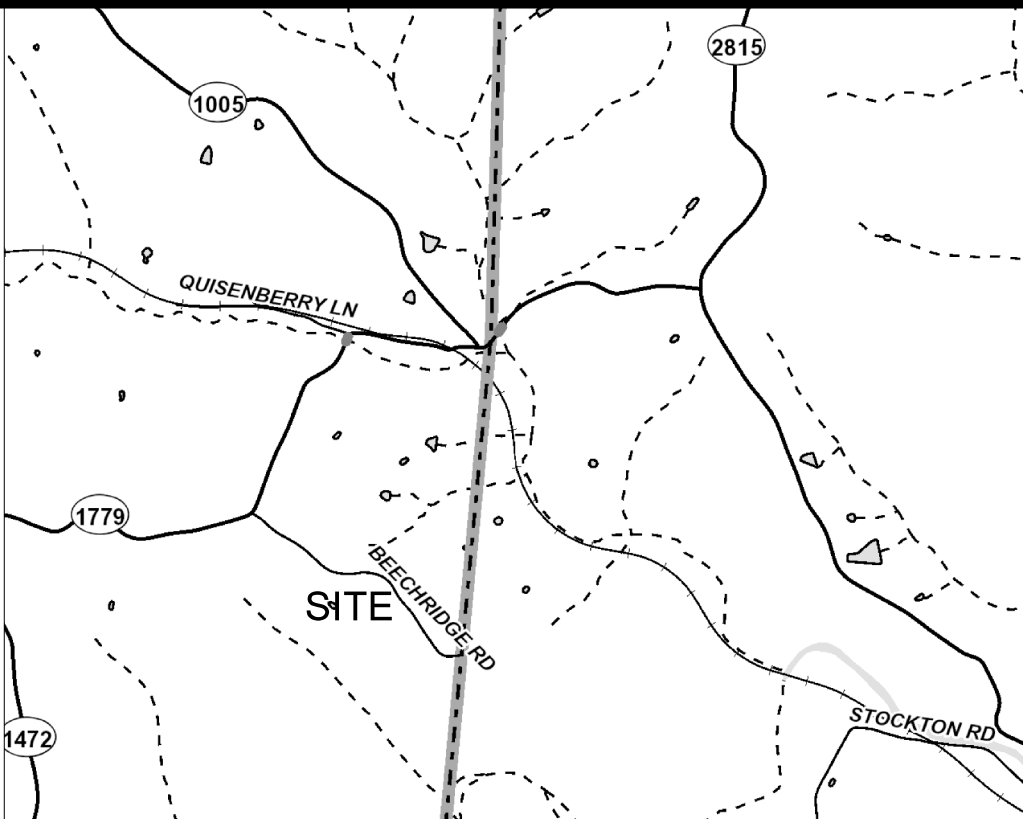


LINE	BEARING	DISTANCE
L1	N 88°38'47" E	15.87'
L2	S 63°06'39" E	16.63'
L3	S 53°15'31" E	34.48'
L4	S 49°50'05" E	30.10'
L5	S 30°29'32" E	51.33'
L6	S 40°11'33" E	63.93'
L7	S 43°02'11" E	85.03'
L8	S 31°43'06" E	180.45'
L9	S 36°02'39" E	149.73'
L10	S 33°45'08" E	112.00'
L11	N 83°13'51" E	121.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	258.00'	84.50'	84.12'	S 75°41'28" W
C2	186.00'	182.12'	174.93'	S 68°30'14" E
C3	590.00'	117.17'	116.98'	S 36°07'38" E
C4	452.63'	54.55'	54.52'	S 32°36'35" E
C5	392.36'	120.01'	119.54'	S 32°16'02" E
C6	299.51'	98.37'	97.93'	S 70°37'06" E
C7	389.00'	102.12'	101.83'	S 83°21'59" E
C8	390.60'	61.11'	61.05'	N 82°35'36" E



VICINITY MAP NOT TO SCALE

SHELBY COUNTY PVA #106-00-013
GARNETT COLEMAN BURGE
W.B. 29 / PG. 375
D.B. 661 / PG. 566
D.B. 562 / PG. 742
863 BEECHRIDGE ROAD
FRANKFORT, KY 40601

C/L OF BEECHRIDGE ROAD
30' (R/W FROM C/L DEDICATED
THIS SURVEY)

EXISTING
ENTRANCE

CELL TOWER
TILLMAN INFRASTRUCTURE
SITE NAME: HATTON
SITE NUMBER: TI-00503-KY
FCC TOWER REGISTRATION # 1303097
1171 BEECHRIDGE ROAD
FRANKFORT, KY 40601
800-851-5825

TRACT 1
ALL OF THE SHELBY COUNTY PORTION
1998829 Sq. Feet
45.89 Acres
6085.6 Perimeter

