



LEGEND :

- ⊙ Iron Pin Found (LS 3349)
- #4 Rebar, 18" long, with I.D. Cap stamped "Baldwin 1366" Set this Survey

STATE of KENTUCKY
 ROBERT L. BALDWIN
 1366
 LICENSED PROFESSIONAL LAND SURVEYOR

LOT SURVEY
 LOIS OLIVER ESTATE
 109 TRIPORT ROAD
 GEORGETOWN, KENTUCKY
 PREPARED: MAY 1, 2018
 BY: BALDWIN ENGINEERING CORPORATION
 116 SOUTH HIGHLAND STREET
 WINCHESTER, KENTUCKY
 SCALE: 1" = 200'
 FILENAME: Z:\SCOTT\TRIPORT\OLIVER.DWG
 DRAWING No: 96-1799



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May 1, 2018

File No. 96-1799

Lois Oliver Estate
109 Triport Road
Georgetown, KY

Property description

All that certain tract or parcel of land, lying in Georgetown, Scott County, Kentucky, and situated on the east side of Triport Road and known as 109 Triport Road, more particularly described as follows:

Beginning at an iron pin (40) set in the east right-of-way line of Triport Road, a corner common with Adcom Wire (Deed Book 215, page 142)(Plat Cabinet 6, Slide 2246), thence with said right-of-way line four calls as follows: (1) N.00°29'26"E. 86.80 feet to a set iron pin (41), (2) N.89°30'34"W. 10.00 feet to a set iron pin (42), (3) N.00°29'27"E. 487.78 feet to set iron pin (43), (4) 65.80 feet with a curve to the right having a radius of 1,115.92 feet, the chord of which is N.02°10'47"E. 65.79 feet, to a set iron pin (44), a corner common with Jack Cooper Transport Company, Inc. (Deed Book 302, page 448)(Plat Cabinet 1, Slide 372B); thence in part with said Cooper and Phoenix Transport Properties, LLC (Deed Book 243, page 586)(Plat Cabinet 6, slide 2286) S.83°59'04"E. 651.08 feet to a set iron pin (45); thence continuing with said Phoenix four calls as follows: (1) S.83°44'31"E. 50.23 feet to a found iron pin (67) with an ID Cap bearing "PLS 3349", (2) S.00°30'36"E. 229.23 feet to a found iron pin (68) with an ID Cap bearing "PLS 3349", (3) N.89°02'43"W. 49.91 feet to a set iron pin (48), (4) S.00°29'24"W. 592.25 feet to set iron pin (50) in the line of Adcom Wire; thence with said Adcom two calls as follows: (1) N.72°08'03"W. 185.03 feet to a set iron pin (51), (2) N.66°52'33"W. 502.09 feet to the beginning, containing an area of 11.256 acres, more or less according to a survey prepared by Robert L. Baldwin, PE, PLS, Baldwin Engineering Corporation, P O Box 4315, Winchester, KY 40392-4315 dated May 1, 2018. All set iron pins are an 18" long #4 rebar with an ID Cap bearing "Baldwin 1366".