

LAND CLASS: "RURAL"
OWNERS: REBECCA L. GIBBONS
ADDRESS: 1351 TANK POND ROAD
PARKEVILLE, KY. 40464

PURPOSE OF PLAT
1.) TO RETRACE AND DIVIDE THE PROPERTY OF REBECCA L. GIBBONS AS RECORDED IN (D.B. 377, PG. 257) AT THE BOYLE COUNTY CLERK'S OFFICE INTO FOUR TRACTS, BEING SHOWN HEREON AS TRACT 1, TRACT 2, TRACT 3, & TRACT 4.

SOURCE OF TITLE
TRACT 1
BEING PART OF
REBECCA L. GIBBONS
D.B. 377, PG. 257

SOURCE OF TITLE
TRACT 2
BEING PART OF
REBECCA L. GIBBONS
D.B. 377, PG. 257

SOURCE OF TITLE
TRACT 3
BEING PART OF
REBECCA L. GIBBONS
D.B. 377, PG. 257

SOURCE OF TITLE
TRACT 4
BEING PART OF
REBECCA L. GIBBONS
D.B. 377, PG. 257

DANVILLE-BOYLE CO. PLANNING & ZONING COMMISSION
P.O. BOX 670
445 W. MAIN ST.
DANVILLE, KY. 40422

SIGNATURE OF COMPLETING OFFICIAL

SIGNATURE OF COMPLETING OFFICIAL

R/W NOTE:
NO DEED OF RECORD HAS BEEN FOUND FOR RIGHT-OF-WAY FOR TANK POND ROAD PER KRS 178.025 THE COMMONWEALTH OF KY AND / OR BOYLE COUNTY FISCAL COURT HAS THE RIGHT TO USE THE PROPERTY TO THE BACK OF THE DITCH TO MAINTAIN THE EXISTING ROAD. A 40' (20' FROM CENTER) RIGHT-OF-WAY WILL BE HELD AND SHOWN HEREON.

- LEGEND -
- 3/8" x 18" STEEL REBAR PIN W/ ALUMINUM SURVEY CAP BEARING (P.L.S. #4048) SET
 - △ FOUND MONUMENT (AS NOTED)
 - UNMARKED POINT ALONG RIGHT-OF-WAY (NO MONUMENT SET)
 - BOUNDARY LINES OF AGE SURVEY
 - - - ADJOINING PROPERTY BOUNDARY LINES PER DEEDED DESCRIPTIONS
 - X- EXISTING FENCE
 - OH-E- EXISTING OVERHEAD ELECTRIC
 - UNMARKED POINT ALONG BRANCH

JEFF & JUDY SPARKS
D.B. 313, PG. 110
TRACT 1

JEFF & JUDY SPARKS
D.B. 313, PG. 110
TRACT 2

BOUNDARY LINE AGREEMENT
WE THE UNDERSIGNED DO HEREBY APPROVE OF THE CORRECTED/ADJUSTED BOUNDARY LINES AS SHOWN PER THIS SURVEY PLAT AND DO AGREE TO REFERENCE THIS SURVEY FOR FUTURE RELATED PROPERTY CONSIDERATIONS

