

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 11° 15' 14" E	17.10	L15	N 11° 15' 14" E	17.10	L29	N 11° 15' 14" E	17.10	L43	N 11° 15' 14" E	17.10
L2	N 11° 15' 14" E	17.10	L16	N 11° 15' 14" E	17.10	L30	N 11° 15' 14" E	17.10	L44	N 11° 15' 14" E	17.10
L3	N 11° 15' 14" E	17.10	L17	N 11° 15' 14" E	17.10	L31	N 11° 15' 14" E	17.10	L45	N 11° 15' 14" E	17.10

SURVEYOR'S REPORT

THESE TRACTS ARE SUBMITTED TO ENCUMBRANCES TO CLARENCE, BELL SOUTH OR OTHER UTILITIES, ACCESS ENCUMBRANCES, OR ANY OTHER ENCUMBRANCES. ACCESS TO TRACTS 1, 2 AND 3 ARE TO BE FROM ROUTE 163N AS OF THE DATE OF THIS SURVEY.

NO TITLE OR ABSTRACT RESEARCH WAS PERFORMED BY THE UNDERSIGNED FOR THIS SURVEY. DEEDS RECORDED AND ALIENS OWNERS, WHO MAY OR MAY NOT BE THE CURRENT OWNERS, ARE SHOWN FOR REFERENCE ONLY. THIS PLAN DOES NOT PURPORT TO SHOW ENCUMBRANCES.

THIS PLAN OF SURVEY DOES NOT VERIFY THE LOCATION OF LOCATED MONUMENTS AND MARKERS OR GUARANTEE AS TO THE EXISTENCE OF ANY ENCUMBRANCES OF ANY TYPE. IMPORTANT UTILITIES SHOULD BE LOCATED PRIOR TO EXECUTION OF CONSTRUCTION OR LAND WELLS AND TRANSMISSION LINES MAY BE PRESENT ON THE SUBJECT TRACTS.

ONLY ACTS OF POSSESSION, IF ANY, THAT ARE WHOLLY FROM CASKING, HEDGING OF THE PROPERTY AND SYSTEM HEREON, NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY ALIENS TO THE LARGES SHOWN AND DESCRIBED HEREON.

THE ACCEPTANCE OF THIS PLAN HEREON AND THE MONUMENTS USED AND SET DURING THE PERFORMANCE OF THE FIELD SURVEY, WHETHER LEAF THE TOBY OR CONTRACT LIABILITY ARISING FROM ANY CAUSE OF ACTION HEREON IS AN AMBIGUOUS AND TO EXCEED THE TEE OWNERS.

THE NORTH ARROW AND BEARING SHOWN HEREON ARE BASED ON THE NAD83 HORIZONTAL DATUM, EARTH CURVE. THIS SURVEY WAS MADE BY THE METHOD OF STATION WIRE, A CANTON BEARING AND DISTANCE, THE BEARING AND DISTANCE HAVE NOT BEEN ADJUSTED FOR CURVATURE. THIS IS AN ORDINARY CLASS SURVEY AND THE PRECISION AND ACCURACY MEET ALL THE REQUIREMENTS FOR THIS CLASS OF SURVEY.

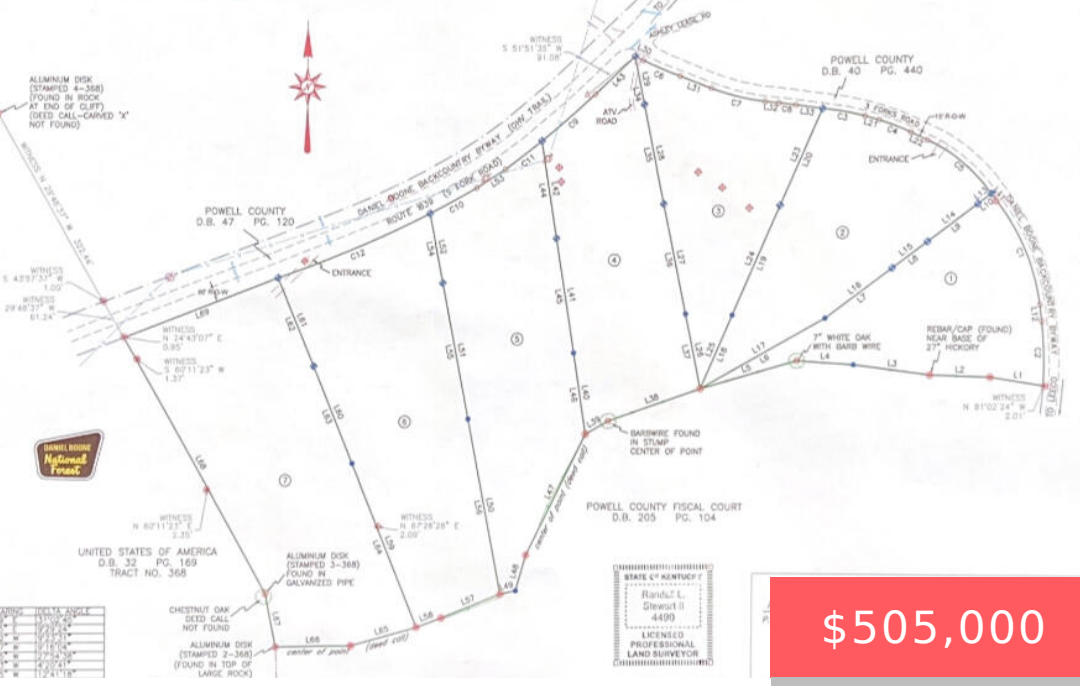
THE 30' RIGHT-OF-WAY LINES FOR ROUTE 163N WERE TAKEN FROM DEEDS OF RECORD AND PLAN SHEETS FOR SOUTH FORK-SUMMIT GATE-MOUNTAIN TRAPPEL ROAD, N.S. 09-00-01, 09-00-02, 09-00-03 AND WAS BASED ON THE 66-FOOT LOCATION OF THE ROAD. NO DEEDS OR MAPPING WERE FOUND REGARDING THE RIGHT-OF-WAY FOR 3 FORKS ROAD. THE RIGHT-OF-WAY LINES WERE DETERMINED FOR THIS AREA AND WERE BASED ON THE 66-FOOT LOCATION OF THE ROAD.

