DWG. NO. 10-026

NOTE: THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED.

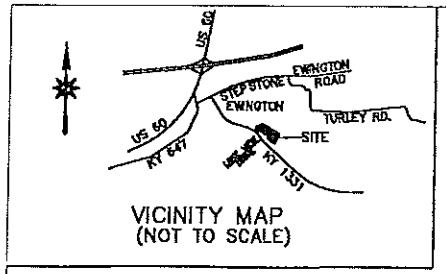
THE BASIS OF BEARING FOR THIS SURVEY IS A PARENT TRACT BEARING ALONG EAST POINT SUBDIVISION, PLAT CABINET C, SLIDE 208 RECORDED IN THE MONTGOMERY CO. CLERK'S OFFICE.

NOTE: PARCEL 4 IS TO BE CONSOLIDATED WITH THE STEVE AND MARGIE MUSE PROPERTY.

NOTE: PARCEL 4, IF NOT CONVEYED TO STEVE AND MARGIE MUSE, HUSBAND AND WIFE, IS TO BE CONSOLIDATED WITH PARCEL 1.

NOTE: THERE IS A DRAINAGE EASEMENT INCLUDED IN PARCEL 3.

NOTE: THERE IS A 60' ACCESS EASEMENT OFF OF BRYCE WAGE THROUGH PARCEL 3 TO ACCESS PARCEL 2.



VICINITY MAP
(NOT TO SCALE)

ROBERT GATEWOOD ESTATE
C/O MARGARET GATEWOOD
WILL BOOK K, PAGE 844

ROBERT GATEWOOD ESTATE
C/O MARGARET GATEWOOD
WILL BOOK K, PAGE 844

SUEL STULL, JR.
DEED BOOK 192, PAGE 95

ROBERT GATEWOOD ESTATE
C/O MARGARET GATEWOOD
WILL BOOK K PAGE 844

PARCEL 1
1472192.9 SQ. FT.
33.80 ACRES

PARCEL 2
1749144.8 SQ. FT.
40.16 ACRES

SUEL STULL, JR. & FRANCES STULL
DEED BOOK 195, PAGE 518

[redacted]
D.B. 268, PAGE 232
D.B. 270, PAGE 679

PARCEL 4
56240.4 SQ. FT.
1.29 ACRES

PARCEL 3
1429213.2 SQ. FT.
32.81 ACRES

DAVID & RUTH BROOKS
DEED BOOK 231, PAGE 219

JESSE CANTRELL
DEED BOOK 283, PAGE 516

EAST POINT SUBDIVISION
PHASE I LOTS 1-8
PLAT CABINET C, SLIDE 208

EAST POINT SUBDIVISION
PHASE II LOTS 11-20
PLAT CABINET C, SLIDE 238

FERRY & SUSAN HOWARD
DEED BOOK 250, PAGE 610

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, and that I (we) hereby adopt this plat.

OWNER (date)

OWNER (date)

CERTIFICATION OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Mount Sterling, Kentucky, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the county clerk.

_____, 20__
(date)

CHAIRMAN OR SECRETARY, PLANNING COMMISSION

COREY PROPERTY

DAVID AND NANCY LEE COREY
DEED BOOK 281, PAGE 737
KY HWY 1331 (HOWARDS MILL RD)
MONTGOMERY COUNTY, KENTUCKY

REVISIONS	
BY:	DATE:

GRAPHIC SCALE
0' 200' 400' 600'
(IN FEET)
1 inch = 200 ft.

DRAWN BY:	A.D.S.	DATE:	05/11/10
CHECKED BY:	A.D.J.	DWG. #	10-026

ALAN JUSTICE
SURVEYING & MAPPING, INC.
Alan D. Justice P.E., L.S.
4000 Old Owingsville Road
Mt. Sterling, KY 40353
Phone (859) 498-4857

STATE OF KENTUCKY
ALAN JUSTICE
LS 2360
LICENSED PROFESSIONAL LAND SURVEYOR

I DO HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH BEARINGS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1 : 10,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

ALAN D. JUSTICE P.E. 16035, L.S. 2360 DATE

LEGEND

- IRON PIN FOUND 1/2" REBAR W/I.D. CAP
- IRON PIN SET 1/2" REBAR W/I.D. CAP
- P/K NAIL SET
- W — W — WATERLINE
- CENTERLINE
- P/L — P/L — PROPERTY LINE
- R/W OR EASEMENTS

LINE	BEARING	DISTANCE
L1	N 81°01'00" W	184.87'
L2	N 88°07'14" E	27.26'
L3	S 12°23'27" E	32.92'
L4	S 30°03'14" E	136.11'
L5	S 27°25'24" E	178.23'
L6	S 5°20'07" W	184.98'
L7	S 31°11'46" E	98.15'
L8	N 42°27'19" E	81.24'
L9	S 24°07'05" E	80.13'
L10	N 81°45'00" W	120.00'
L11	N 88°23'00" W	86.33'
L12	S 24°07'05" W	80.24'
L13	S 31°11'46" E	80.31'
L14	S 31°11'46" E	81.61'
L15	S 42°27'19" W	27.34'
L16	N 42°06'00" E	41.40'
L17	S 42°27'19" E	136.31'
L18	N 81°27'00" W	121.71'
L19	N 24°07'05" W	77.30'
L20	N 30°03'14" W	77.30'
L21	N 30°03'14" W	77.30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	191.00'	190.48'	117.87'	S 81°38'27" W	42°38'02"
C2	300.00'	71.48'	71.30'	S 88°30'14" W	13°39'02"
C3	191.00'	36.08'	30.24'	S 76°30'18" W	11°30'13"