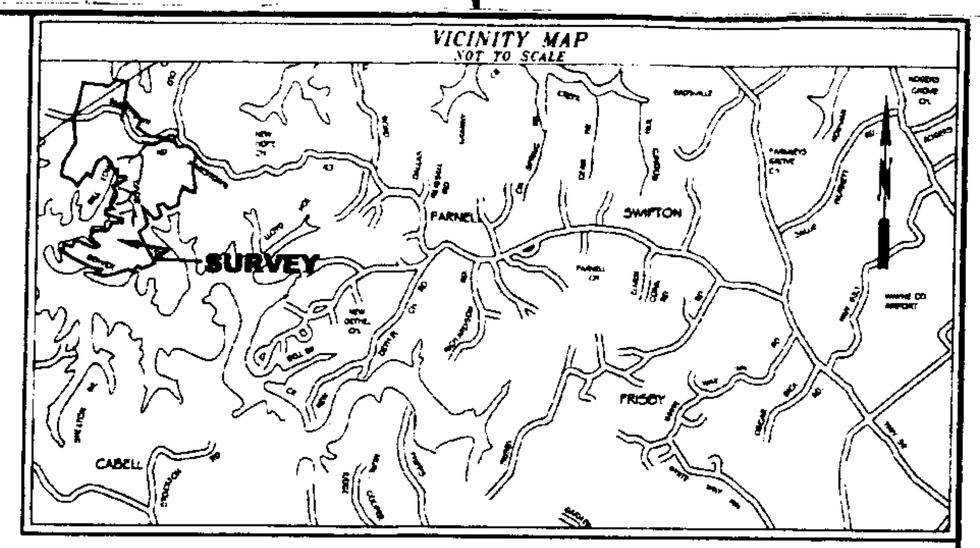
B139

PHASE 2A

FILED FOR RECORD
2008 OCT 17 AM 11 20
ATTEST MELISSA TURPIN
WAYNE COUNTY CLERK

VICINITY MAP
NOT TO SCALE



LEGEND

- 5/8" DIA. X 18" LONG REBAR W/ A YELLOW PLASTIC CAP STAMPED "JIM WEST, P.L.S. 3086" ONLY THIS OR PREVIOUS SURVEY!
- GOVERNMENT MONUMENT (FOUND) (STAMPED AS NOTED)
- MEANDER POINT (NO MONUMENTATION SET)
- INACCESSIBLE POINT (NO MONUMENTATION SET)
- (20) LOT NUMBER
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK

MAGNETIC NORTH AS OBSERVED ON 19 AUG 2008

100' 0' 100' 200' 300'
SCALE = 1"=100'

U.S.A. WOLF CREEK DAM PROJECT DEED BOOK 095 AT PAGE 626

U.S.A. WOLF CREEK DAM PROJECT DEED BOOK 095 AT PAGE 626

U.S.A. WOLF CREEK DAM PROJECT DEED BOOK 095 AT PAGE 218

U.S.A. WOLF CREEK DAM PROJECT DEED BOOK 086 AT PAGE 457

LOT #60 SANDSTONE POINT SUBDIVISION PLAT CABINET 5 AT SLIDE 103

LOT #59 SANDSTONE POINT SUBDIVISION PLAT CABINET 5 AT SLIDE 103

LOT #61 SANDSTONE POINT SUBDIVISION PLAT CABINET 5 AT SLIDE 103

LOT #64 SANDSTONE POINT SUBDIVISION PLAT CABINET 5 AT SLIDE 103

SANDSTONE POINT TRAIL (40' R/W)

COMMON AREA .86 AC.

McKEOUGH LAND COMPANY, INC
DEED BOOK 303 AT PAGE 677
DEED BOOK 307 AT PAGE 636
DEED BOOK 307 AT PAGE 639
(RESERVED FOR FUTURE DEVELOPMENT)

McKEOUGH LAND COMPANY, INC
DEED BOOK 303 AT PAGE 677
DEED BOOK 307 AT PAGE 636
DEED BOOK 307 AT PAGE 639
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DETAIL "A"
1"=20'

DETAIL "B"
1"=20'

UTILITY EASEMENTS

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED 15 FEET IN WIDTH ADJACENT TO ALL SIDE LOT LINES AND ADJACENT TO THE ROAD RIGHT-OF-WAY LINES ALONG ANY ROAD IN THE DEVELOPMENT.