THE CONTENTS OF THIS PLAN ARE TO BE CONSIDERED VALID ONLY IF THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEAR HEREON. REPRODUCTION OR MAKING TO THE ORIGINAL CLERK OF THIS SURVEY OR PLAN, DOES NOT EXTEND BEYOND THE DATE OF THE ORIGINAL SIGNATURE AND IS NOT CONSIDERED TO BE A SIGNATURE OF SUBSEQUENT PARTIES, AND WARRANTS TO THIS SURVEY OR PLAN BY ELECTRONIC OR ANY OTHER MEANS IS NOT TO BE CONSIDERED ISSUED BY THE LICENSED SURVEYOR.

THIS SURVEY WAS PERFORMED TO REFERENCE A PORTION OF THE SURVEY PERFORMED FOR JOHN HOLLERWOOD, 2022, 2023 AND TO REFINISH A PORTION OF THE SURVEY PERFORMED BY RANDOLPH L. STEWART II, 4490, 4491. THE SURVEYOR HAS REVIEWED THE SURVEY RECORDS AND IS NOT INTENDING TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR HAS REVIEWED THE SURVEY RECORDS AND IS NOT INTENDING TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR HAS REVIEWED THE SURVEY RECORDS AND IS NOT INTENDING TO BE USED FOR ANY OTHER PURPOSE.

I HEREBY STATE, SUBJECT TO THE NOTES SHOWN HEREON, THAT THE FIELD SURVEY WAS MADE AND APPROVED BY ME, AND I UNDERSTAND THE STANDARDS SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN KENTUCKY.

R.L. STEWART II
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF KENTUCKY
 No. 4490



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VICINITY MAP

LEGEND

- BOUNDARY LINE
- ALIEN'S BOUNDARY LINE
- ROAD RIGHT-OF-WAY
- EDGE OF ROADWAY
- EDGE REALTY LINE
- UTILITY LINE
- BOUNDARY FENCE
- 3/4" x 1/4" REBAR/CAP (SET)
- 3/4" x 1/4" REBAR/CAP (SET)
- REBAR/CAP (FOUND) (STAMPED 2022)
- 2" STEEL PIPE (STAMPED)
- ALUMINUM DISK (STAMPED)
- NEW RIGHT-OF-WAY
- MONUMENT FOUND
- CENTER OF POINT/PIECE
- UTILITY POLE
- POLE HOIST/POST
- TREE
- TRACT NUMBER

MAV GROUP K HOLLERWOOD PHASE 1

\$505,000

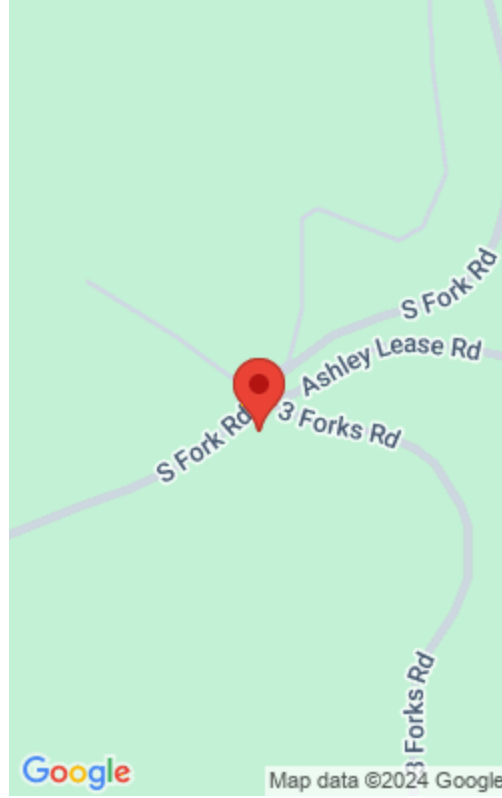
- 3 beds
- 3.00, 3 baths
- Single Family Residence
- Active
- 1796.00 sq ft

P7W5+42 LEECO, KY, USA
<https://balrealestate.com>

Seize the chance to own this brand-new, high-quality, contemporary-style cabin featuring three spacious bedrooms and three full bathrooms, spread across 1,796 finished square feet. Nestled near the 2,500-acre Hollerwood Off-Road Park and just 10 minutes from Natural Bridge, local restaurants, the gorge, and underground attractions, this unique cabin is perfect for climbers, hikers, and off-road [...]



Jeremy Perryman
 United Real Estate Bluegrass



Rooms

Building Details

Exterior material: Deck

Parking: Driveway

Roof: Metal