**GENERAL NOTES**

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTS AND/OR EASEMENTS IN EFFECT TO DATE.
- 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE HARDIN COUNTY PROPERTY VALUATION OFFICE.
- 4) THE FIELD SURVEY FOR THIS PROPERTY WAS PERFORMED: OCTOBER 2024
- 5) THIS PROPERTY IS LOCATED ALONG THE SOUTHERN SIDE OF TUNNEL HILL ROAD AND EAST OF KY HWY 3005 (RING ROAD) IN ELIZABETHTOWN, HARDIN COUNTY, KY.
- 6) PRIOR TO ANY NEW CONSTRUCTION ON THIS PROPERTY THE CURRENT OWNER SHALL CONTACT THE APPLICABLE UTILITY COMPANIES TO VERIFY THE UTILITY EASEMENT LOCATIONS AND NOTICES TO ENSURE AS NOT TO ENCROACH ONTO ANY EXISTING EASEMENTS.
- 7) METHOD OF SURVEY: GPS METHODS SUPPLEMENTED WITH RANDOM TRAVERSE WITH SIGHTSHOTS WHEN NECESSARY. GPS METHODS INCLUDED REAL TIME KINEMATIC (RTK) SURVEY METHODS, BASED ON SURVEY CONTROL ESTABLISHED BY UTILIZING THE KY CONTINUOUSLY OPERATING REFERENCE SYSTEM (CORS). THE GPS EQUIPMENT USED FOR THIS SURVEY WAS A TRIMBLE R-8 (BASE) RECEIVER AND A TRIMBLE R12Z (ROVER) RECEIVER. THE BOUNDARY SURVEY SHOWN HEREON IS AN URBAN CLASS BOUNDARY SURVEY AND THE ACCURACY AND PRECISION OF SAID BOUNDARY SURVEY MEETS ALL OF THE SPECIFICATIONS OF THIS CLASS AND COMPLIES WITH 201 KAR 18-150.
- 8) THIS SURVEY DOES NOT GUARANTEE ACCESS RIGHTS TO ANY LAND SHOWN HEREON FROM ANY STATE, COUNTY OR OTHER ROADWAY OF ANY KIND.
- 9) ALL COORDINATES AND DISTANCES SHOWN HEREON ARE BASED ON GRID.
- 10) HORIZONTAL DATUM: NAD83 KY SOUTH ZONE.
- 11) VERTICAL DATUM: NAVD83.
- 12) GRID MODEL USED: GEOID 128.
- 13) GPS BASE CONTROL SCALE POINT: CITY OF ELIZABETHTOWN MONUMENT ET-0318.
- 14) GRID TO GROUND COMBINED SCALE FACTOR: 1.0000258457687.
- 15) THE SOURCE OF RIGHT OF WAY OF THE CSX RAILROAD, (FORMERLY L & N RAILROAD), IS DEED BOOK 68 PAGE 406 AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK.
- 16) THE SOURCE OF RIGHT OF WAY OF CRINSON CREEK DRIVE, (60' R/W), IS PLAT CABINET 1 SHEET 1693 AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK.
- 17) THE SOURCE OF RIGHT OF WAY OF TUNNEL HILL ROAD, (60' R/W), IS PLAT CABINET 1 SHEET 1067 AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK.
- 18) THE SOURCE OF RIGHT OF WAY OF FRASUR REESOR AVENUE, (60' R/W), IS PLAT CABINET 1 SHEET 2561 AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK.
- 19) THE SOURCE OF RIGHT OF WAY OF ALEX DRIVE, (60' R/W), IS PLAT CABINET 1 SHEET 7131 AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK.
- 20) THE SOURCE OF RIGHT OF WAY OF TUNNEL HILL ROAD, (R/W VARIES), ARE P.C. 1 SHT. 164-A P.C. 1 SHT. 1882, P.C. 1 SHT. 2306, P.C. 1 SHT. 2338, P.C. 1 SHT. 5209, P.C. 1 SHT. 5504, P.C. 1 SHT. 7191, AND P.C. 1 SHT. 7390, ALL OF WHICH ARE AS RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK.
- 21) THE UTILITY LINE INFORMATION AS SHOWN HEREON IS BASED UPON FIELD LOCATION OF THE EXISTING UTILITIES AS PROVIDED BY THE RESPECTIVE UTILITY COMPANY IN RESPONSE TO THE BUD REQUEST. THE SURVEYOR HEREBY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF SAID UTILITY LINES. THE SURVEYOR ALSO ASSUMES NO RESPONSIBILITY FOR ANY EXISTING UTILITY LINES THAT ARE NOT SHOWN.
- 22) THE TOPOGRAPHIC INFORMATION SHOWN WAS DERIVED FROM THE 2022 DIGITAL ELEVATION MODEL FROM THE KENTUCKY FROM ABOVE WEBSITE.
- 23) THE IMAGERY INFORMATION SHOWN WAS DERIVED FROM THE 2020 IMAGERY FROM THE KENTUCKY FROM ABOVE WEBSITE.
- 24) THE SUBJECT PROPERTIES ARE LOCATED WITHIN THE CITY LIMITS OF THE CITY OF ELIZABETHTOWN AND ARE CURRENTLY ZONED RESIDENTIAL-R BY THE CITY OF ELIZABETHTOWN.
- 25) FOR CURRENT CITY OF ELIZABETHTOWN BUILDING SETBACK LINE REQUIREMENTS REFER TO SECTION 154.060 ITEM F OF THE CITY OF ELIZABETHTOWN ZONING ORDINANCE.
- 26) NOLIN RECC ELECTRIC EASEMENT, (D.B. 244 PG. 132), STATES THAT NO BUILDING SHALL BE ERRECTED WITHIN 10 FEET OF A LINE. REESOR ESTATES SECTION 2, (P.C. 1 SHT. 1882), ILLUSTRATES A 30' WIDE EASEMENT LYING 15' ON EACH SIDE OF AN EXISTING OVERHEAD UTILITY LINE. THIS LINE HAS SINCE BEEN REMOVED AND RELOCATED ALONG THE SOUTHERN RIGHT OF WAY OF TUNNEL HILL ROAD. DURING THE PREPARATION OF THE SURVEY THE SURVEYOR FOUND NO DOCUMENT RELATING EITHER OF THESE EASEMENTS PER LETTER FROM NOLIN RECC, DATED OCTOBER 24, 2024. NOLIN RECC AGREES TO PROVIDE A RELEASE OF EASEMENT FOR THIS EASEMENT, ONCE THE PROPERTY HAS BEEN PURCHASED BY THE HARDIN COUNTY SCHOOL DISTRICT.
- 27) EAST KENTUCKY RECC TRANSMISSION LINE EASEMENT, (D.B. 244 PG. 430), DESCRIBES A 70' WIDE EASEMENT FOR THE TRANSMISSION LINE. REESOR ESTATES SECTION 2, (P.C. 1 SHT. 1882), ILLUSTRATES AN EXISTING 100' NOLIN RECC EASEMENT LYING 50' ON EACH SIDE OF AN EXISTING TRANSMISSION LINE. HARDIN COUNTY WATER DISTRICT #2 WATER LINE EASEMENT, (D.B. 914 PG. 512), STATES THAT HARDIN COUNTY WATER DISTRICT #2 WILL CO-OCCUPY THE 100' WIDE EASEMENT WITH THE EAST KENTUCKY POWER EASEMENT.
- 28) A US PENDINGS, (BOOK 164 PG. 163), RELATED TO LOTS 1-5 OF REESOR ESTATES SECTION 1 AND LOT 6 OF REESOR ESTATES SECTION 2 IS CURRENTLY RECORDED IN THE OFFICE OF THE HARDIN COUNTY CLERK.

