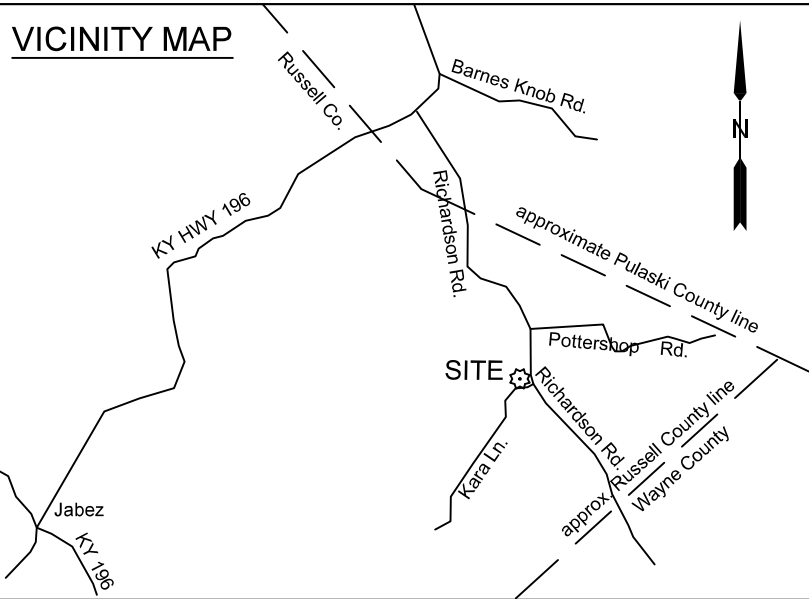


VICINITY MAP



SURVEY FOR: JUANITA JOHNSON

SOURCE:
 TRACT 1: DB 064, PG 261
 TRACT 2: DB 103, PG 017

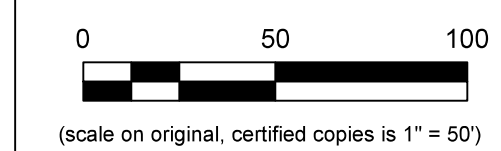
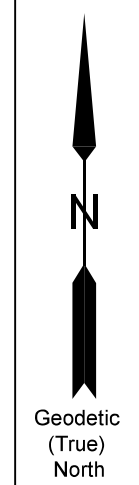
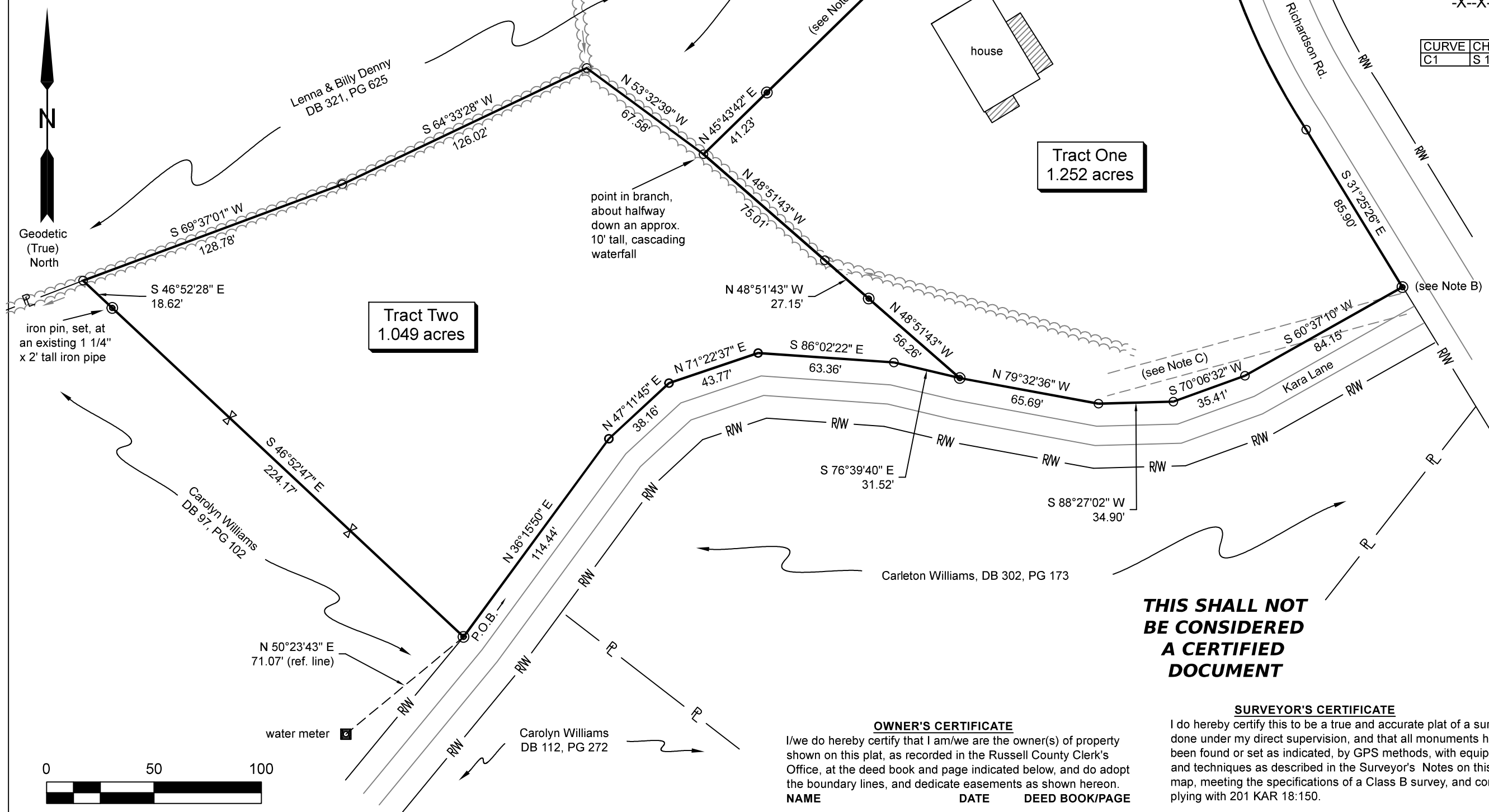
- LEGEND**
- = sps, 1/2" x 24" steel pin, set, w/ 'Zimmerman' PLS #4177 cap
 - ▲ = ipf, iron pin, found, with cap if a PLS # is shown
 - = pt, point (not monumented)
 - ⊙ = utility pole
 - = boundary line
 - P---P- = approximate location and direction of adjoiner boundaries
 - ~~~~~ = creek or branch; a water course
 - = boundary line running with the meanders of a creek or branch
 - X—X—X— = 6' tee post set on line, tagged "Boundary Line"
 - X--X--X- = fence (approximate location)

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	S 15°44'38" E	191.03'	319.49'

- SURVEYOR'S NOTES:**
- A- Point of Beginning, an iron pin, set, being S 02°44'29" W 980.24' from a Mag Nail set in the center of Richardson Rd. at it's intersection with Potter Shop Rd.
 - B- Iron pin, set being S 33°23'48" E 6.88' from an iron pin, found
 - C- Old road, approx. location, preceded the present Kara Ln., according to Billy Denny.
 - D- The 41.10', 239.27', and the xxxxxxxx lines were established by a boundary agreement between Billy and Lenna Denny and Juanita Johnson as recorded on a 5-16-2024 Surveyor's Plat on record in Plat. Cab. 5, Slide 1855, Russell Co. Clerk's Office.
 - E- This Survey is not a verification of title, only an opinion of where the boundaries are located.
 201 KAR 18:50 Standards of Practice Section 3:
 (2) A Professional Land Surveyor shall not represent that
 (a) A Boundary Survey determines land ownership; Or