REBECCA L. GIBBONS DATE

GARY WAYNE WORTHINGTON DATE

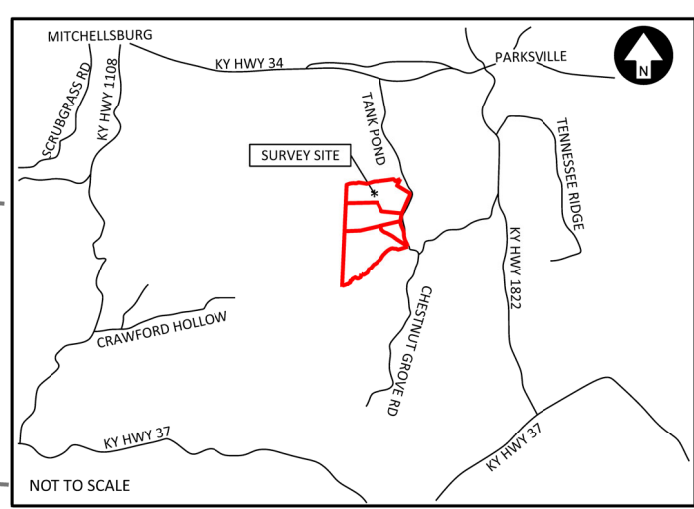
TRACT 1
40.606 ACRES
BY SURVEY

TRACT 2
32.019 ACRES
BY SURVEY

TRACT 3
8.336 ACRES
BY SURVEY

TRACT 4
56.106 ACRES
BY SURVEY

JERRY & TAMMY GAMMON
D.B. 590, PG. 438
PLAT FILE: 2236-B
TRACT A



UTILITY CERTIFICATION
ALL UTILITY EASEMENTS ARE SHOWN ON THIS PLAT. ALL UTILITY EASEMENTS SHALL BE MAINTAINED BY THE RESPECTIVE OWNER(S) OF THE INFRASTRUCTURE OVER WHICH SAID EASEMENTS CROSS AND NO EASEMENTS SHALL BE ALTERED IN ANY WAY, EXCEPT UPON PRIOR WRITTEN APPROVAL OF THE APPROPRIATE AUTHORITY.

INTER-COUNTY ENERGY

PARKEVILLE WATER DISTRICT

CURRENT ZONING: AG
AGRICULTURE DISTRICT
MINIMUM SETBACKS:
FRONT: 50'
SIDE: 10'
REAR: 25'
FOR MORE ZONING REGULATIONS, SEE ZONING ORDINANCE FOR BOYLE COUNTY AND THE CITIES OF DANVILLE, JUNCTION CITY, AND PERRYVILLE.

- SURVEY NOTES
- 1.) 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.
 - 2.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
 - 3.) THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR THE PROPERTY VALUATION OFFICE MAY HAVE MADE.
 - 4.) THE SURVEY SHOWN HEREON COMPLIES WITH 201 KAR 18:150.
 - 5.) ALL BEARINGS AND COORDINATES ARE REFERENCED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83).
 - 6.) FLOOD ZONE DESIGNATION:
ACCORDING TO FEMA FIRM MAP
MAP NUMBER: 21021C0150D;
EFFECTIVE DATE: MAY 23, 2023
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" OF THE FEMA FIRM FLOOD INSURANCE RATE MAP.

CERTIFICATE OF OWNERSHIP & 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.

REBECCA L. GIBBONS DATE

SURVEYORS CERTIFICATE
I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING A TRIMBLE RTK GPS; THE BASE RECEIVER WAS A TRIMBLE R10 AND THE ROVER WAS A TRIMBLE R12. THE POOREST RELATIVE POSITIONAL ACCURACY OF ANY CORNER WAS 0.03 FEET AND THE BEST WAS 0.02 FEET. THE HORIZONTAL DATUM IS REFERENCED TO THE KENTUCKY STATE PLANE SOUTH ZONE COORDINATE SYSTEM (NAD83) AND VERTICAL DATUM IS REFERENCED TO NAVD88. GEOID MODEL 18A WAS USED ON THIS PROJECT.

