

GRID NORTH
KY SPC SINGLE ZONE



SCALE: 1" = 100'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 60°26'32" E	77.65'
L2	S 54°07'28" E	38.42'
L3	S 54°07'28" E	43.94'
L4	S 76°03'30" E	20.99'
L5	S 12°33'52" W	61.53'
L6	S 12°33'52" W	52.19'
L7	S 09°33'56" W	68.75'
L8	S 09°33'56" W	57.91'
L9	S 03°12'09" E	80.06'
L10	S 86°24'15" W	10.00'
L11	S 84°46'01" W	62.73'
L12	S 75°15'26" W	40.97'
L13	N 18°15'15" W	62.82'
L14	N 20°44'21" W	38.42'
L15	N 01°36'10" W	10.92'
L16	N 24°53'18" E	28.60'
L17	N 20°18'49" W	49.99'
L18	N 46°06'10" W	50.74'
L19	N 20°18'49" W	17.22'
L20	N 46°06'10" W	41.98'
L21	N 03°35'45" W	66.81'
L22	N 86°24'15" E	106.99'
L23	N 86°24'15" E	48.88'
L24	N 76°27'43" E	77.44'
L25	S 64°04'42" E	40.45'
L26	S 69°04'32" E	83.56'
L27	N 86°24'15" E	10.42'
L28	N 86°24'15" E	53.15'
L29	S 76°27'43" W	31.84'
L30	N 86°24'15" E	75.85'
L31	N 86°24'15" E	26.97'
L32	S 76°27'43" W	47.63'
L33	N 03°35'45" W	67.69'
L34	S 25°00'56" E	66.23'
L35	S 20°18'49" E	102.03'
L36	S 20°18'49" E	84.68'
L37	S 20°18'49" E	52.03'
L38	N 46°06'10" W	12.58'

SITE STATISTICS

PROPOSED USE	SINGLE FAM. RES.
AREA OF TRACT	16.06 AC
NUMBER OF LOTS	30
DENSITY (LOTS/AC)	1.87
SMALLEST LOTS	
(#44,54,64,65,72,73 & 78)	0.28 AC

VARIANCES

THE FOLLOWING VARIANCES ARE HEREBY APPROVED UPON APPROVAL OF THIS PLAT.

- PARTIAL REDUCTION OF FRONT SETBACKS ON LOTS 65 & 77 FROM 25' TO 20'.
- REDUCTION OF SIDE SETBACK ON LOT 67 FROM 10' TO 5'.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C2	50.00'	51.96'	N 79°49'27" E	49.65'	59°32'57"
C3	50.00'	49.36'	S 42°06'59" E	47.38'	56°34'09"
C4	50.00'	46.70'	S 12°55'38" W	45.02'	53°31'06"
C5	75.00'	33.76'	S 33°12'29" E	33.47'	25°47'21"
C6	125.00'	59.25'	S 32°31'20" E	58.70'	27°09'40"
C7	125.00'	33.48'	S 11°16'08" E	33.38'	15°20'46"
C8	974.92'	56.14'	S 84°45'17" W	56.13'	3°17'57"
C9	974.92'	113.04'	S 79°47'00" W	112.98'	6°38'36"
C10	225.00'	32.64'	S 80°37'06" W	32.61'	8°18'48"
C11	225.00'	75.35'	N 85°37'51" W	74.99'	19°11'17"
C12	225.00'	47.44'	N 69°59'44" W	47.36'	12°04'56"
C13	25.00'	20.98'	N 87°59'39" W	20.37'	48°04'45"
C14	50.00'	38.98'	N 89°41'59" W	38.00'	44°40'04"
C15	50.00'	43.49'	N 42°26'43" W	42.14'	49°50'28"
C16	50.00'	54.98'	N 13°58'29" E	52.25'	62°59'56"
C17	50.00'	48.72'	N 73°23'12" E	46.81'	55°49'32"
C18	50.00'	55.02'	S 47°10'32" E	52.29'	63°03'00"
C19	25.00'	21.11'	S 39°50'24" E	20.49'	48°22'45"
C20	175.00'	38.17'	S 70°16'42" E	38.09'	12°29'52"
C21	175.00'	82.49'	N 89°58'02" E	81.73'	27°00'40"
C22	1,024.92'	52.38'	N 77°55'33" E	52.37'	2°55'41"
C23	1,024.92'	99.43'	N 82°10'09" E	99.39'	5°33'31"
C24	75.00'	55.64'	N 24°50'57" W	54.37'	42°30'25"
C25	125.00'	19.93'	N 41°32'07" W	19.91'	9°08'05"
C26	50.00'	71.61'	S 50°43'04" W	65.64'	82°03'44"
C27	50.00'	52.36'	N 58°15'04" W	50.00'	60°00'00"
C28	50.00'	52.36'	N 01°44'56" E	50.00'	60°00'00"
C29	50.00'	63.03'	N 67°51'51" E	58.94'	72°13'50"
C30	50.00'	22.43'	S 63°10'02" E	22.24'	25°42'26"
C31	50.00'	59.08'	N 46°27'41" W	55.70'	67°42'15"
C32	50.00'	54.68'	N 18°43'12" E	51.99'	62°39'32"

