

Felix H. Sharpe, II  
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May 28, 2019

RECEIVED

MAY 29 2019

PUBLIC SERVICE  
COMMISSION

*Via Federal Express*

Gwen R. Pinson  
Executive Director  
Public Service Commission  
211 Sower Blvd.  
P.O. Box 615  
Frankfort, KY 40602-0615

*Application of Kentucky RSA #3 Cellular General Partnership d/b/a Bluegrass Cellular for a Certificate of Public Convenience and Necessity to construct a new cellular facility to be located at 12523 Peonia Road, Clarkson, Grayson County, Kentucky, 42726, before the Public Service Commission of the Commonwealth of Kentucky, Case No. 2019-00045*

Dear Director Pinson:

Please accept this response to your May 24, 2019 letter identifying the deficiency with the application filed by Kentucky RSA #3 Cellular General Partnership d/b/a Bluegrass Cellular ("Kentucky RSA #3") in the above referenced case. Please find below the deficiency identified and Kentucky RSA #3's response.

**(1) Deficiency:** Pursuant to 807 KAR 5:063, Section 1(1)(h) - A survey, signed and sealed by a professional engineer registered in Kentucky, that shows the proposed location of the tower and all easements and existing structures within 500 feet of the site on the property on which the tower will be located and all easements and existing structures within 200 feet of the access drive, including the intersection with the public street system.

**Response:** Please find enclosed is one (1) original and five (5) copies of Kentucky RSA #3's survey, signed and sealed by a professional engineer, to replace the existing survey identified in Exhibit "G" in its application.

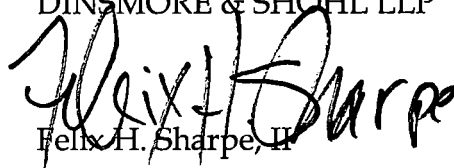
We ask that the enclosed documents be included as part Kentucky RSA #3's application. Please return a file stamped copy in the enclosed self-addressed prepaid envelope.

Gwen R. Pinson  
Page 2  
May 28, 2019

Thank you and if you have any questions with respect to this matter, please call me.