 (b) a Boundary Survey provides more than evidence of rights in land; Or
 (c) land ownership can be established by any survey
 - F- All monuments have been found or set as indicated by GPS methods, done with a pair of Topcon VR dual frequency receivers, with a relative positional accuracy of 0.04' + 1 ppm, by real time (RTK) methods.
 - H- This property is subject to any easements on record or otherwise in effect, which could include a right-of-way for the old road mentioned in Note C.

THIS SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT

THIS SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT



OWNER'S CERTIFICATE
 I/we do hereby certify that I am/we are the owner(s) of property shown on this plat, as recorded in the Russell County Clerk's Office, at the deed book and page indicated below, and do adopt the boundary lines, and dedicate easements as shown hereon.

NAME	DATE	DEED BOOK/PAGE
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SURVEYOR'S CERTIFICATE
 I do hereby certify this to be a true and accurate plat of a survey done under my direct supervision, and that all monuments have been found or set as indicated, by GPS methods, with equipment and techniques as described in the Surveyor's Notes on this map, meeting the specifications of a Class B survey, and complying with 201 KAR 18:150.

Leroy Zimmerman, P.L.S. #4177 _____ Date _____

PLAT OF RETRACEMENT SURVEY
FOR: Juanita Johnson
 1330 Richardson Road
 Nancy, KY 42544
OF: Juanita Johnson Property
AT: 1330 Richardson Road
 Nancy, Russell County, KY
SOURCE: (see top of page)
BY: Leroy Zimmerman, PLS 4177
 (and Tim Riley, LSIT #2065)
 161 Old Columbia Rd.
 Windsor, KY 42565
 (606) 787-2866
COMPLETED ON: 7-11-2024