RESTRICTIONS

THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SANDSTONE POINT SUBDIVISION, PHASE 2A IS RECORDED IN DEED BOOK ___ AT PAGE ___

BUILDING SETBACKS

FRONT	20'
SIDE	15
REAR	30'
REAR	10 WHERE LOT ADJOINS U.S.A.

TITLE SOURCE

DEED BOOK 303 AT PAGE 677
DEED BOOK 307 AT PAGE 636
DEED BOOK 307 AT PAGE 639

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	684.31'	78.41'	78.37'	N 17°09'54" W	06°33'53"
C2	803.31'	89.90'	70.80'	N 09°14'43" W	12°49'09"
C3	57.89'	74.16'	72.40'	N 33°39'51" E	73°24'00"
C4	384.55'	72.05'	71.94'	N 80°45'58" E	10°44'02"
C5	1508.12'	75.37'	75.36'	N 87°39'15" E	02°52'09"
C6	306.60'	74.30'	74.02'	N 53°36'19" E	13°51'24"
C7	58.12'	93.84'	67.32'	N 49°20'58" W	92°30'16"
C8	190.19'	100.69'	99.46'	N 46°17'37" W	30°19'32"
C9	50.00'	42.58'	41.62'	N 89°53'59" W	49°11'11"
C10	306.60'	131.13'	130.51'	N 24°33'24" E	24°30'06"
C11	346.60'	42.42'	42.40'	S 56°00'23" W	07°00'58"
C12	1000.12'	51.39'	81.25'	S 57°13'58" W	04°56'51"
C13	336.04'	54.52'	54.46'	S 52°38'42" W	08°34'42"
C14	57.89'	93.85'	82.81'	S 23°38'19" W	49°24'16"
C15	143.12'	63.66'	63.58'	S 09°39'39" E	25°31'56"
C16	784.31'	102.67'	102.58'	S 16°32'55" E	07°09'19"
C17	334.58'	117.61'	40.94'	S 16°19'39" E	11°39'09"
C18	40.00'	49.58'	46.79'	S 33°07'47" E	71°38'22"
C19	346.60'	193.56'	190.49'	S 24°33'43" W	31°33'47"
C20	50.00'	33.88'	33.33'	S 23°30'37" W	38°49'26"
C21	480.00'	22.51'	22.51'	N 64°47'46" W	02°41'19"
C22	120.00'	27.79'	27.73'	S 64°32'30" E	08°30'21"
C23	50.00'	48.79'	46.88'	S 28°27'27" E	55°52'10"
C24	320.89'	37.46'	37.44'	S 09°23'59" W	06°41'24"
C25	136.64'	186.89'	193.98'	S 33°39'56" W	78°21'19"
C26	434.41'	188.11'	186.75'	S 5°32'49" E	23°49'58"
C27	335.70'	103.59'	103.18'	S 34°36'42" E	17°41'11"
C28	186.50'	58.10'	136.09'	S 50°19'42" E	42°01'18"
C29	40.00'	43.19'	41.19'	N 79°55'39" E	61°51'31"
C30	40.00'	20.09'	19.84'	S 12°09'59" W	28°47'29"
C31	40.00'	96.22'	74.54'	N 00°17'01" W	137°49'21"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C32	230.50'	124.68'	123.13'	N 55°01'39" W	31°00'00"
C33	280.50'	42.75'	42.69'	N 34°41'01" W	10°58'47"
C34	1551.70'	96.13'	96.00'	N 34°58'42" W	10°19'11"
C35	412.41'	171.48'	170.24'	N 51°52'49" W	23°49'23"
C36	434.31'	18.58'	18.58'	N 1°39'09" E	02°27'20"
C37	552.84'	31.92'	31.91'	N 62°11'58" W	03°18'10"
C38	552.99'	42.74'	42.73'	N 58°43'19" W	04°25'49"
C39	538.00'	180.00'	179.76'	N 31°30'31" W	19°10'02"
C40	336.92'	134.00'	133.07'	N 44°30'24" W	19°30'06"
C41	323.54'	46.33'	46.05'	N 15°29'58" W	08°12'22"
C42	40.00'	81.51'	68.12'	N 18°49'19" E	116°45'07"
C43	348.19'	130.00'	129.22'	N 31°39'09" E	21°44'00"
C44	348.19'	54.36'	54.31'	N 47°01'10" W	08°56'09"
C45	83.47'	106.39'	107.17'	N 33°29'58" W	32°09'30"
C46	784.31'	43.58'	43.57'	N 76°01'11" W	03°58'37"
C47	40.00'	62.86'	43.81'	N 73°29'55" E	89°21'49"
C48	40.00'	60.00'	54.59'	S 59°30'06" E	85°56'19"
C49	40.00'	31.39'	31.14'	S 20°10'39" E	45°00'00"
C50	213.74'	80.01'	80.00'	S 38°46'53" E	09°51'48"
C51	383.19'	180.91'	179.19'	S 52°41'54" E	27°09'19"
C52	513.69'	147.51'	147.10'	S 58°26'49" E	16°26'19"
C53	513.54'	163.62'	162.93'	S 46°19'40" E	18°15'36"
C54	513.54'	110.62'	110.42'	S 61°38'52" E	12°20'40"
C55	176.64'	138.97'	136.19'	N 84°10'54" E	45°04'09"
C56	343.89'	32.22'	32.21'	N 49°06'49" E	05°21'54"
C57	50.00'	24.53'	24.27'	N 61°08'25" E	28°05'30"
C58	150.13'	75.76'	74.99'	S 49°27'58" E	28°54'45"
C59	176.18'	11.94'	11.92'	S 46°28'58" E	3°52'40"
C60	153.47'	86.16'	85.01'	S 35°29'58" E	32°09'30"
C61	23.74'	52.35'	43.06'	S 74°53'17" E	126°21'19"
C62	383.19'	35.01'	35.00'	S 88°41'40" E	05°14'55"