Regards,

DINSMORE & SHOHL LLP



Felix H. Sharpe, II

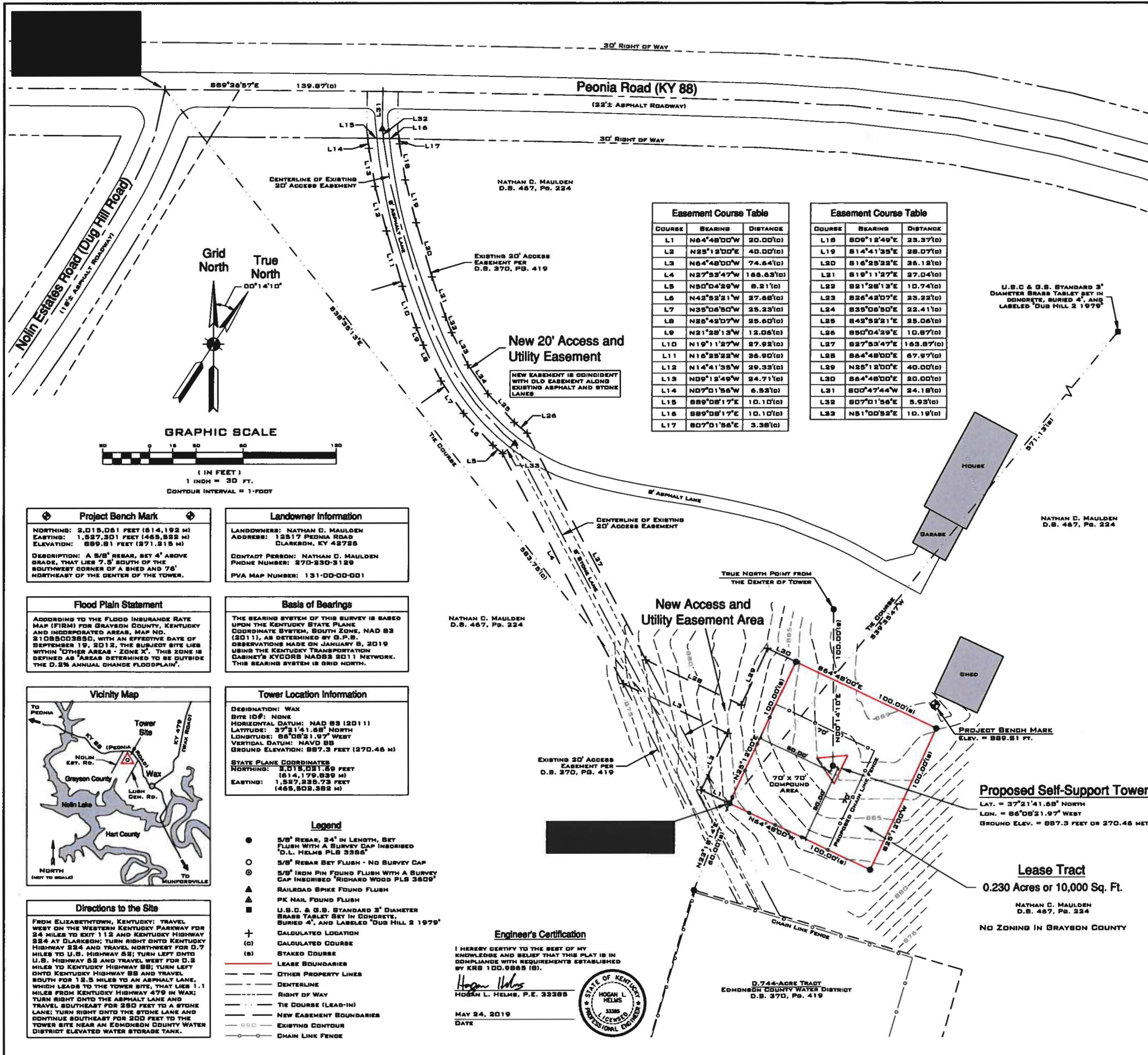
FHS/kwi

cc: Doug Updegraff  
Tim Ash  
John E. Selent, Esq.  
Edward T. Depp, Esq.

# SITE: WAX

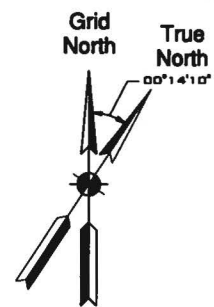
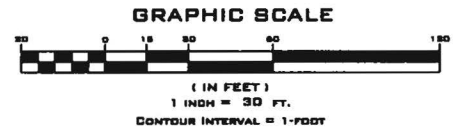
## Lease Boundary and Topographic Survey

### Grayson County, Kentucky



COURSE	BEARING	DISTANCE
L1	N64°48'00"W	30.00'(0)
L2	N85°13'00"E	40.00'(0)
L3	N64°48'00"W	74.64'(0)
L4	N27°53'47"W	166.63'(0)
L5	N50°04'29"W	6.21'(0)
L6	N42°52'21"W	27.66'(0)
L7	N35°06'50"W	25.23'(0)
L8	N58°48'07"W	35.60'(0)
L9	N21°28'13"W	12.06'(0)
L10	N19°11'27"W	27.92'(0)
L11	N15°25'22"W	36.90'(0)
L12	N14°41'35"W	29.33'(0)
L13	N09°13'49"W	24.71'(0)
L14	N07°01'56"W	6.53'(0)
L15	S89°08'17"E	10.10'(0)
L16	S89°08'17"E	10.10'(0)
L17	S07°01'56"E	3.38'(0)

