

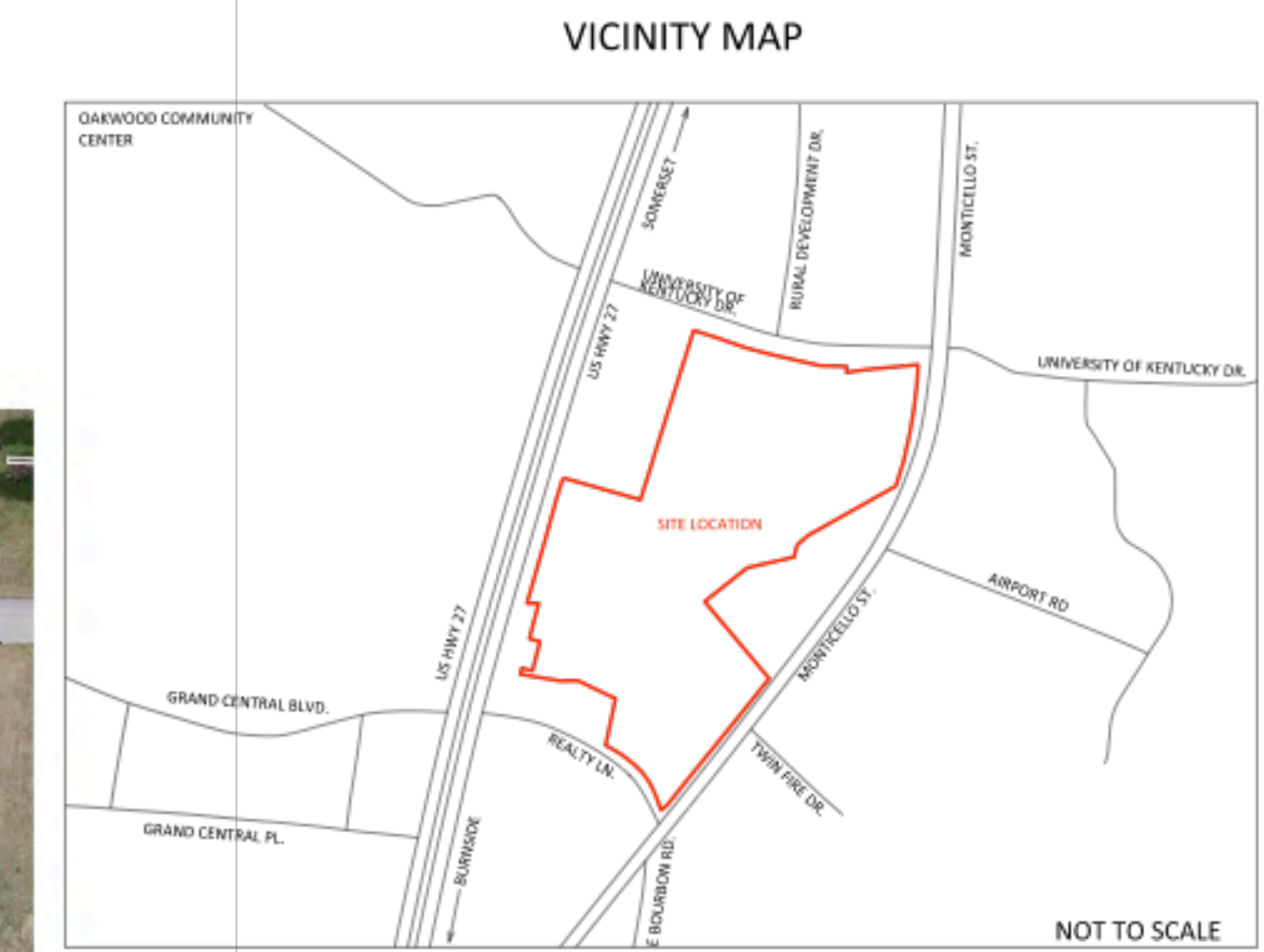
BASED ON CITY OF SOMERSET ZONE B-2 BUILDING SETBACKS

FRONT: 20'
SIDE: NONE
REAR: NONE

SOURCE OF TITLE
CREEKSID DEVELOPMENT, LLC
DB. 939, PG. 620
CAB. F, SLIDE 18D

SURVEY NOTES

- 1.) SURVEY DATUM:
SURVEY CONTROL WAS ESTABLISHED VIA A NETWORK ENABLED RTK GPS SYSTEM AND VERIFIED BY AN NGS OPUS SOLUTION.
HORIZONTAL: KY SOUTH STATE PLANE COORD. SYSTEM (NAD83)
VERTICAL: NORTH AMERICAN VERTICAL DATUM 1988 - GEOID 12A
ALL COORDINATES, BEARINGS, AND DISTANCES SHOWN HEREON ARE REFERENCED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83).
ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.
- 2.) THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 4.) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
- 5.) THE SURVEY SHOWN HEREON COMPLIES WITH 201 KAR 18:150.
- 6.) NO TITLE RESEARCH HAS BEEN PERFORMED BY AGE ENGINEERING SERVICES, INC. IN REGARDS TO ANY EASEMENT THAT MIGHT HAVE BEEN DEDICATED ON OR ACROSS THE PROPERTY BEING SURVEYED. THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY AND COUNTY ZONING ORDINANCES.



CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	390.00	199.04	196.88	S00°32'37"W
C2	50.00	49.09	47.14	S14°09'12"W
C3	40.00	43.89	41.72	S10°50'47"W
C4	781.24'	83.09	83.05'	N77°32'22"E
C5	40.00	34.38	33.33	S45°12'25"E
C6	40.00	86.40	70.55	N48°17'43"E
C7	350.00	74.73	74.59	N08°48'58"E

LINE #	DIST.	BEARING
L1	48.86'	S13°58'19"E
L2	73.45'	S69°24'51"W
L3	27.23	N80°35'11"W
L4	34.22'	N63°51'19"W
L5	54.72'	S87°40'11"W
L6	49.02'	N81°01'58"W
L7	107.91'	S38°40'10"W
L8	34.06'	S38°50'16"W
L9	30.27'	S49°16'09"W
L10	20.89'	N20°32'04"W
L11	32.42'	N20°16'07"W
L12	35.73'	N23°50'02"W
L13	25.45'	N29°55'43"W
L14	36.98'	N36°52'58"W
L15	36.88'	N45°21'08"W
L16	56.47'	N54°03'20"W
L17	42.06'	N57°44'23"W
L18	27.11'	N58°53'57"W
L19	29.93'	N63°51'19"W
L20	32.17'	N13°58'19"W
L21	52.30'	S72°25'46"W

LEGEND

- ▲ AGE CONTROL MONUMENTS
- △ FOUND MONUMENTS
- BOUNDARY LINES OF AGE SURVEY
- - - ADJOINER BOUNDARY LINES

THIS IS A DEVELOPMENT PLAT, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. THIS PLAT IS NOT FOR RECORDING OR LAND TRANSFER

PRELIMINARY DRAWING

DEVELOPEMENT PLAT
CREEKSID DEVELOPMENT, LLC
ALLEN BRANCH
SOMERSET, PULASKI COUNTY, KY

CLIENT:
JERRY IKERD
368 US-27 #3
SOMERSET, KY 42503

P.O. BOX 204
165 FOSTER LANE
STANFORD, KY 40464
PHONE (606) 365-8362
FAX (606) 365-1097



REVISION(S)

SHEET: 2.0

DATE: 01-14-20
SCALE: 1" = 100'
DRAWN BY: M.S.
APPROVED BY: GOOCH
FILENAME: 16400PRELIMS