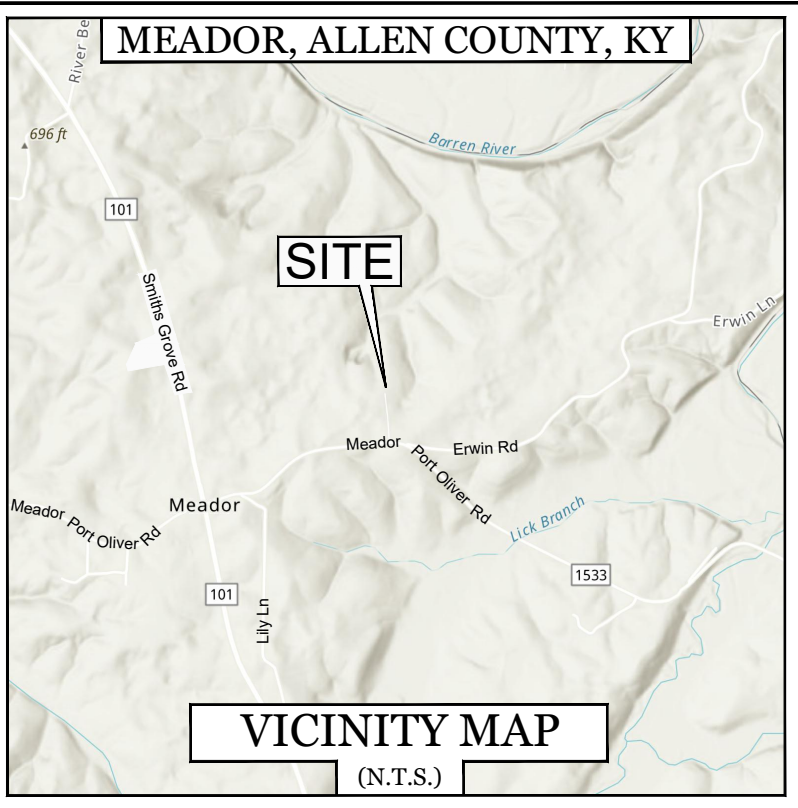




GPS NOTE

THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY HESTER PRECISION SURVEYS USING BOTH STATIC & RTK METHODS WITH DUAL FREQUENCY TRIMBLE R12 RECEIVERS. THE ENTIRETY OF THE DATA COLLECTED FOR THIS SURVEY WAS DONE SO THROUGH GPS MEANS WHEN ACCEPTABLE AND BY CONVENTIONAL MEANS, FROM GPS CONTROL POINTS WHEN NECESSARY. THE ACCURACY OF THE CONTROL POINTS USED TO LOCATE CORNER MONUMENTS BY CONVENTIONAL METHODS WAS VERIFIED BY DIRECT TOTAL STATION MEASUREMENT. REDUNDANT MEASUREMENTS ALONG WITH POST PROCESSING OF GPS DATA USING TRIMBLE BUSINESS CENTER SOFTWARE WAS EMPLOYED TO ACHIEVE THE MINIMUM REQUIRED ACCURACIES TO THE 95% CONFIDENCE LEVEL.

OVERHEAD UTILITY NOTE:

EXISTING OVERHEAD UTILITIES LOCATED ON THE SUBJECT PROPERTY ARE SUBJECT TO EASEMENT. NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO LOCATE EASEMENT CONVEYANCES OR DETERMINE EASEMENT WIDTHS.

STATE of KENTUCKY
CHARLES B.
HESTER
4147
LICENSED
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT: THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY COMPLYING WITH 201 KAR 18:150; THE URBAN SURVEY SHOWN HEREON WAS COMPLETED ON JULY 7, 2026 AND WAS PERFORMED UNDER MY DIRECTION USING APPROPRIATE GPS METHODS FOR MEASURING RECOVERED MONUMENTS AND ESTABLISHING SURVEY CONTROL, AND/OR BY THE METHOD OF RANDOM TRAVERSE; THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE TRAVERSE AND THE THEORETICAL UNCERTAINTY OF THE CORNERS ESTABLISHED MEET OR EXCEED THE REQUIREMENTS FOR A SURVEY OF THIS CLASS AS SET FORTH BY THE COMMONWEALTH OF KENTUCKY, STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS IN 201 KAR 18:150; THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED USING TRIMBLE BUSINESS CENTER NETWORK ADJUSTMENT, ALL MEASUREMENTS SHOWN HAVE A MINIMUM RELATIVE PRECISION OF 0.04' TO THE 95% CONFIDENCE LEVEL AND ARE BASED ON GRID NORTH AS ESTABLISHED BY KENTUCKY STATE PLANE COORDINATES (SOUTH ZONE 1602, GEOID 18 CONUS), TAKEN FROM STATIC GPS OBSERVATION;