PRELIMINARY PLAT
PENDING PLANNING AND ZONING REVIEW
NOT FOR RECORDING
NOT FOR LAND TRANSFER

4048
JOHN HENRY WAYNE RUSSELL PLS# DATE

LINE	BEARING	DISTANCE
L1	S00°21'54"W	52.74'
L2	S10°41'13"W	26.39'
L3	S20°10'41"W	20.69'
L4	S24°05'31"W	26.51'
L5	S24°03'22"W	24.40'
L6	S25°51'58"W	105.76'
L7	S24°06'13"W	53.12'
L8	S23°00'03"W	194.57'
L9	S23°33'30"W	209.59'
L10	S20°03'54"W	40.63'
L11	N69°37'43"E	119.85'
L12	N82°45'29"E	128.43'
L13	S82°53'31"E	70.54'
L14	N82°51'47"E	48.27'
L15	N63°41'30"E	56.27'
L16	N75°43'27"E	122.09'
L17	N81°03'09"E	101.05'
L18	S44°36'48"E	100.10'
L19	S15°09'59"W	39.13'
L20	S10°52'24"W	77.99'
L21	S09°25'17"W	151.97'
L22	S01°25'47"W	27.45'
L23	S05°43'10"E	42.49'
L24	S14°45'29"E	56.80'
L25	S21°48'17"E	90.68'
L26	S23°57'16"E	93.34'
L27	S19°28'12"E	72.80'
L28	S07°44'05"E	60.05'
L29	S01°57'37"E	80.20'
L30	S08°17'25"E	47.28'
L31	S12°20'19"E	41.38'
L32	S17°30'23"E	62.11'
L33	S20°54'51"E	41.29'
L34	S26°25'47"E	51.90'
L35	S30°24'58"E	41.62'
L36	S27°28'54"E	30.64'
L37	S73°40'28"W	70.80'
L38	N69°09'41"W	105.72'
L39	N51°26'29"W	110.99'
L40	S17°04'33"E	31.34'
L41	S15°41'37"E	38.44'
L42	S24°20'05"E	21.69'
L43	N67°29'01"W	26.96'
L44	N59°21'21"W	48.03'
L45	S88°07'18"W	66.02'
L46	N76°17'24"W	62.94'
L47	S79°38'47"W	51.86'
L48	S60°31'57"W	120.85'
L49	S49°31'55"W	122.19'
L50	S53°14'30"W	56.12'
L51	S63°39'53"W	53.95'
L52	S53°16'52"W	45.26'
L53	S77°20'35"W	27.96'
L54	S46°29'20"W	27.05'
L55	S12°30'42"W	35.17'
L56	S19°33'58"W	41.14'
L57	S27°55'24"W	45.79'
L58	S57°42'41"W	72.24'
L59	S58°34'43"W	74.77'
L60	N89°44'42"W	44.03'
L61	N49°53'44"W	38.21'
L62	N70°46'33"W	18.48'
L63	S15°39'08"W	49.48'
L64	S01°55'19"W	53.88'
L65	S32°20'01"W	19.66'
L66	S57°33'13"W	45.88'
L67	S65°14'16"W	43.16'
L68	S72°50'47"W	31.69'
L69	N43°18'21"W	18.34'
L70	N69°53'49"W	31.67'
L71	N24°36'37"W	32.74'
L72	S78°13'33"W	20.21'
L73	S54°42'17"W	50.36'
L74	S73°11'41"W	32.27'
L75	S47°00'06"W	24.76'
L76	S21°05'23"W	39.44'
L77	S66°17'53"W	60.48'
L78	S37°41'28"W	20.59'
L79	S14°57'41"E	30.33'
L80	S00°13'42"W	22.57'
L81	S61°31'58"W	20.76'
L82	S82°38'22"W	24.08'
L83	S48°13'22"W	72.54'
L84	N79°26'10"W	31.51'
L85	S61°01'53"W	47.56'
L86	S73°50'05"W	90.32'
L87	S52°35'18"W	34.55'
L88	S17°38'49"W	34.03'



P.O. BOX 204
165 FOSTER LANE
STANFORD, KY 40484
PHONE (606) 365-8362
FAX (606) 365-1097

MINOR SURVEY PLAT
REBECCA L. GIBBONS PROPERTY
4 TRACTS TOTALING 137.067 ACRES BY SURVEY
TANK POND ROAD, PARKEVILLE, BOYLE COUNTY, KENTUCKY

DATE: 08/19/2023
SCALE: 1" = 200'
DRAWN BY: BROWN
APPROVED BY: JHWR
FILENAME: 24170REC