LEGEND

- SET 1/2" DIA X 18" LONG RE-BAR WITH YELLOW SURVEYOR IDENTIFYING CAP STAMPED "BILLINGS LS 3472"
- FOUND 1/2" DIA RE-BAR WITH YELLOW SURVEYOR IDENTIFYING CAP STAMPED "BILLINGS LS 3472"
- FOUND 1/2" DIA RE-BAR WITHOUT SURVEYOR IDENTIFYING CAP
- ▲ FOUND 1/2" DIA RE-BAR WITH YELLOW SURVEYOR IDENTIFYING CAP STAMPED "CLIFFORD LS 2124"
- △ FOUND 1" DIA RE-BAR WITHOUT SURVEYOR IDENTIFYING CAP
- ▼ FOUND 1/2" DIA RE-BAR WITH SURVEYOR IDENTIFYING CAP STAMPED "COX 2131"
- ◎ FOUND 1/2" DIA RE-BAR WITH SURVEYOR IDENTIFYING CAP STAMPED "HAWKINS 2511"
- ◆ FOUND 1/4" DIA RE-BAR WITHOUT SURVEYOR IDENTIFYING CAP
- ◇ FOUND 1/2" DIA RE-BAR WITH SURVEYOR IDENTIFYING CAP STAMPED "WISEMAN 3065"
- FOUND 1/2" DIA RE-BAR WITHOUT SURVEYOR IDENTIFYING CAP
- SANITARY SEWER MANHOLE
- UTILITY POLE
- TRANSFORMER POLE
- PERIMETER PROPERTY LINE
- INTERIOR LOT LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- ADJACENT PROPERTY LINE
- TRANSFORMER LINE
- INDEX CONTOUR LINE
- INTERIM CONTOUR LINE
- FEMA ZONE AE: DEFINED AS THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD.
- WATER SURFACE ELEVATION DEFINED BY FEMA CROSS SECTIONS WITH 1% ANNUAL CHANCE