NOTES

THIS IS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.

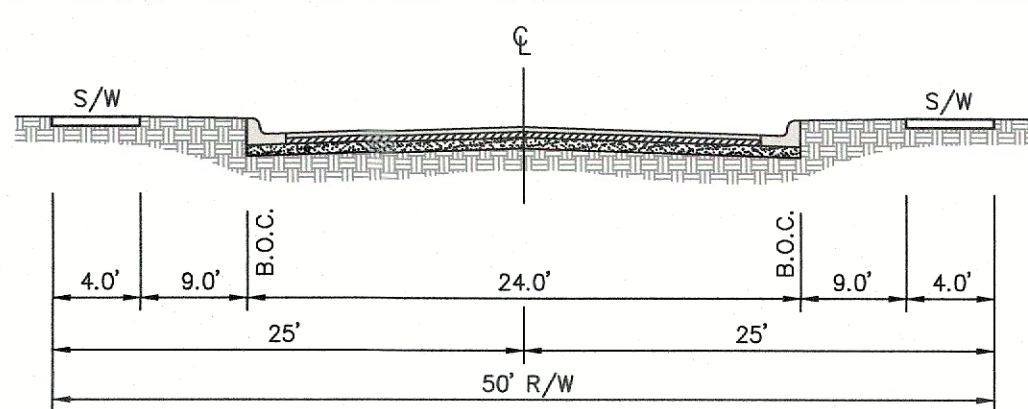
MEASUREMENTS WERE MADE USING RTK GNSS (CARLSON BRX7) AND MEET OR EXCEED THE MINIMUM RELATIVE POSITIONAL ACCURACY OF ±0.05' +100 PPM FOR URBAN SURVEYS.

COORDINATES ARE BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM (NAD83), SINGLE ZONE AND HAVE NOT BEEN SCALED TO GROUND.

SOURCE OF TITLE: DB 857 PG 316 (PB 24, 291)

ALL REBAR SET ARE 1/2" x 18" LONG WITH RED CAP STAMPED "SPENCER, PLS 4068".

MAG NAILS SET HAVE WASHER STAMPED "SPENCER, PLS 4068".



TYPICAL STREET SECTION
NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING
I CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR MADISON COUNTY, KENTUCKY, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

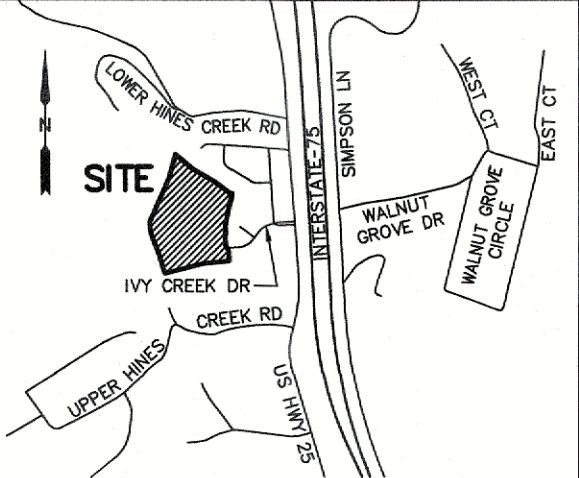
Kevin Payne
CHAIRMAN, MADISON CO. PLANNING COMMISSION
DATE: 6-12-25

CERTIFICATE OF OWNERSHIP & DEDICATION
I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND HEREBY ADOPT THIS PLAN OF SUBDIVISION. I FURTHER DEDICATE ALL STREETS, ALLEYS AND SPACES TO PUBLIC USE AS INDICATED, AND GRANT PUBLIC UTILITY AND OTHER EASEMENTS, AS DEPICTED.

