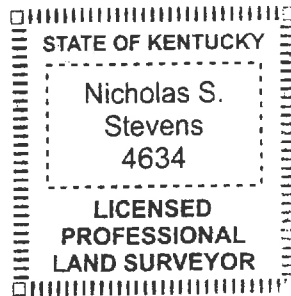


VICINITY MAP (NOT TO SCALE)
ROWAN CO. KY

NOTE:
TRACT INFORMATION FROM PLAT TITLED
"PLAT OF SURVEY AND DIVISION OF
PROPERTY OF DYKES TOBACCO WAREHOUSE
INC." DATED 05/08/01. RECORDED IN PLAT
CABINET 1, PAGE 670.



SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT DEPICTS A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING JUNE OF 2024 USING REAL TIME KINEMATIC (RTK) GPS SURVEYING METHODS. THE BEARINGS SHOWN HEREON ARE BASED ON MEASUREMENTS TAKEN USING A CARLSON MULTI FREQUENCY BRX7 GNSS RECEIVER WITH A RELATIVE POSITIONAL ACCURACY 8MM + 1PPM AND ARE BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM SINGLE ZONE. THE HORIZONTAL DATUM USED WAS NAD83. THE VERTICAL DATUM USED WAS NAVD88. THE GEOID MODEL USED WAS CONTINENTALUS_NGS2018. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, OF RECORD OR NOT OF RECORD, WHETHER SHOWN OR NOT. THIS SURVEY IS CLASSIFIED AS A URBAN SURVEY AND MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A URBAN SURVEY IN THE STATE OF KENTUCKY AS SET FORTH IN 201 KAR 18:150. THIS SURVEY WAS COMPLETED JUNE 2024.

Nicholas S. Stevens
NICHOLAS S. STEVENS KY. PLS# 4634

DATE: 6/14/24

**CLIENT
MAILING ADDRESS:**

TROY POAGE
255 SHAWNEE DRIVE,
MOREHEAD, KY 40351

**PARCEL OWNERS
MAILING ADDRESS:**

LJW LLC,
255 SHAWNEE DRIVE,
MOREHEAD, KY 40351

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 80°46'57" W	54.94'
L2	S 24°13'39" E	10.72'
L3	N 68°42'12" E	60.97'

COMMONWEALTH OF KENTUCKY
DEED BOOK 102,
PAGE 133

AMERICAN LEGION WAY (CS-1048)(OLD KENTUCKY STATE ROUTE 32)

COMMONWEALTH OF KENTUCKY
DEED BOOK 95,
PAGE 709

LJW LLC,
DEED BOOK 274,
PAGE 844
TRACT 1
2.000 ACRES

RODNEY FUGETT
SANDRA FUGETT
DEED BOOK 240,
PAGE 144

APPROXIMATELY 0.4 MILES
TO THE INTERSECTION OF
AMERICAN LEGION WAY
(CS-1048) AND CRANSTON
ROAD (KY-0377)

STATION
191+50
40.00' R

R.O.W.
40.00'

P.O.B.

PAVED DRIVE
N 31°18'56" W
149.10'

OHP

OHP

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TKB L.L.C.
DEED BOOK 199,
PAGE 419
TRACT 4

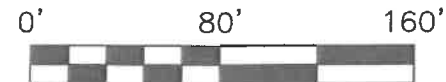
LEGEND

- BOUNDARY LINE (THIS SURVEY)
- BOUNDARY LINE COINCIDENTAL WITH
RIGHT-OF-WAY OF OLD KENTUCKY STATE
ROUTE 32 (THIS SURVEY)
- APPROXIMATE ADJOINER BOUNDARY LINE
- 1/2" BY 18" IRON REBAR WITH ALUMINUM CAP
STAMPED "CURD SURVEYING STEVENS PLS 4634"
(SET THIS SURVEY)
- MAGNAIL AND WASHER STAMPED "CS PLS 4634"
(SET THIS SURVEY)
- 1/2" IRON REBAR (FOUND THIS SURVEY)
- UTILITY POLE
- UNMONUMENTED BOUNDARY CORNER

ROWAN COUNTY FISCAL COURT
DEED BOOK 276,
PAGE 386
TRACT 2
SEE ALSO
PLAT CABINET 2, PAGE 140



SEE SURVEYOR'S CERTIFICATION
FOR
BASIS OF BEARING



1 INCH = 80 FEET

BOUNDARY SURVEY OF THE

LJW LLC, PROPERTY

FOR TROY POAGE

AMERICAN LEGION WAY, MOREHEAD, KENTUCKY

CURD SURVEYING
& LAND CONSULTING, INC.

136 EAST SECOND STREET
MOREHEAD, KENTUCKY 40351
(606) 462 - 3399

PROJ. #	5993	EDITED BY:	NSS	SHEET:	1 OF 1
DATE:	06/14/24	SCALE:	1"=80'	DRAWN BY:	DAT