CAUTION !!!**PRIOR TO ANY EXCAVATION CONTACT
811 CALL BEFORE U DIG!!!!****TUNNEL HILL ROAD RIGHT OF WAY NOTE**

THE RECORD PLATS DEDICATING THE RIGHT OF WAY OF TUNNEL HILL ROAD ARE IDENTIFIED IN GENERAL NOTE #15 AS SHOWN HEREON. THESE PLATS ESTABLISHED THE RIGHT OF WAY WIDTH BASED UPON DISTANCES FROM THE CENTERLINE OF THE EXISTING ASPHALT PAVEMENT OF TUNNEL HILL ROAD. CURRENTLY THE ASPHALT PAVEMENT WIDTH OF TUNNEL HILL ROAD IS APPROXIMATELY 18'. THE SOUTHERN RIGHT OF WAY OF TUNNEL HILL ROAD, ALONG THE REESOR PROPERTIES AS SHOWN HEREON, HAS BEEN ESTABLISHED TO BE PARALLEL TO THE NORTHERN RIGHT OF WAY OF TUNNEL HILL ROAD AT A DISTANCE OF EITHER 60' OR 70' FROM THE NORTHERN RIGHT OF WAY OF TUNNEL HILL ROAD. IN EITHER CASE THE SOUTHERN RIGHT OF WAY OF TUNNEL HILL ROAD, ALONG THE REESOR PROPERTIES AS SHOWN HEREON, IS LOCATED APPROXIMATELY A DISTANCE OF 30' FROM THE CENTER OF THE EXISTING ASPHALT PAVEMENT OF TUNNEL HILL ROAD.

CSX RAILROAD, (FORMERLY L & N RAILROAD), RIGHT OF WAY NOTE

THE CSX RAILROAD RIGHT OF WAY HAS BEEN ESTABLISHED BASED UPON EXISTING MONUMENTS FOUND IN THE FIELD, DEED BOOK 68 PAGE 406 AS FOUND IN THE OFFICE OF THE HARDIN COUNTY CLERK, AND THE RIGHT OF WAY AND TRACK MAP, LOUISVILLE AND NASHVILLE R R CO., MAIN STEM FIRST DIVISION, STATION 2056+20 TO STATION 2161+77 AS PROVIDED TO THE SURVEYOR BY CSX RAILROAD. THE CENTERLINE OF THE WESTERN RAILROAD TRACKS WAS USED TO ESTABLISH THE EASTERN PROPERTY LINE OF THE SUBJECT PROPERTIES. THE DRAINAGE CULVERTS CROSSING UNDER THE RAILROAD AND THE CENTERLINE CROSSING OF TUNNEL HILL ROAD AS SHOWN ON SAID RIGHT OF WAY AND TRACK MAP WERE USED TO DETERMINE THE RAILROAD STATIONING. THE EXISTING DRAINAGE CULVERT LOCATED AT RAILROAD STATION 2076+05 WAS USED AS THE BASE LOCATION TO DETERMINE THE RAILROAD STATIONING AND THEREFORE THE LOCATION OF THE 22' OFFSET IN THE WESTERN RAILROAD RIGHT OF WAY AS SHOWN HEREON.