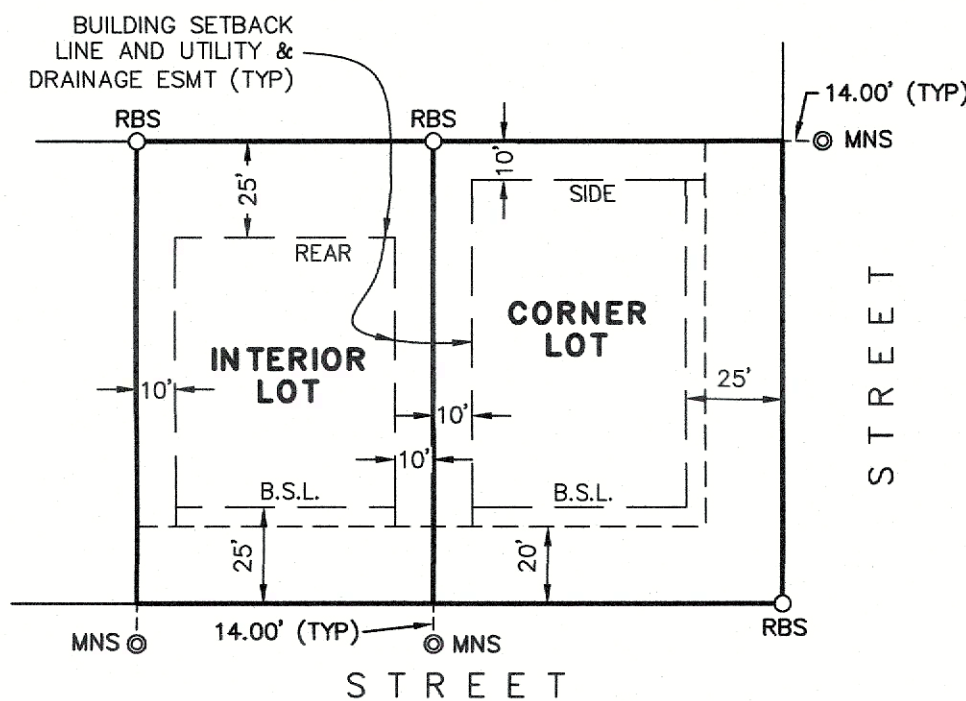
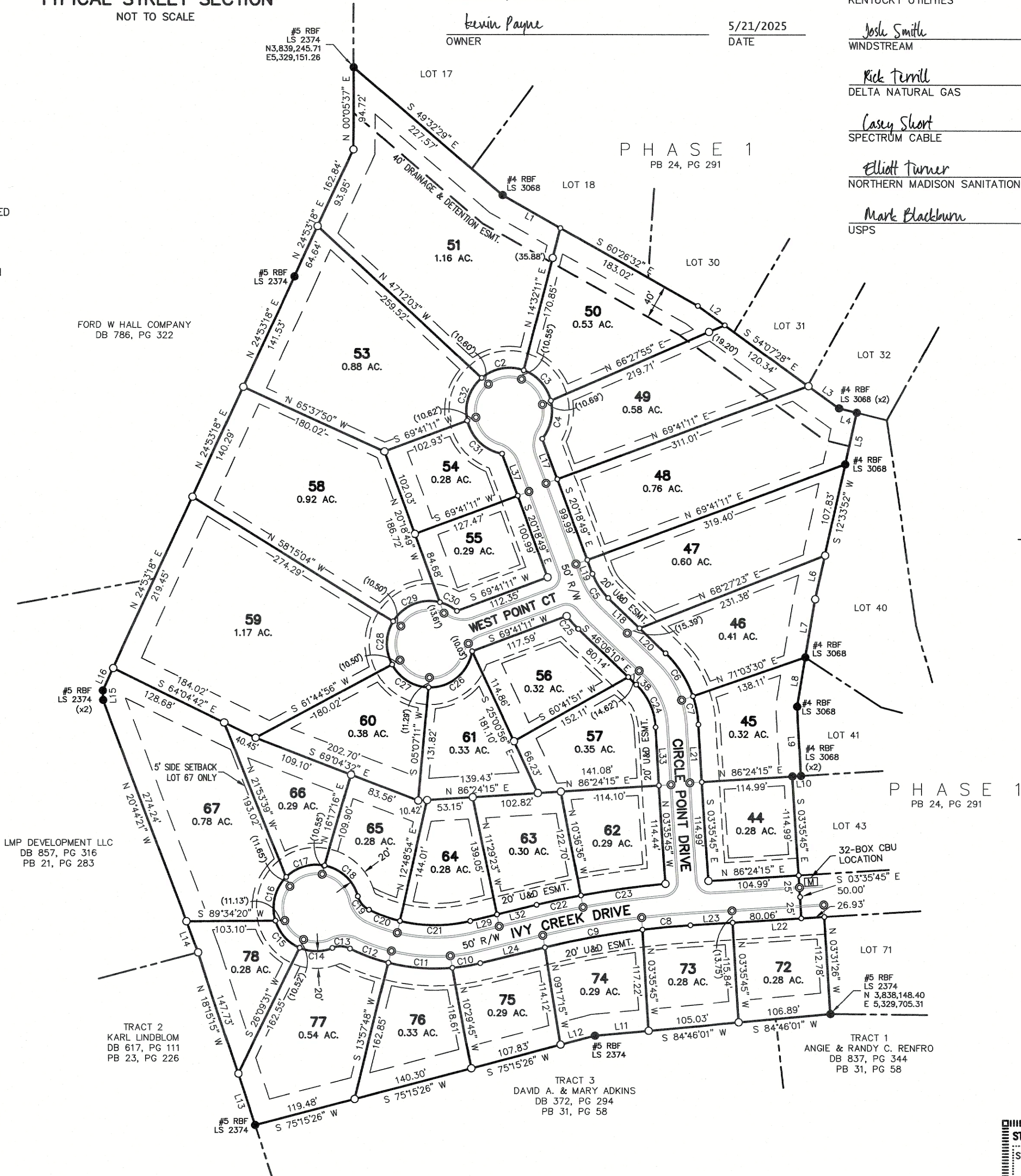
Kevin Payne
OWNER
DATE: 5/21/2025