CAROLYN RODGERS
D.B. 75 / PG. 598
TRACT 2
P.C. N SLIDE 335
FRANKLIN COUNTY

5/8" DIA. STEEL PIN STAMPED
CARR (WITNESS) FOUND
5.14' NORTH OF PROPERTY
CORNER

1/2" DIA. STEEL PIN WITH
CAP #3141 FOUND
(TYPICAL)

S 02°47'18" E
5.14'

1/2" DIA. STEEL PIN WITH
CAP #3141 FOUND
(TYPICAL)

1/2" DIA. STEEL
PIN FOUND

S 87°41'38" W 847.02'

361.29'
N 81°47'39" E

SHELBY COUNTY PVA #100-00-043
GARY LEE JENNINGS &
NICOLE JENNINGS
A MARRIED COUPLE
D.B. 694 / PG. 705
1981 FAVELL COURT
LEXINGTON, KY 40503
ZONED AGRICULTURE

SHELBY COUNTY PVA #100-00-032
CREEKVIEW BIG BUCKS LLC
D.B. 513 / PG. 797
4702 CHELSEA MEADOW WAY
LAGRANGE, KY 40031
ZONED AGRICULTURE

SHELBY COUNTY SETBACKS
FRONT = 100'
REAR = 25'
SIDE = 25'

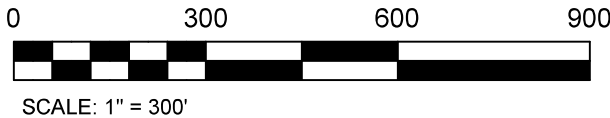
LEGEND

These standard symbols will
be found in the drawing.

- APPROXIMATE ADJOINING PROPERTY LINE
- SUBJECT PROPERTY LINE
- CENTERLINE OF BEECHRIDGE ROAD
- RESERVED RIGHT OF WAY 30' FROM CENTER
- BUILDING SETBACKS AS LISTED
- 1/2" DIA. STEEL PIN WITH CAP #3141 FOUND
- MAG NAIL WITH WASHER STAMPED #3141 FOUND
- ◇ 1/2" DIA. STEEL PIN FOUND
- △ ANGLE POINT
- ⊕ 5/8" DIA. STEEL PIN STAMPED CARR (WITNESS) FOUND
- ⊕ 1/2" DIA. X 24" LNG. STEEL PIN WITH CAP #4648 SET

SURVEY NOTES:

- SOURCE OF TITLE: ORVILLE RODGERS & CAROLYN RODGERS HIS WIFE
PORTION OF DEED BOOK 204 PAGE 363 (FRANKLIN COUNTY)
PORTION OF DEED BOOK 163 PAGE 006 (SHELBY COUNTY)
- A GRID NORTH READING WAS OBSERVED THE DAY OF THE SURVEY AND ALL DATA SHOWN COINCIDES WITH SAID READING.
- THE FIELD DATA WAS COLLECTED 06-10-2024 - 06-24-2024.
- THE PROPERTY SHOWN HEREON IS CONSIDERED A RURAL SURVEY.
- THIS SURVEY WAS PERFORMED USING A TOPCON HIPER VR GPS SYSTEM WITH DUAL FREQUENCY RECEIVERS UTILIZING REAL TIME KINEMATICS (RTK). THE HORIZONTAL DATUM USED WAS: NAD83, THE VERTICAL DATUM USED WAS: NAVD88, & THE GEODID MODEL USED WAS: GEOID18.
- THE RELATIVE POSITIONAL ACCURACY FOR THIS SURVEY IS: 0.02' ± 0.5 PPM.
- THE BEARINGS AND DISTANCES SHOWN HAVE NOT BEEN ADJUSTED.
- THIS PROPERTY IS SUBJECT TO ANY PLANNING AND ZONING REGULATIONS, SUBDIVISION REGULATIONS OR APPROVALS.
- NO TITLE SEARCH WAS PROVIDED, AND THIS SURVEY IS SUBJECT TO THE FINDINGS OF SUCH.
- THERE WERE NO CEMETERIES OBSERVED ON THE PROPERTY DURING THE FIELD WORK PER 201 KAR 18:150 (1)(5)(P).
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL PREVIOUSLY CONVEYED EASEMENTS, RIGHTS OF WAY, COVENANTS, AND RESTRICTIONS OF RECORD AND NOT OF RECORD IF ANY, SPECIFICALLY PREVAILING RIGHTS OF WAY OF ANY PUBLIC ROADS.
- THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT WAS PERFORMED IN ACCORDANCE WITH 201 KAR 18:150.



7-11-2025

REV	DATE
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SHEET

1 OF 1

HEATH LAND SURVEYING LLC
ZACHARY W. HEATH KY PLS #4648
P.O. BOX 985 GEORGETOWN, KY 40324
CELL: (270) 331-7250

PROPERTY SURVEY PLAT FOR: