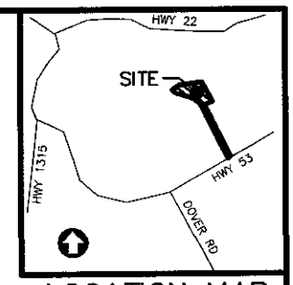
NOTES:
1. THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE EXISTING TRACT INTO 2 TRACTS.
2. THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS WHETHER RECORDED OR NOT.
3. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" WHICH IS AN AREA CONSIDERED NOT TO BE IN THE 100 YEAR FLOOD PLAIN PER FEMA'S FIRM MAPPING 21185C0140-E DATED 10/16/25.
4. THIS SURVEY WAS PERFORMED USING A TRIMBLE R-12 ROVER ALONG WITH A TRIMBLE R-10 BASE ALONG WITH THE VRS KY NETWORK SYSTEM. THE TYPE OF GPS SURVEY EMPLOYED WAS: RTK L1/L1+L2 HORIZONTAL ACCURACY=10MM+1PPM RMS X D VERTICAL ACCURACY=20MM+1PPM RMS X D HORIZONTAL DATUM: NAD 83 KY SINGLE ZONE VERTICAL DATUM: NAVD 88 GEOID MODEL: G18US.GGF.



LOCATION MAP
NO SCALE

ROGER CONN
S.C. D.B. 546, PG. 656
S.C. PARCEL: 027-00-005

OLDHAM COUNTY
SHELBY COUNTY

N 37°20'19" W
245.18' R=368.41'

TRACT 1B-2
156,760 Sq. Feet
3.599 Acres

ORIGINAL TRACT
672,407 Sq. Feet
15.436 Acres
O.C. PARCEL #: 60-00-00-10B
S.C. PARCEL #: 027-00-007G
O.C. D.B. 1189, PG. 93
ZONED: A

TRACT 1B
515,647 Sq. Feet
11.837 Acres

N 33°08'59" W
494.74' R=617.27'

PATRICK & BOBBI MCAULIFFE
S.C D.B. 313 PG. 140
S.C. PARCEL: 027-00-007H
O.C. D.B. 485 PG. 78
O.C. PARCEL: 60-00-00-10A

APPROXIMATE COUNTY LINE

36'X48' BARN
10'X12' SHED
13.5'X35' SHED
EX. HOUSE
122.7'
102.0'
131.4'
98.3'
304.7'
237.4'
229.9'
181.7'

MATCHLINE

WILLIAM A., LARA & NEIL SMITH
D.B. 677, PG. 656
S.C. PARCEL: 027-00-007B

EX. 100' ACCESS ESMT.
D.B. 556, PG. 214

EX. 30' ACCESS ESMT.
P.C. 3B, SL. 145

WILLIAM A., LARA & NEIL SMITH
D.B. 677, PG. 656
S.C. PARCEL: 027-00-007F

NORTH AND ALL BEARINGS ARE BASED ON STATEPLANE COORDINATES (NAD83, KY SINGLE ZONE).

KY HWY 53
60' R/W

EX. GRAVEL DRIVE

EDWARD & PHYLLIS VAUGHN
O.C. D.B. 485 PG. 434

PATRICK & BOBBI MCAULIFFE
D.B. 485 PG. 78

LINE	BEARING	DISTANCE
L1	S 72°03'14" W	101.09'
L2	N 09°31'29" W	1784.48'
L3	N 56°46'29" W	70.05'
L4	N 56°46'29" W	299.95'
L5	N 74°08'54" E	272.38'
L6	S 80°28'41" E	390.85'
L7	S 80°28'41" E	315.00'
L8	S 09°31'29" E	690.63'
L9	S 80°28'31" W	253.57'
L10	S 09°31'29" E	1800.00'
L11	N 33°53'19" E	444.55'

LEGEND
- SET 1/2" REBAR W/CAP "BENTLEY #3697"
- FOUND 1/2" REBAR W/CAP #221
- FOUND 1/2" REBAR W/CAP #2123
- FOUND 1/2" REBAR

GRAPHIC SCALE 1"=200'
0 50 100 200 400

MATCHLINE

Certificate of Approval

Approved this _____ day of _____, 2026.

Invalid if not recorded before this date: _____

_____
Oldham County Planning Commission
Approval subject to attached Certificates.

Special requirement(s): _____

DOCKET NO.: _____

Land Surveyor's Certificate

STATE of KENTUCKY
TRAVIS K. BENTLEY
3697
LICENSED PROFESSIONAL LAND SURVEYOR

I hereby certify that the survey depicted by this plat was performed by persons under my direct supervision and that the angular and linear measurements as witnessed by monuments shown hereon are true and correct to the best of my knowledge and belief. this plat meets or exceeds the minimum standards for a class "B" survey as established by the state of Kentucky, per 201 KAR 18:150 and in effect on the date of this survey.

TRB 10-6-26

TRAVIS K. BENTLEY P.L.S. 3697 DATE:

BENTLEY LAND SURVEYING PLLC
2527 NELSON MILLER PARKWAY, SUITE 006
LOUISVILLE, KY 40223
PH: 502-210-8116/FAX: 502-749-0056
EMAIL: tbentley@surveyky.com
www.surveyky.com

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT WE HEREBY ADOPT THIS PLAN WITH OUR FREE CONSENT. THIS DIVISION DOES NOT VIOLATE ANY PRIVATE SUBDIVISION RESTRICTIONS.

_____ OWNER DATE

_____ OWNER DATE

MINOR PLAT
OWNER: STEVEN T. & MARCY A. MAGGARD
10175 LAGRANGE ROAD
SMITHFIELD. KENTUCKY 40068
O.C. DEED BOOK 1189, PAGE 93
O.C. PARCEL #: 60-00-00-10B
S.C. DEED BOOK 635, PAGE 694
S.C. PARCEL #: 027-00-007G
LOCATION: 10175 LAGRANGE ROAD
SMITHFIELD, KY 40068
DATE: 08/12/2026 SCALE: 1"=200'