COURSE	BEARING	DISTANCE
L18	S09°12'49"E	23.37'(0)
L19	S14°41'35"E	28.07'(0)
L20	S16°25'22"E	26.12'(0)
L21	S19°11'27"E	27.04'(0)
L22	S21°28'13"E	10.74'(0)
L23	S26°42'07"E	23.22'(0)
L24	S35°06'50"E	22.41'(0)
L25	S43°52'21"E	25.06'(0)
L26	S50°04'29"E	10.87'(0)
L27	S27°53'47"E	163.87'(0)
L28	S64°48'00"E	67.97'(0)
L29	N25°13'00"E	40.00'(0)
L30	S64°48'00"E	30.00'(0)
L31	S00°47'44"W	24.18'(0)
L32	S07°01'56"E	5.93'(0)
L33	N51°00'52"E	10.19'(0)

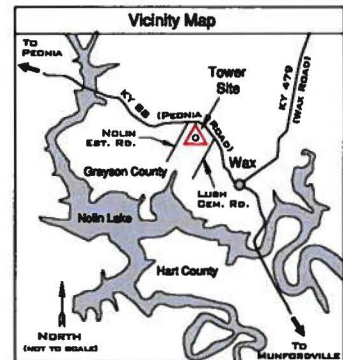


**Project Bench Mark**  
 NORTHING: 5,015,061 FEET (1541,192 M)  
 EASTING: 1,527,301 FEET (465,922 M)  
 ELEVATION: 889.81 FEET (271.515 M)  
 DESCRIPTION: A 5/8" REBAR, SET 4" ABOVE GRADE, THAT LIES 7.5' SOUTH OF THE SOUTHWEST CORNER OF A SHED AND 76' NORTHEAST OF THE CENTER OF THE TOWER.

**Landowner Information**  
 LANDOWNERS: NATHAN C. MAULDEN  
 ADDRESS: 12517 PEONIA ROAD  
 CLARKSON, KY 42725  
 CONTACT PERSON: NATHAN C. MAULDEN  
 PHONE NUMBER: 270-230-3129  
 PVA MAP NUMBER: 131-00-00-001

**Flood Plain Statement**  
 ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR GRAYSON COUNTY, KENTUCKY AND INCORPORATED AREAS, MAP NO. 2108500385D, WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2012, THE SUBJECT SITE LIES WITHIN "OTHER AREAS - ZONE X". THIS ZONE IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**Basis of Bearings**  
 THE BEARING SYSTEM OF THIS SURVEY IS BASED UPON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), AS DETERMINED BY G.P.S. OBSERVATIONS MADE ON JANUARY 8, 2019 USING THE KENTUCKY TRANSPORTATION CABINET'S KYODRS NAD83 2011 NETWORK. THIS BEARING SYSTEM IS GRID NORTH.



**Tower Location Information**  
 DESIGNATION: WAX  
 SITE ID#: NONE  
 HORIZONTAL DATUM: NAD 83 (2011)  
 LATITUDE: 37°21'41.68" NORTH  
 LONGITUDE: 86°08'21.97" WEST  
 VERTICAL DATUM: NAVD 83  
 GROUND ELEVATION: 887.3 FEET (270.46 M)  
 STATE PLANE COORDINATES  
 NORTHING: 5,015,061.50 FEET (1541,179.339 M)  
 EASTING: 1,527,335.73 FEET (465,902.382 M)

- Legend**
- 5/8" REBAR, 24" IN LENGTH, SET FLUSH WITH A SURVEY CAP INSCRIBED "D.L. HELMS PLS 3386"
  - 5/8" REBAR SET FLUSH - NO SURVEY CAP
  - ⊙ 5/8" IRON PIN FOUND FLUSH WITH A SURVEY CAP INSCRIBED "RICHARD WOOD PLS 3609"
  - ▲ RAILROAD SPIKE FOUND FLUSH
  - PK NAIL FOUND FLUSH
  - U.S.C. & G.S. STANDARD 3" DIAMETER BRASS TABLE SET IN CONCRETE, BURIED 4", AND LABELED "DUG HILL 2 1979"
  - ⊕ CALCULATED LOCATION
  - (0) CALCULATED COURSE
  - (a) STAKED COURSE
  - LEASE BOUNDARIES
  - OTHER PROPERTY LINES
  - CENTERLINE
  - RIGHT OF WAY
  - THE COURSE (LEAD-IN)
  - NEW EASEMENT BOUNDARIES
  - EXISTING CONTOUR
  - CHAIN LINK FENCE