SHORT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°58'49" E	7.50'
L2	N 20°26'35" W	74.16'
L3	N 44°57'29" E	26.76'
L4	S 45°3'09" W	84.76'
L5	S 89°26'35" E	74.19'
L6	S 1°23'25" E	87.99'
L7	S 11°23'15" E	40.48'
L8	S 1°03'56" E	68.00'
L9	S 6°59'11" W	75.84'
L10	S 28°19'07" E	35.00'
L11	S 28°19'07" E	17.51'
L12	S 7°19'01" E	79.48'
L13	S 7°19'01" E	52.99'
L14	N 71°19'01" W	42.96'
L15	N 89°19'07" W	52.51'
L16	S 7°19'01" E	58.00'
L17	S 7°19'01" E	50.00'
L18	S 89°19'09" E	50.00'
L19	S 7°19'01" E	50.00'
L20	N 6°20'46" W	85.00'
L21	N 20°41'09" W	77.89'
L22	N 1°19'01" W	86.64'
L23	N 1°19'01" W	52.99'
L24	N 1°19'01" W	77.99'
L25	S 20°41'09" E	48.59'
L26	S 20°41'09" E	38.00'
L27	S 69°40'46" E	93.98'
L28	S 69°40'46" E	77.37'
L29	N 77°17'48" E	66.19'
L30	S 1°19'01" E	77.58'
L31	S 51°41'11" E	42.28'

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT REPRESENTS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY SURVEYED AND THAT THE SURVEY WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH BEE SHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1 / 10,348 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLOSER OF SURVEY AND THE ACCOMPLISHED PRECISION OF SAID SURVEY MEETS OR THE SPECIFICATIONS OF 710 CAR.

JAMES A. WEST, P.L.S. 3086 — 10/15/07

COMMONWEALTH OF KENTUCKY
JAMES A. WEST
3086
LICENSED PROFESSIONAL LAND SURVEYOR

PLAT OF SURVEY FOR:

SANDSTONE POINT SUBDIVISION PHASE 2A

DEVELOPED BY: McKEOUGH LAND COMPANY, INC. 28 PARKWAY STREET GRAND RAPIDS, MI 49417

WAYNE ENGINEERING ASSOCIATES INC.
39 SWIFT HILL ROAD
MONTICELLO, KENTUCKY 42633
PHONE: (606) 348-9797 FAX: (606) 348-3818

DRAWN BY:	CHECKED BY:	DATE:	JOB NO.
JAMES A. WEST	JAMES A. WEST	10/15/07	07-105
SCALE: 1"=100'			

Dec Rec Sent 140