

2113301430

December 21, 2017

This is not a guarantee that flooding will not occur.

L11 N 78°38' W 85.50'

L12 S 88°05'03" W 117.00'

L13 N 31°37'16" E 13.40'

L14 S 72°32'44" W 155.94'

L15 S 75°54'03" W 147.02'

Survey Notes:

- 1) This Survey is subject to any Right-of-Ways or Easements Public or Private, whether of record or not.
- 2) This Survey was performed without the benefit of a completed Title Report.
- 3) This Surveyor is not responsible for incorrect indexing by the PVA or County Clerk.
- 4) This Survey does not guarantee Entrance Approval from State, County or Private Roadways.
- 5) This plat is based on a Survey performed in the field by Barry Land Surveying on May 10, 2021 by method of random traverse with an unequalled error of closure of 29.565 23.
- 6) Lot corners have monumented with an iron pin (1/2" x 18") with Cap # Barry PLS 3553, unless otherwise noted.
- 7) Source of Survey: DB, 818, PCL, 94B.
- 8) This Survey as shown hereon is an Urban Class Survey and the accuracy and precision of said survey meets all the specifications of this class.
- 9) This Survey represents a Boundary Survey and complies with 201 KAR 18:150.
- 10) Right-of-Way established from Kentucky Transportation Cabinet Plans SP-40-146-13.

Notes:

It is the Property Owner's responsibility to gain all necessary permits before this plan of Subdivision (Ex: Driveway permits, Building permits, etc.). These steps will ensure the Property Owner that he or she may use the Property as intended.

Sewage Disposal shall be handled by individual on-site sewage disposal systems which will require the approval of the County Health Department prior to beginning construction on a lot.

Proper siting, determined by the Jessamine County Road Department Supervisor or an Engineer designated by him for installation of any required entrance piping as set forth to inspect, or other any existing or generated water flow shall be required before construction of a new driveway entrance.

In accordance with KRS 256, all owners of parcels adjoining an Agricultural use shall be responsible for one-half (1/2) the cost of the construction and maintenance of a Boundary fence.

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Zone A-1 Setbacks:



\$150,000

- 0.00 baths
- Lot
- Land-Farm/Land
- Contingent
- 0.00 acres

HALL RD, KENTUCKY 40356, USA

<https://www.kyprimerealty.com>

Stunning views from every angle- the perfect backdrop for your new homesite! Water and electric available. Property is located at the corner of Hall Road and U.S 27 (Danville Road) in Jessamine County. 9 total lots are available and range in size from 5.00-9.04 acres.

Carolyn N Wheeler





Location Details

County: Jessamine Jessamine	Area Desc: 009 - Jessamine County
Directions: Property is at corner of Danville Road (U.S. 27) and Hall Road. See plat for Lot 5.	Topography: Cleared,Gently Rolling
Zoning: R-1A	Intermediate School: Not Applicable



Property Details

Lot Dimensions: see plat	Finished Area Total: 0.00
Unfinished Area Total: 0.00	



Property Features

Utilities: Water: Water Available



Fees&Taxes

Tax Rate: 1.1247



Miscellaneous

Water Source: Public	Conservation Easement: No
Present Use: Potential Use: Residential	Best Use: Residential
Possession Main House: Negotiable	Possession of Farm: Close Of Escrow



Courtesy of