**Engineer's Certification**  
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAN IS IN COMPLIANCE WITH REQUIREMENTS ESTABLISHED BY KRS 100.9865 (8).  
 Hogan L. Helms  
 HOGAN L. HELMS, P.E. 33385  
 MAY 24, 2019  
 DATE



D.744-ACRE TRACT  
 EDMONDSON COUNTY WATER DISTRICT  
 D.S. 370, Pg. 419

**Proposed Self-Support Tower**  
 LAT. = 37°21'41.68" NORTH  
 LON. = 86°08'21.97" WEST  
 GROUND ELEV. = 887.3 FEET OR 270.46 METERS

**Lease Tract**  
 0.230 Acres or 10,000 Sq. Ft.  
 NATHAN C. MAULDEN  
 D.S. 467, Pg. 224  
 NO ZONING IN GRAYSON COUNTY

#### Lease Boundary and Easement Description

A TRACT OF LAND THAT IS LOCATED 600 FEET SOUTHEASTERLY OF THE INTERSECTION OF NOLIN ESTATER ROAD (ALSO KNOWN AS DUG HILL ROAD) AND PEONIA ROAD (ALSO KNOWN AS KENTUCKY HIGHWAY 88) IN THE WAX COMMUNITY OF GRAYSON COUNTY, KENTUCKY; SAID TRACT BEING DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF SAID ROADS; THENCE SOUTH 28 DEGREES 25 MINUTES 13 SECONDS EAST 583.75 FEET TO A 5/8-INCH REBAR SET FLUSH WITH A SURVEY CAP INSCRIBED "D.L. HELMS PLS 3386" (REFERRED TO AS A REBAR IN THE REMAINDER OF THIS DESCRIPTION) AT THE POINT OF BEGINNING OF THIS DESCRIPTION (SAID REBAR LIES SOUTH 39 DEGREES 25 MINUTES 47 SECONDS WEST 57.13 FEET FROM A UNITED STATES GOVERNMENT SURVEY STANDARD 3-INCH DIAMETER BRASS TABLE SET IN CONCRETE, BURIED 4 INCHES, AND LABELED "DUG HILL 2 1979" AND IT LIES NORTH 22 DEGREES 18 MINUTES 14 SECONDS EAST 80.00 FEET FROM A 5/8-INCH IRON PIN FOUND FLUSH WITH A SURVEY CAP INSCRIBED "RICHARD WOOD PLS 3609" AT THE NORTHWEST CORNER OF THE 0.744-ACRE TRACT DESCRIBED IN DEED TO THE EDMONDSON COUNTY WATER DISTRICT ON DECEMBER 29, 2018 IN DEED BOOK 370, PAGE 419 IN THE OFFICE OF THE COUNTY CLERK OF GRAYSON COUNTY, KENTUCKY); THENCE NORTH 25 DEGREES 12 MINUTES 00 SECONDS EAST 100.00 FEET TO A REBAR SET FLUSH; THENCE SOUTH 64 DEGREES 48 MINUTES 00 SECONDS EAST 100.00 FEET TO A REBAR SET FLUSH; THENCE SOUTH 25 DEGREES 12 MINUTES 00 SECONDS WEST 100.00 FEET TO A REBAR SET FLUSH; THENCE NORTH 64 DEGREES 48 MINUTES 00 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.230 ACRES (10,000 SQUARE FEET), MORE OR LESS.

