

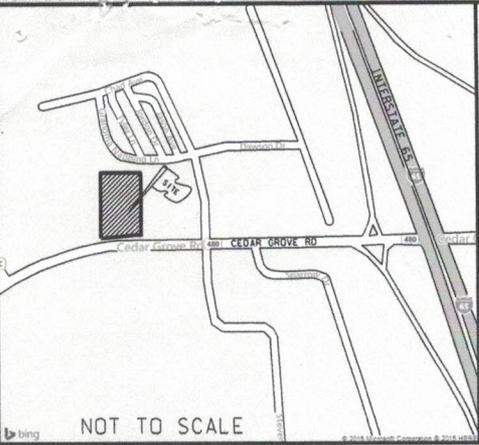
CERTIFICATE OF APPROVAL  
BULLITT COUNTY PLANNING AND ZONING

BY: Roane Hammond DATE: 10/21/15  
R-3 Residential

OWNER CERTIFICATE

I DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN HEREON, AS RECORDED IN DB 85 PG 417, DB 114 PG 435, DB 122 PG 208 AND DB 147 PG 478 IN THE BULLITT COUNTY CLERKS OFFICE AND DO HEREBY ADOPT THIS SURVEY.

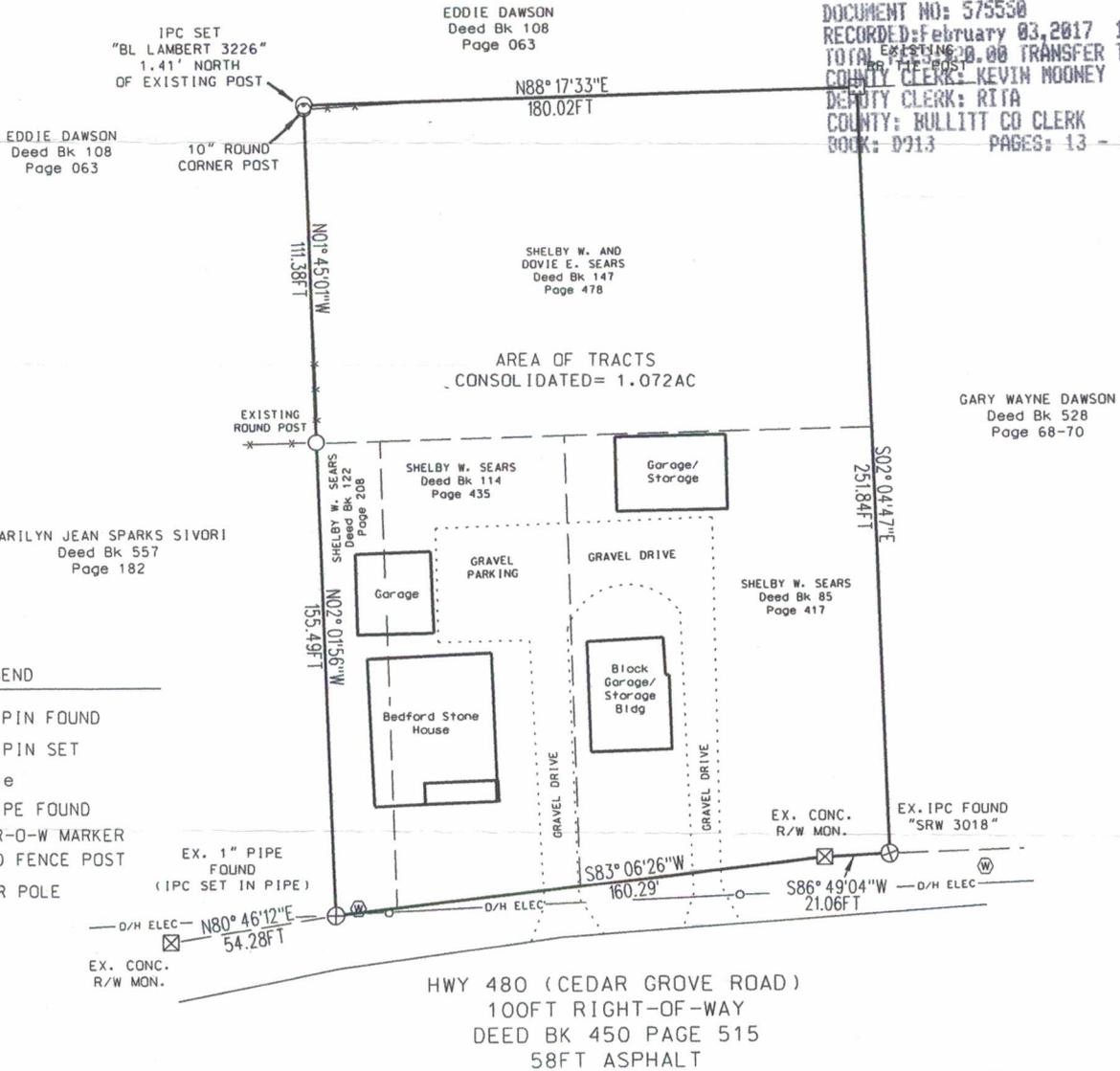
BY: Dove & Sears DATE: 4-5-16  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_



NOT TO SCALE

610 CEDAR GROVE RD  
SHEPHERDSVILLE, KY 40165

DOCUMENT NO: 575530  
RECORDED: February 03, 2017 12:22:00 PM  
TOTAL EXISTING: \$0.00 TRANSFER TAX: \$0.00  
COUNTY CLERK: KEVIN MOONEY  
DEPUTY CLERK: RITA  
COUNTY: BULLITT CO CLERK  
BOOK: D213 PAGES: 13 - 16



LEGEND

- ⊕ = IRON PIN FOUND
- ⊙ = IRON PIN SET
- = RR Tie
- ⊕ = 1" PIPE FOUND
- ⊗ = HWY R-O-W MARKER
- = ROUND FENCE POST
- = POWER POLE

AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP 21029C0177E DATED 12/16/2004 THIS PROPERTY IS IN ZONE AE.

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THE FOLLOWING TRACTS:

Deed Bk 85 Page 417, Deed Bk 114 Page 435  
Deed Bk 122 Page 208, Deed Bk 147 Page 478

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE COMMON LINE WITH GARY WAYNE DAWSON DB528 PG070, BEARING S 02°04'47"E
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL FIELD DISTANCES.
- THIS SURVEY IS SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, AND ROADWAYS IN EFFECT TO DATE. SURVEYOR HAS MADE NO RESEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CONSOLIDATION PLAT FOR DOVIE E. SEARS

610 CEDAR GROVE ROAD  
SHEPHERDSVILLE, KY 40165

SURVEY FOR:

DOVIE E. SEARS  
610 CEDAR GROVE ROAD

SOURCE OF TITLE:

SHELBY W. AND DOVIE E. SEARS  
Deed Book 85 Page 417  
Deed Book 114 Page 435

IPC SET  
"BL LAMBERT 3226"  
1.41' NORTH  
OF EXISTING POST

Deed Bk 108  
Page 063

RECORDED: February 03, 2017 12:22:00 PM  
TOTAL EXISTING D.00 TRANSFER TAX: \$0.00  
COUNTY CLERK: KEVIN MOONEY  
DEPUTY CLERK: RITA  
COUNTY: BULLITT CO CLERK  
BOOK: D913 PAGES: 13 - 16

EDDIE DAWSON  
Deed Bk 108  
Page 063

10" ROUND  
CORNER POST

N88°17'33"E  
180.02 FT

SHELBY W. AND  
DOVIE E. SEARS  
Deed Bk 147  
Page 478

AREA OF TRACTS  
CONSOLIDATED= 1.072AC

GARY WAYNE DAWSON  
Deed Bk 528  
Page 68-70

MARILYN JEAN SPARKS SIVORI  
Deed Bk 557  
Page 182

EXISTING  
ROUND POST

N01°45'01"W  
111.36 FT

SHELBY W. SEARS  
Deed Bk 122  
Page 208

SHELBY W. SEARS  
Deed Bk 114  
Page 435

Garage/  
Storage

S02°04'47"E  
251.84 FT

Garage

GRAVEL PARKING

GRAVEL DRIVE

SHELBY W. SEARS  
Deed Bk 85  
Page 417

Bedford Stone  
House

Block  
Garage/  
Storage  
Bldg

GRAVEL DRIVE

GRAVEL DRIVE

EX. CONC.  
R/W MON.

EX. IPC FOUND  
"SRW 3018"

LEGEND

- ⊕ = IRON PIN FOUND
- ⊙ = IRON PIN SET
- ⊠ = RR Tie
- ⊕ = 1" PIPE FOUND
- ⊠ = HWY R-O-W MARKER
- = ROUND FENCE POST
- = POWER POLE

EX. 1" PIPE  
FOUND  
(IPC SET IN PIPE)

D/H ELEC  
EX. CONC.  
R/W MON.

N80°46'12"E  
54.28 FT

S83°06'26"W  
160.29'

S86°49'04"W  
21.06 FT

HWY 480 (CEDAR GROVE ROAD)  
100FT RIGHT-OF-WAY  
DEED BK 450 PAGE 515  
58FT ASPHALT

AS SHOWN ON THE FEMA FLOOD INSURANCE  
RATE MAP 21029C0177E DATED 12/16/2004  
THIS PROPERTY IS IN ZONE AE.

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE THE  
FOLLOWING TRACTS:  
Deed Bk 85 Page 417, Deed Bk 114 Page 435  
Deed Bk 122 Page 208, Deed Bk 147 Page 478

GENERAL NOTES

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- ADJOINING PROPERTY OWNERS, SHOWN HEREON, ARE ACCORDING TO COUNTY PROPERTY VALUATION ADMINISTRATION OFFICE RECORDS.

CONSOLIDATION PLAT FOR DOVIE E. SEARS

610 CEDAR GROVE ROAD  
SHEPHERDSVILLE, KY 40165

SURVEY FOR:

DOVIE E. SEARS  
610 CEDAR GROVE ROAD  
SHEPHERDSVILLE, KY 40165

SOURCE OF TITLE:

SHELBY W. AND DOVIE E. SEARS  
Deed Book 85 Page 417  
Deed Book 114 Page 435  
Deed Book 122 Page 208  
Deed Book 147 Page 478

PVA Parcel ID:  
046-NWO-01-002

TOTAL ACRES: 1.072

SURVEYORS CERTIFICATION

I hereby certify that this survey shown hereon was performed under my direction by the method of random traverse with sideshots. The unadjusted closure of the traverse was 1:27.341 and was not adjusted. This survey is a Class A survey and meets or exceeds the minimum standards of accuracy for the Commonwealth of Kentucky; I further certify that this survey:

- was monumented, as shown hereon, with iron pins consisting of a 5/8" x 18" rebar with a indentifying cap "B.L.Lambert PLS 3226".
- monuments were recovered as shown hereon.

10/17/2015  
DATE

*Bobby L. Lambert*  
BOBBY L. LAMBERT, PLS 3226

STATE OF KENTUCKY  
BOBBY L. LAMBERT  
3226  
LICENSED  
PROFESSIONAL  
LAND SURVEYOR

SURVEY BY: TURNING POINT LAND SURVEYS

BOBBY L. LAMBERT, PLS 3226  
1025 GREENBRIAR ROAD  
MT. WASHINGTON, KY 40047  
PHONE: 502-594-2408  
TPLS@WINDSTREAM.NET

SEARS_9_2015_2d.DGN	dwg. by: BL
START: 9/19/15	END: 10/17/15
SCALE: 1 INCH=60 FEET	
60 120	
GRAPHIC SCALE IN FEET	