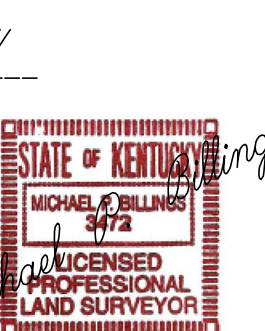
FLOOD PLAIN NOTE

AS INDICATED ON THE FLOOD INSURANCE RATE MAP, (FIRM), NUMBER 210930302D DATED 16 AUGUST 2007, A PORTION OF THE SITE AS ILLUSTRATED ON THE BOUNDARY SURVEY IS LOCATED IN ZONE AE. SAID FIRM MAP DEDINES ZONE AE AS A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED. THE REMAINDER OF THE PROPERTY ILLUSTRATED ON THE BOUNDARY SURVEY IS SHOWN TO BE WITHIN ZONE X. SAID FIRM MAP DEDINES ZONE X AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS, (FIRM), (LATEST EDITION), AND SHALL NOT BE CONSIDERED AS A CORROBORATION OR DENIAL OF FLOODING POTENTIAL. APPROXIMATELY 17 ACRES, (SHADED AREA), OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE AE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE AND GPS METHODS USING A TRIMBLE R-8 SERIES (BASE) AND R-12Z SERIES (ROVER) (RTK METHOD) RECEIVERS. THE ACCURACY OF THIS SURVEY IS CLASSIFIED AS URBAN AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. +/- 0.05 FT + (100 PPMM). THE DIMENSIONS AND COORDINATES AS SHOWN HEREON ARE GRID DISTANCES AND COORDINATES. THE ANGULAR AND LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael P. Billings October 28, 2024
MICHAEL P. BILLINGS, KY PLS 3472 DATE

**LOT SUMMARY**

| LOT | SQ. FT. | AC. |
|-------|-----------|---------|
| 1 | 23,190 | 0.533 |
| 2 | 20,840 | 0.478 |
| 3 | 20,767 | 0.477 |
| 4 | 20,624 | 0.473 |
| 5 | 24,834 | 0.570 |
| 6 | 582,696 | 13.377 |
| 7 | 3,231,031 | 74.174 |
| 8 | 1,123,934 | 25.802 |
| TOTAL | 5,047,945 | 115.885 |

DEED SOURCE:

THE THIRD RESTATED THERESA J. REESOR REVOCABLE LIVING TRUST U/A DATED MAY 31, 2023
DEED BOOK 1553 PAGE 571-575
LOTS 1-5 REESOR ESTATES SECTION 1
PLAT CABINET 1 SHEET 164-A
LOT 6 REESOR ESTATES SECTION 2
PLAT CABINET 1 SHEET 1882
PVA MAP #231-10-00-014

DEED SOURCE:

REESOR FAMILY LIMITED PARTNERSHIP NO. 1
DEED BOOK 859 PAGE 594-596
LOTS 7 & 8
REESOR ESTATES SECTION 2
PLAT CABINET 1 SHEET 1882
PVA MAP #231-10-00-014.01

CLIENT:
HARDIN COUNTY BOARD OF EDUCATION
ATTN: JOHN SMITH
65 W.A. JENKINS ROAD
ELIZABETHTOWN, KY. 42701
(270) 769-8814

OWNER:
THE THIRD RESTATED THERESA J. REESOR REVOCABLE LIVING TRUST U/A DATED MAY 31, 2023
1927 TUNNEL HILL RD
ELIZABETHTOWN KY 42701

OWNER:
REESOR FAMILY LIMITED PARTNERSHIP NO. 1
1927 TUNNEL HILL ROAD
ELIZABETHTOWN, KY. 42701

PLAT OF BOUNDARY SURVEY

OF
REESOR PROPERTY

LOTS 1-5 REESOR ESTATES SECTION 1
&
LOTS 6-8 REESOR ESTATES SECTION 2

1927 TUNNEL HILL ROAD ELIZABETHTOWN,
HARDIN COUNTY, KENTUCKY 42701

DATE: OCTOBER 28, 2024 SCALE: 1" = 120'

PROJECTS/HCS/REESOR-2024/HCS-REESOR-BS-2024.DWG

REVISIONS

| No. | Description | Date |
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JRA ARCHITECTS HAS RETAINED AN ELECTRONIC VERSION OF THESE DRAWINGS. THE CLIENT AGREES NOT TO REUSE THESE DRAWINGS, OR ELECTRONIC OR ANY OTHER FORMAT, IN ANY MANNER, IN PART OR FOR ANY PURPOSE OTHER THAN FOR THE PROJECT. THE CLIENT AGREES NOT TO REUSE THESE DRAWINGS, OR ELECTRONIC OR ANY OTHER FORMAT, IN ANY MANNER, IN PART OR FOR ANY PURPOSE OTHER THAN FOR THE PROJECT. THE CLIENT AGREES NOT TO REUSE THESE DRAWINGS, OR ELECTRONIC OR ANY OTHER FORMAT, IN ANY MANNER, IN PART OR FOR ANY PURPOSE OTHER THAN FOR THE PROJECT.

EXISTING BOUNDARY & TOPOGRAPHIC SURVEY

C-001

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