

**NOTES**

- 1) BEARINGS ARE BASED ON KENTUCKY STATE PLANE COORDINATES (SOUTH ZONE 1602, NAD 83, NAVD 88, GEOID 12).
- 2) TOTAL AREA IS 2.719 ACRES.
- 3) THIS SURVEY IS SUBJECT TO ANY EXISTING RIGHT-OF-WAYS OR EASEMENTS.
- 4) THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- 5) ALL CORNERS ARE IRON PINS (SET) UNLESS OTHERWISE NOTED.
- 6) ALL IRON PINS (SET) ARE 18" x 1/2" REBAR WITH RED, PLASTIC CAPS STAMPED "HAWKINS 3894".
- 7) SOURCES OF TITLE: DEED BOOK 354 PAGE 346 AND PLAT CABINET B SLIDE 124.
- 8) PVA PARCEL NUMBER: 037-00-00-037.00.

**FISHER RIDGE ROAD**

(50' R/W per Plat Cabinet B  
Slide 124 ~ 14' Pavement)

N 74°29'05" E 117.16'

LI

N 83°02'37" E 150.56'

Iron Pin Found  
1/2" Rebar, PLS 1838

1A

1.477 Acres

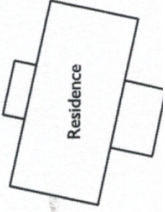
S 15°12'00" E 218.86'

1B

0.583 Acres

S 13°41'58" E 226.20'

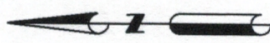
S 78°12'01" W 111.43'



N 15°12'00" W

(8)

Darrell & Sheryl Bailey  
DB 280 PG 251



HUNTER RIDGE ROAD  
(50' R/W per Right of Way Book 6  
Page 665 ~ 18' Gravel)



LINE	BEARING	DISTANCE
L1	N 74°29'05" E	12.94'

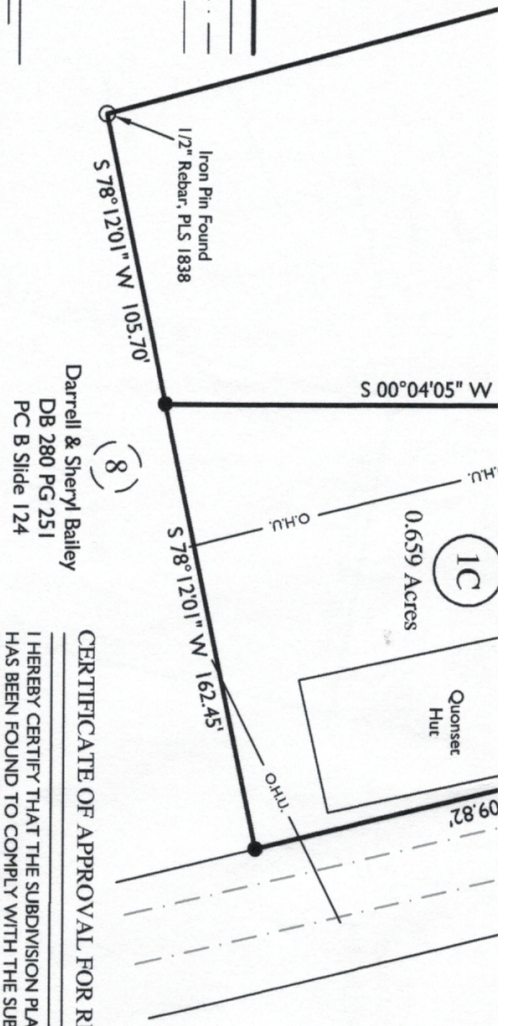
**LEGEND**

BOUNDARY LINE (THIS SURVEY) ———— O.H.U. ————  
 OVERHEAD UTILITY LINE ————  
 U.S.A. FLOWAGE EASEMENT - - - - -  
 FENCELINE ———— X-X ———— X-X ————  
 IRON PIN (SET) ●  
 IRON PIN (FOUND) ○  
 TREE MONUMENT ○

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT IS A BOUNDARY SURVEY PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF REAL TIME KINEMATIC GPS MEASUREMENT AND/OR RANDOM TRAVERSE WITH SIDESHOTS. 100% OF THIS SURVEY WAS PERFORMED USING TOPCON HIPER V DUAL FREQUENCY RECEIVERS AND THE REMAINDER USING A TOPCON GTS SERIES TOTAL STATION BY SIDESHOTS FROM GPS CONTROL MONUMENTS WITH THE ACCURACY OF EACH MONUMENT AND CONTROL POINT IS 0.05' OR LESS FOR HORIZONTAL PRECISION AND 0.05' OR LESS FOR VERTICAL PRECISION. THE BEARINGS AND DISTANCES HAVE NOT BEEN ADJUSTED FOR CLOSURE. THE SURVEY AS SHOWN HEREON IS A RURAL SURVEY AND MEETS OR EXCEEDS ALL APPLICABLE STANDARDS OF 201 KAR 18:150.

ANDREW T. HAWKINS P.L.S. #3894 *Andrew T. Hawkins* 7/23/20 DATE



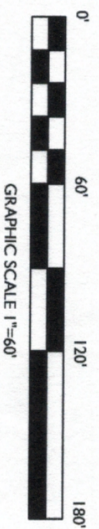
Darrell & Sheryl Bailey  
 DB 280 PG 251  
 PC B Slide 124

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HART COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK OF HART COUNTY.

CHAIRPERSON OR PLANNING COMMISSION'S ADMINISTRATIVE OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF KENTUCKY  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 ANDREW HAWKINS  
 3894



**FISHER FARM TRACT DIVISION ~ REVISION OF LOT 1**

**ANDERSON ENGINEERING & LAND SURVEYING, PLLC**

(270) 563-2911 www.aengr.net  
 P.O. Box 35 Cub Run, KY 42729

Cavemen II, LLC Property  
 Fisher Ridge Road & Hunter Ridge Road  
 Hart County, Kentucky

JOB NO.	SCALE
20-143	1"=60'
DATE	REVISED
7-23-20	
DRAWN BY	CHECKED BY
AH	AH
PREPARED FOR	
Kent Lloyd P.O. Box 26 Horse Cave, KY 42749	