TOGETHER WITH AN ACCESS AND UTILITY EASEMENT FROM THE ABOVE-DESCRIBED 0.230-ACRE LEASE TRACT TO PEONIA ROAD (ALSO KNOWN AS KENTUCKY HIGHWAY 88); SAID EASEMENT FOLLOWS AN EXISTING ASPHALT AND STONE LANE FOR MOST OF ITS LENGTH, AND IT IS DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8-INCH REBAR SET FLUSH WITH A SURVEY CAP INSCRIBED "D.L. HELMS PLS 3386", WHICH MARKS THE SOUTHWEST CORNER OF THE ABOVE-DESCRIBED 0.230-ACRE LEASE TRACT; THENCE NORTH 64 DEGREES 48 MINUTES 00 SECONDS WEST 20.00 FEET; THENCE NORTH 25 DEGREES 12 MINUTES 00 SECONDS EAST 40.00 FEET; THENCE NORTH 64 DEGREES 48 MINUTES 00 SECONDS WEST 74.64 FEET; THENCE NORTH 27 DEGREES 04 MINUTES 20 SECONDS WEST 166.63 FEET; THENCE NORTH 42 DEGREES 52 MINUTES 31 SECONDS WEST 27.66 FEET; THENCE NORTH 25 DEGREES 06 MINUTES 50 SECONDS WEST 25.23 FEET; THENCE NORTH 31 DEGREES 28 MINUTES 13 SECONDS WEST 10.74 FEET; THENCE NORTH 19 DEGREES 11 MINUTES 27 SECONDS WEST 27.92 FEET; THENCE NORTH 15 DEGREES 25 MINUTES 22 SECONDS WEST 36.90 FEET; THENCE NORTH 14 DEGREES 41 MINUTES 35 SECONDS WEST 29.33 FEET; THENCE NORTH 09 DEGREES 13 MINUTES 49 SECONDS WEST 24.71 FEET; THENCE NORTH 07 DEGREES 01 MINUTE 56 SECONDS WEST 6.53 FEET TO THE SOUTH RIGHT OF WAY OF PEONIA ROAD (30 FEET FROM THE CENTERLINE PER STATE HIGHWAY PROJECT NO. 617, SECTION 8-B, DATED NOVEMBER 17, 1933); THENCE, ALONG SAID RIGHT OF WAY, SOUTH 89 DEGREES 08 MINUTES 17 SECONDS EAST 10.10 FEET; THENCE SOUTH 07 DEGREES 01 MINUTE 56 SECONDS EAST 3.38 FEET; THENCE SOUTH 09 DEGREES 13 MINUTES 49 SECONDS EAST 23.37 FEET; THENCE SOUTH 14 DEGREES 41 MINUTES 35 SECONDS EAST 28.07 FEET; THENCE SOUTH 16 DEGREES 25 MINUTES 22 SECONDS EAST 26.12 FEET; THENCE SOUTH 19 DEGREES 11 MINUTES 27 SECONDS EAST 27.04 FEET; THENCE SOUTH 21 DEGREES 28 MINUTES 13 SECONDS EAST 10.74 FEET; THENCE SOUTH 26 DEGREES 42 MINUTES 07 SECONDS EAST 23.22 FEET; THENCE SOUTH 35 DEGREES 06 MINUTES 50 SECONDS EAST 22.41 FEET; THENCE SOUTH 43 DEGREES 52 MINUTES 21 SECONDS EAST 25.06 FEET; THENCE SOUTH 50 DEGREES 04 MINUTES 29 SECONDS EAST 10.87 FEET; THENCE SOUTH 57 DEGREES 53 MINUTES 47 SECONDS EAST 163.87 FEET; THENCE SOUTH 64 DEGREES 48 MINUTES 00 SECONDS EAST 67.97 FEET; THENCE NORTH 25 DEGREES 12 MINUTES 00 SECONDS EAST 40.00 FEET; THENCE SOUTH 64 DEGREES 48 MINUTES 00 SECONDS EAST 30.00 FEET TO A 5/8-INCH REBAR SET FLUSH WITH SAID HELMS SURVEY CAP AT THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED 0.230-ACRE LEASE TRACT; THENCE SOUTH 25 DEGREES 12 MINUTES 00 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING.