FINAL PDF PLAT - NOT FOR LAND TRANSFER

CHARLES B. HESTER, PLS 4147

DATE

GENERAL NOTES

- THE SURVEYOR HAS MADE NO ATTEMPT TO SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, ETC. THAT WERE NOT SHOWN ON OR DESCRIBED IN THE CURRENT PLAT AND DEED OF RECORD AS LISTED HEREON. THE PROPERTY SHOWN HEREON IS SUBJECT TO: ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON; ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- THE PROPERTY SHOWN HEREON DOES NOT LIE IN A FLOOD PRONE AREA ACCORDING TO (FIRM) FLOOD INSURANCE RATE MAPS FOR ALLEN COUNTY, KENTUCKY. SAID AREA IS SHOWN ON MAP PARCEL NO. 21003C0045C AS DATED JULY 4, 2011.
- THE SURVEYOR HAS NOT MADE ANY ATTEMPT TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH OR CONDITION OF ANY EXISTING UNDERGROUND UTILITIES.
- UNLESS OTHERWISE NOTED: ALL IRON PINS SET ARE 5/8" X 18" PINS SET WITH 1 1/4" BLUE PLASTIC CAP STAMPED "B. HESTER PLS 4147"; ALL WITNESS PINS SET ARE 5/8" X 18" PINS SET WITH 1 1/4" BLUE PLASTIC CAP STAMPED "WITNESS PLS 4147"; ALL MAG NAILS SET ARE 2" MAG NAILS WITH 2" ALUMINUM SHINERS STAMPED "B. HESTER PLS 4147".
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP, A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.

DAWSON BIRGE & KATIE WHITE
DB 352 PG 704 - PARCEL 1

POINT (NOT SET),
WITNESSED BY A 2"
UNMARKED ALUMINUM
CAP FOUND AT
N 88°52'25" E ~ 6.08'

LOT 3
RICHARD & CARISSA BARNETT
DB 289 PG 645
BARNETT PROPERTY SUB.
PB 5 PG 153

LOT 2
251,378 +/- SQ. FT.
5.77 +/- ACRES

LOT 1
ANDREW & AUTUMN KILBOURNE
DB 330 PG 857
BARBARA MCDERMOTT SUB.
PB 7 PG 43

LOT 3
RICHARD & CARISSA BARNETT
DB 289 PG 645
BARNETT PROPERTY SUB.
PB 5 PG 153

EX. RESIDENCE
2416 MEADOR
PORT OLIVER RD

LOT 3
RICHARD & CARISSA BARNETT
DB 289 PG 645
BARNETT PROPERTY SUB.
PB 5 PG 153

KY HWY 1533
(MEADOR PORT OLIVER ROAD)
50' R/W (PER PB 7 PG 43) ~ 22' PVMT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	728.35'	60.64'	60.62'	N 89°21'06" W	4°46'13"

LEGEND

- PROPERTY CORNER FOUND (AS NOTED), BEING A 5/8" IRON PIN W/ 1 1/4" PLASTIC CAP STAMPED "K. CROWE PLS 3375" UNLESS OTHERWISE NOTED
- IRON PIN SET (UNLESS OTHERWISE NOTED)
- MEANDER POINT (NOT SET)
- POST FOUND (AS NOTED)
- STONE FOUND
- TREE FOUND (AS NOTED)
- CONCRETE R/W MONUMENT
- UTILITY POLE
- ELECTRIC BOX
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- BSBL BUILDING SET BACK LINE
- ESOL EACH SIDE OF LINE
- PUE PUBLIC UTILITY EASEMENT
- FFE FINISHED FLOOR ELEVATION

- PROPERTY LINE
- SETBACK LINE
- EASEMENTS
- LOT LINE ABANDONED
- CENTERLINE
- E BURIED ELECTRIC
- G GAS LINE
- OH OVERHEAD UTILITIES
- T BURIED TELEPHONE
- W WATER LINE
- X FENCE LINE

PARCEL OWNER, ADDRESS,
AND SOURCE OF TITLE

BARBARA MCDERMOTT
2416 MEADOR PORT OLIVER RD
SCOTTSVILLE, KY 42164
DEED BOOK 283 PAGE 102
PLAT BOOK 7 PAGE 43



GRAPHIC SCALE: 1" = 100'

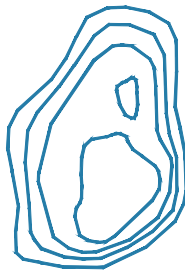
PROJECT/CLIENT: **BOUNDARY RETRACEMENT SURVEY
OF LOT 2 OF THE
BARBARA MCDERMOTT SUBDIVISION
2416 MEADOR PORT OLIVER RD, SCOTTSVILLE, KY**

**BARBARA MCDERMOTT
2416 MEADOR PORT OLIVER RD
SCOTTSVILLE, KY 42164**

DRAWN BY: B. HESTER DATE: 7-13-2026 SCALE: 1" = 100'

CHECKED BY: B. HESTER PROJECT NUMBER: 26-171L

PREPARED BY:



HESTER PRECISION SURVEYS
PROFESSIONAL SURVEYING & GEOMATICS

17 STONEHURST WAY
BOWLING GREEN, KY 42103
PHONE: 270.784.6083