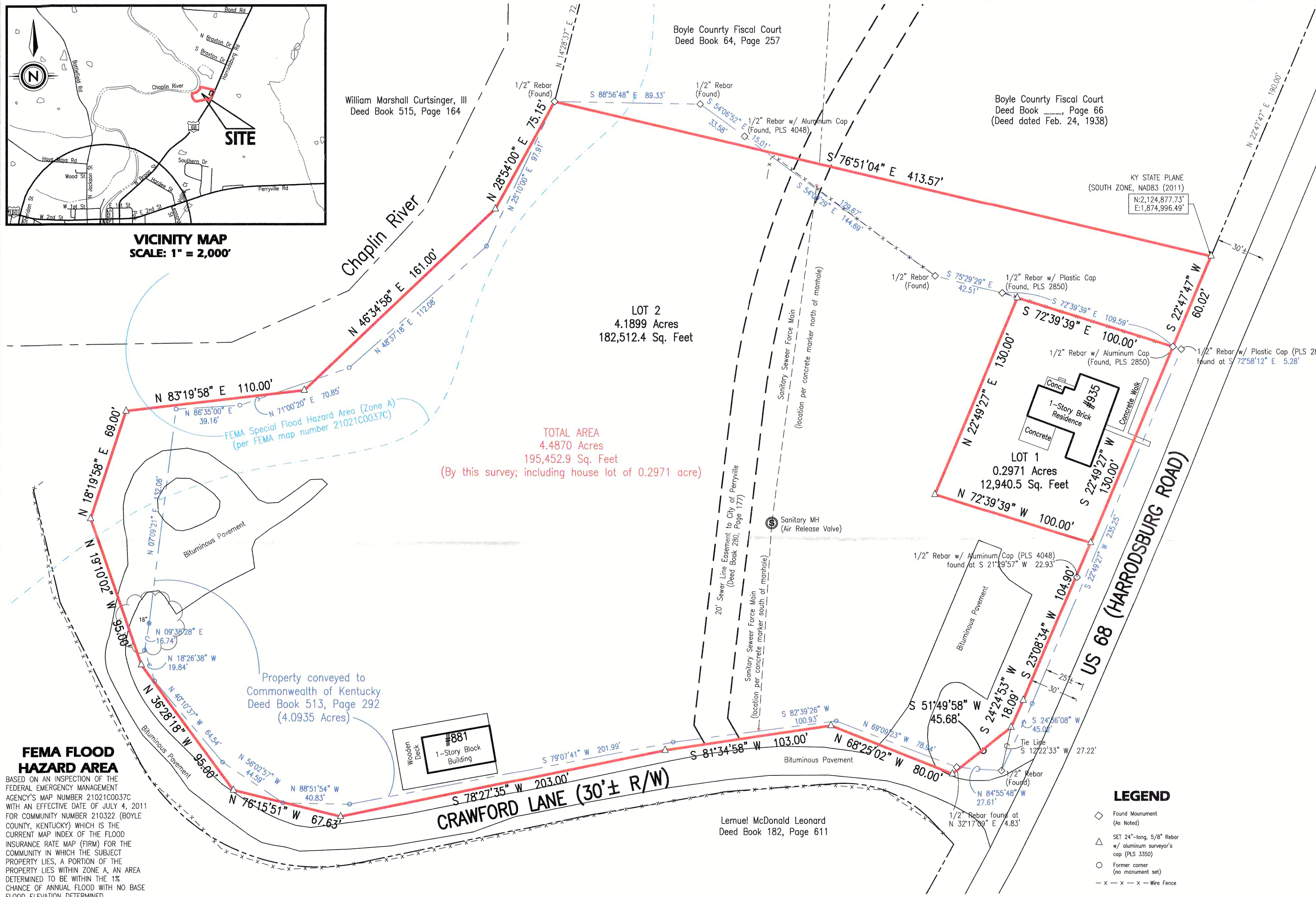


VICINITY MAP
SCALE: 1" = 2,000'



Ph: 859-253-1425
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ENDRIS
Engineering
771 Enterprise Drive, Lexington, KY 40510

RETRACEMENT AND SUBDIVISION PLAT
CRAWFORD HOUSE PROPERTY
AS DESCRIBED IN THE DEED TO THE FISCAL COURT OF BOYLE COUNTY, KENTUCKY
IN DEED BOOK 75, PAGE 564
881 & 935 HARRODSBURG ROAD (US 68)
PERRYVILLE, BOYLE COUNTY, KENTUCKY