APPROVED BY

<i>Jared Webb</i> MADISON COUNTY UTILITIES	5/21/2025 DATE
<i>Tim Gray</i> MADISON COUNTY FIRE DEPT.	5/29/2025 DATE
<i>Bob Sae</i> MADISON COUNTY ROAD DEPT.	5/21/2025 DATE
<i>William K. Jeffers</i> KENTUCKY UTILITIES	6/2/2025 DATE
<i>Josie Smith</i> WINDSTREAM	5/22/2025 DATE
<i>Rick Terrell</i> DELTA NATURAL GAS	5/28/2025 DATE
<i>Casey Short</i> SPECTRUM CABLE	5/28/2025 DATE
<i>Elliott Turner</i> NORTHERN MADISON SANITATION DISTRICT	5/21/2025 DATE
<i>Mark Blackburn</i> USPS	5/21/2025 DATE



VICINITY MAP
1" = 2000'



FRONT PROPERTY CORNERS ARE MARKED BY A MAG NAIL SET (MNS) IN THE GUTTER AT A 14.00' EXTENSION OF SIDE LOT LINES OR 14.00' PERPENDICULAR TO TANGENT AT CURVE POINTS, EXCEPT AS OTHERWISE NOTED IN PARENTHESES.

TYPICAL LOT DETAIL
NOT TO SCALE

DOCUMENT NO: 2014267130
RECORDED: June 12, 2025 03:40:00 PM
TOTAL FEES: \$50.00
COUNTY CLERK: KENNY BARGER
DEPUTY CLERK: CODY MCGLOTHLIN
COUNTY: MADISON COUNTY
BOOK: P32 PAGES: 75 - 75

FINAL RECORD PLAT
SHILOH COVE, PHASE 2
LOTS 44-67 & 72-78
MADISON COUNTY, KENTUCKY

311 N 3rd Street
Richmond, KY 40475
859-623-0725
www.spencersurveying.com
REV: 5/9/2025
JOB NO: 3143 DATE: 2/19/2025

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STATE OF KENTUCKY
STUART W. SPENCER
4068
LICENSED PROFESSIONAL LAND SURVEYOR

Stuart W. Spencer
5/19/2025