**Notes**  
 1. ANY ENCUMBRANCES AND LANDOWNER INFORMATION SHOWN HEREON, REGARDING THE SUBJECT TRACT, ARE BASED UPON A TITLE SEARCH COMPLETED BY ABSTRACTS & TITLES, INC. OF LOUISVILLE, KENTUCKY, DATED JANUARY 3, 2019, EXAM NO. 238171.  
 2. THE UTILITIES SHOWN ON THIS PLAN MAY OR MAY NOT REPRESENT ALL OF THE UTILITIES LOCATED AT THE SUBJECT SITE. THE PRESENCE OF UTILITIES WAS DETERMINED BY A VISUAL INSPECTION OF THE PROPERTY SURFACE. NO UTILITY LOCATE WAS CALLED IN PRIOR TO THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.  
 3. THE TOPOGRAPHIC INFORMATION CONTAINED ON THIS PLAN IS AS REQUESTED BY THE CLIENT AND MAY OR MAY NOT REPRESENT ALL OF THE TOPOGRAPHIC FEATURES LOCATED AT THE SUBJECT SITE.  
 4. ACCORDING TO THE OFFICE OF MR. KEVIN HENDERSON, COUNTY JUDGE EXECUTIVE OF GRAYSON COUNTY, NO LOCAL PLANNING UNIT EXISTS WHICH HAS GEOGRAPHICAL JURISDICTION OF THE SUBJECT TOWER SITE. THE COUNTY JUDGE EXECUTIVE'S OFFICE MAY BE CONTACTED AT 270-259-3159.  
 5. THE PROPOSED LOCATION OF THE WAX TOWER SITE WILL BE LOCATED OUTSIDE OF AN INCORPORATED CITY.  
 6. THE RIGHT OF WAY OF PEONIA ROAD (KENTUCKY HIGHWAY 88) WAS DETERMINED FROM THE PLANS OF STATE PROJECT NO. 617, SECTION 8-B, DATED NOVEMBER 17, 1933.  
 7. THE FOLLOWING EQUIPMENT WAS USED TO COMPLETE THIS SURVEY: (1) TOPCON DB-3 REDUCTIO TOTAL STATION AND (2) TOPCON Hiper II NETWORK RECEIVER/ROVER DUAL FREQUENCY GPS SYSTEM. THE Hiper II SYSTEM WAS USED IN THE RTK MODE.

**Land Surveyor's Certification**  
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN COMPILED FROM A SURVEY MADE UPON THE GROUND UNDER MY DIRECT SUPERVISION ON JANUARY 16, 2019 BY THE METHOD OF REAL TIME KINEMATIC GPS SURVEY AND A RANDOM TRAVERSE WITH SIBENET 2. THE RELATIVE STANDARD ACCURACY OF ANY POINT ON THIS SURVEY IS BETTER THAN ± 0.10 FEET ± 200 PPM. THIS PLAN REPRESENTS A RURAL BOUNDARY SURVEY AND COMPLES WITH THE REQUIREMENTS OF 201 KAR 18:150.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	5-24-19	AS SHOWN

DATE: MAY 24, 2019  
 DRAWN BY: D.L. HELMS  
 CHECKED BY: D.L. HELMS

**STATE OF KENTUCKY**  
 DARREN L. HELMS, P.L.S. 3386  
 LICENSED PROFESSIONAL LAND SURVEYOR

MAY 24, 2019  
 DATE

**LANDMARK SURVEYING CO., INC.**  
 15 N.E. 380 STREET  
 WASHINGTON, INDIANA 47301  
 (812) 257-0950  
 WWW.LANDMARKSURVEYINGCO.COM  
 Project No. 18-01-0101  
 © 2019

**Lease Boundary Survey**  
 12523 Peonia Road  
 Clarkson, Kentucky 42726

**Bluegrass Cellular**  
 2902 Ring Road  
 Elizabethtown, KY 42701

**SHEET No.**  
 1  
 of 1 SHEETS  
**FILE NAME**  
 wax.dwg