This Plat represents a boundary survey and complies with 201 KAR 18:150

JOB NUMBER
4387
DRAWING DATE
11-30-2020
DWG. FILE
4387 Crawford House
SCALE:
1" = 100'

FEMA FLOOD HAZARD AREA
BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S MAP NUMBER 21021C0037C WITH AN EFFECTIVE DATE OF JULY 4, 2011 FOR COMMUNITY NUMBER 210322 (BOYLE COUNTY, KENTUCKY) WHICH IS THE CURRENT MAP INDEX OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES, A PORTION OF THE PROPERTY LIES WITHIN ZONE A, AN AREA DETERMINED TO BE WITHIN THE 1% CHANCE OF ANNUAL FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED.

NOTES:

- THIS PLAT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, CONDITIONS AND RIGHTS-OF-WAY, ETC. BOTH APPARENT AND OF RECORD.
- THE GROUND SURVEY UPON WHICH THIS PLAT IS BASED WAS CONCLUDED ON OCTOBER 8, 2020. IT WAS PERFORMED BY THE METHOD OF RANDOM TRAVERSE, SAID TRAVERSE HAS AN UNADJUSTED ERROR OF CLOSURE OF 1:27,552. THE ANGLES AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE GROUND SURVEY IS CLASSIFIED AS AN 'URBAN' SURVEY AND MEETS THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS STATED IN 201 KAR 18:50.
- THIS SURVEY WAS PERFORMED ON THE GROUND WITH A TRIMBLE S6 ROBOTIC TOTAL STATION BY RANDOM TRAVERSE WITH RADIAL TIES TO CORNERS. THE STATE PLANE COORDINATES SHOWN WERE DERIVED FROM A REAL-TIME (VIA CELLULAR COMMUNICATION) OBSERVATION UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM (NAD83 2011).

ORIGIN OF BEARINGS/COORDINATES

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON KENTUCKY STATE PLANE GRID NORTH, KENTUCKY STATE PLANE SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83 2011). PARTICULARLY, THE BEARINGS AND COORDINATES ARE BASED ON A GNSS SURVEY UTILIZING A TRIMBLE R6 GNSS RECEIVER AND THE KYTC VRS SYSTEM.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO RE-TRACE THE BOUNDARIES OF THE PROPERTY CONVEYED TO THE BOYLE COUNTY FISCAL COURT IN DEED BOOK 75, PAGE 564; TO SUBDIVIDE THE PROPERTY TO CREATE THE CRAWFORD HOUSE LOT (LOT 1) AS IT IS SHOWN ON THAT CERTAIN PLAN OF THE "CRAWFORD HOUSE RECREATION CENTER" PREPARED BY SCRUGGS & HAMMOND, INC. DATED 6-29-1979; AND TO TIE THE PROPERTY TO KENTUCKY STATE PLANE COORDINATES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY/OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY TO PUBLIC OR PRIVATE USES AS NOTED.

DATE: 4/14/22 OWNER: Boyle Co Fiscal Court
DATE: 4/14/22 OWNER: Commonwealth of KY, Dept of Parks
BY: [Signature] BY: [Signature]
ITS: Boyle Judge Executive ITS: Secretary

SITE STATISTICS

Lot 1 AND 2 zoned: AG
Total Area:
4.4870 Acres (195,452.9 Sq. Ft.)

CERTIFICATE OF ACCURACY (SURVEYORS CERTIFICATE)

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE, CONCLUDING ON OCTOBER 8, 2020. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE RATIO OF THE RANDOM TRAVERSE WAS 1: 27,552 AND THE ANGLES AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED FOR CLOSURE. 24"-LONG, 5/8" DIAMETER REBARS, WITH ALUMINUM CAPS STAMPED KEVIN PHILLIPS, PLS 3350 HAVE BEEN SET AS SHOWN HEREON. ALL CORNERS NOT SET BY THIS SURVEY WERE FOUND AND LOCATED AS SHOWN ON THIS SURVEY. THIS IS AN 'URBAN' SURVEY IN THE STATE OF KENTUCKY.



DATE: 08-05-2021
KEVIN M. PHILLIPS, PLS 3350