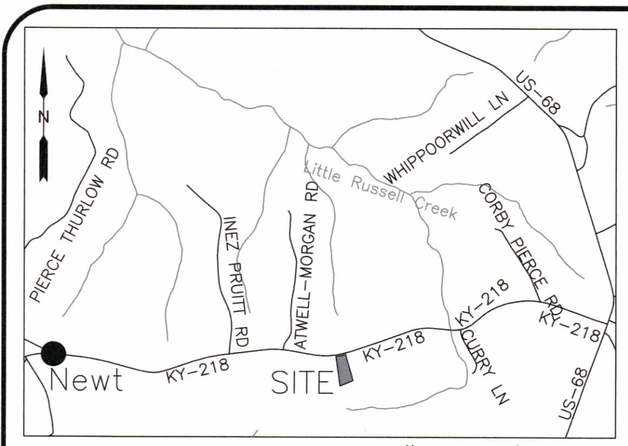


VICINITY MAP: 1"=2000'

OWNERS CERTIFICATION:

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DB269 PG382 IN THE OFFICE OF THE CLERK IN GREEN COUNTY, KENTUCKY, AND THAT I (WE) ADOPT THIS SURVEY AND PLAN OF DEVELOPMENT/SUBDIVISION INCLUDING THE DEDICATION OF EASEMENTS AND/OR RIGHT OF WAYS SHOWN HEREON AS BINDING.

OWNER DATE

OWNER DATE

STATE OF KENTUCKY
GRAYSON T. BILLS
4365
LICENSED PROFESSIONAL LAND SURVEYOR

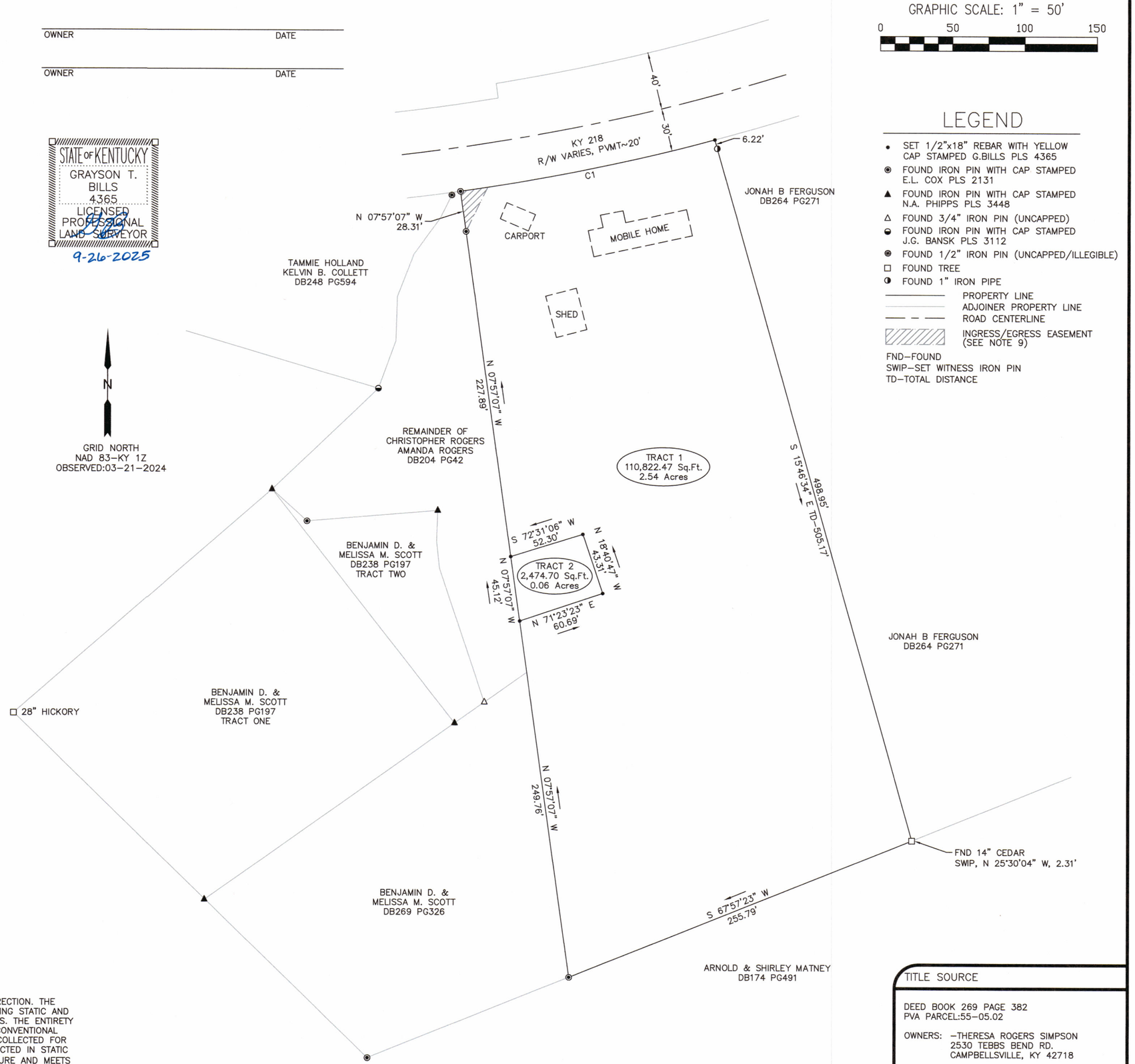
9-26-2025

FLOODPLAIN INFORMATION:

THE PARCEL DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD PRONE AREA AS PER THE 'FIRM' MAP NUMBER 21087C0200C. SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED 'FIRM'. EFFECTIVE DATE: MAY 03, 2010

GRAPHIC SCALE: 1" = 50'

0 50 100 150



LEGEND

- SET 1/2"x18" REBAR WITH YELLOW CAP STAMPED G.BILLS PLS 4365
- FOUND IRON PIN WITH CAP STAMPED E.L. COX PLS 2131
- FOUND IRON PIN WITH CAP STAMPED N.A. PHIPPS PLS 3448
- FOUND 3/4" IRON PIN (UNCAPPED)
- FOUND IRON PIN WITH CAP STAMPED J.G. BANSK PLS 3112
- FOUND 1/2" IRON PIN (UNCAPPED/ILLEGIBLE)
- FOUND TREE
- FOUND 1" IRON PIPE

PROPERTY LINE
ADJOINER PROPERTY LINE
ROAD CENTERLINE
INGRESS/EGRESS EASEMENT (SEE NOTE 9)

FND-FOUND
SWIP-SET WITNESS IRON PIN
TD-TOTAL DISTANCE

NOTES:

1. NORTH REFERENCED TO GRID (NAD 83-KY1Z) NORTH AS MEASURED 03-21-2024 BASIS OF BEARING REFERENCED HEREON. SURVEY COMPLETED 09-11-2025
2. THIS PLAT DEPICTS VISIBLE EASEMENTS AND EASEMENTS OF RECORD ONLY AS DISCOVERED DURING THE COURSE OF THIS SURVEY AND DOES NOT WARRANTY THE DEPICTION OF ALL EASEMENTS AND/OR ENCUMBRANCES.
3. ROAD RIGHT-OF-WAYS ARE AS FOLLOWS:

   KY HWY 218 (VARIES) - DEED BOOK 65 PAGE 632
4. THE TRACTS SHOWN HEREON ARE SITUATED NEAR THE COMMUNITY OF NEWT, GREEN COUNTY, KY.
5. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS. ANY CONTRACTOR, OWNER OR DESIGNER USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.
6. THIS PLAT DEPICTS ONLY WHAT SITE FEATURES WERE DISCOVERED DURING FIELD OBSERVATIONS. THIS DOES NOT WARRANTY THE EXISTENCE OR NON-EXISTENCE OF ITEMS SHOWN OR NOT SHOWN.
7. SET MONUMENTATION IS AS FOLLOWS UNLESS OTHERWISE NOTED: TRACT CORNERS ARE ½"X18" REBAR WITH A YELLOW CAP STAMPED G.BILLS PLS 4365, WITNESS MARKERS ARE ½"X18" REBAR WITH A RED CAP STAMPED WITNESS MONUMENT G.BILLS PLS 4365. ALL TREES CALLED FOR AS CORNER MONUMENTS ARE TAGGED WITH AN STAINLESS TAG STAMPED G.BILLS PLS 4365.
8. THIS SURVEY IS NOT A VERIFICATION OF TITLE, ONLY AN OPINION OF WHERE THE BOUNDARIES ARE LOCATED. 201 KAR 18:150 STANDARDS OF PRACTICE SECTION 3. (2) A PROFESSIONAL LAND SURVEYOR SHALL NOT REPRESENT THAT: (a) A BOUNDARY SURVEY DETERMINES LAND OWNERSHIP; OR (b) A BOUNDARY SURVEY PROVIDES MORE THAN EVIDENCE OF RIGHTS IN LAND; OR (c) LAND OWNERSHIP CAN BE ESTABLISHED BY ANY SURVEY.
9. A PORTION OF TRACT 1 IS SUBJECT TO AN INGRESS/EGRESS EASEMENT AS REFERENCED IN DEED BOOK 238 PAGE 197.

CONSOLIDATION NOTE:

-TRACT 2 MUST BE CONSOLIDATED AND SOLD WITH AN ADJOINING PROPERTY.

GRID NORTH
NAD 83-KY 1Z
OBSERVED:03-21-2024

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	179.81'	1462.69'	7°02'37"	N 78°19'23" E	179.70'

CERTIFICATE OF SURVEY:

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY, MADE BY ME, OR UNDER MY DIRECTION. THE SURVEY SHOWN HEREON IS BASED ON GPS DATA COLLECTED BY PITMAN GREEN LLC USING STATIC AND RTK METHODS WITH DUAL FREQUENCY CARLSON BRX7 BASE AND BRX7 ROVER RECEIVERS. THE ENTIRETY OF DATA FOR THIS SURVEY WAS COLLECTED FROM GPS MEANS WHEN ACCEPTABLE OR CONVENTIONAL MEANS THROUGH GPS CONTROL POINTS WITH TRIMBLE TOTAL STATIONS. RTK DATA WAS COLLECTED FOR ANY SITE FEATURES AND ALL CONTROL POINTS AND BOUNDARY INFORMATION WAS COLLECTED IN STATIC MODE WITH HRMS OF 0.02' OR LESS. THE TRAVERSE SHOWN IS UNADJUSTED FOR CLOSURE AND MEETS OR EXCEEDS THE MINIMUM STANDARDS SET FORTH IN 201 KAR 18:150. THE SURVEY SHOWN HEREON IS AN URBAN SURVEY.

G Bills 4365 9-26-2025
NAME PLS# DATE

TITLE SOURCE

DEED BOOK 269 PAGE 382
PVA PARCEL:55-05.02

OWNERS: -THERESA ROGERS SIMPSON
2530 TEBBS BEND RD.
CAMPBELLSVILLE, KY 42718

-MELISSA MURPHY
8396 DASSEL DRIVE
FOUNTAIN, CO 80817

PROPERTY ADDRESS: 969 HWY 218
GREENSBURG, KY 42743

PITMAN GREEN LLC
ENGINEERING | CONSULTING | SURVEYING | INVESTIGATIONS
131 N. Public Square
Greensburg, KY 42743 ■ 270-973-5213 ■ www.pitmangreen.com

2025 SIMPSON/MURPHY DIVISION PLAT
FOR MELISSA MURPHY
8396 DASSELL DRIVE
FOUNTAIN, CO 80817
GREEN COUNTY, KENTUCKY

SCALE:1"=50'
DATE: 09-26-2025
PROJECT: 25-130
DRAWN:GTB
CHECKED:BANF
TOTAL ACRES: 2.60

SHEET 1 OF 1