

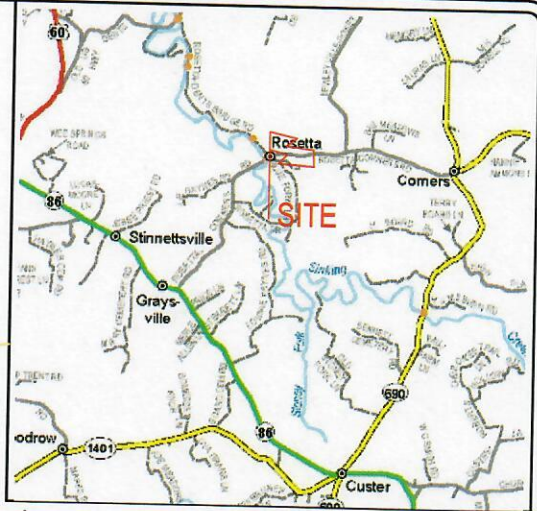


BEARINGS- STATE PLANE - KENTUCKY
SINGLE ZONE NAD '83 (2011)

Flood Note

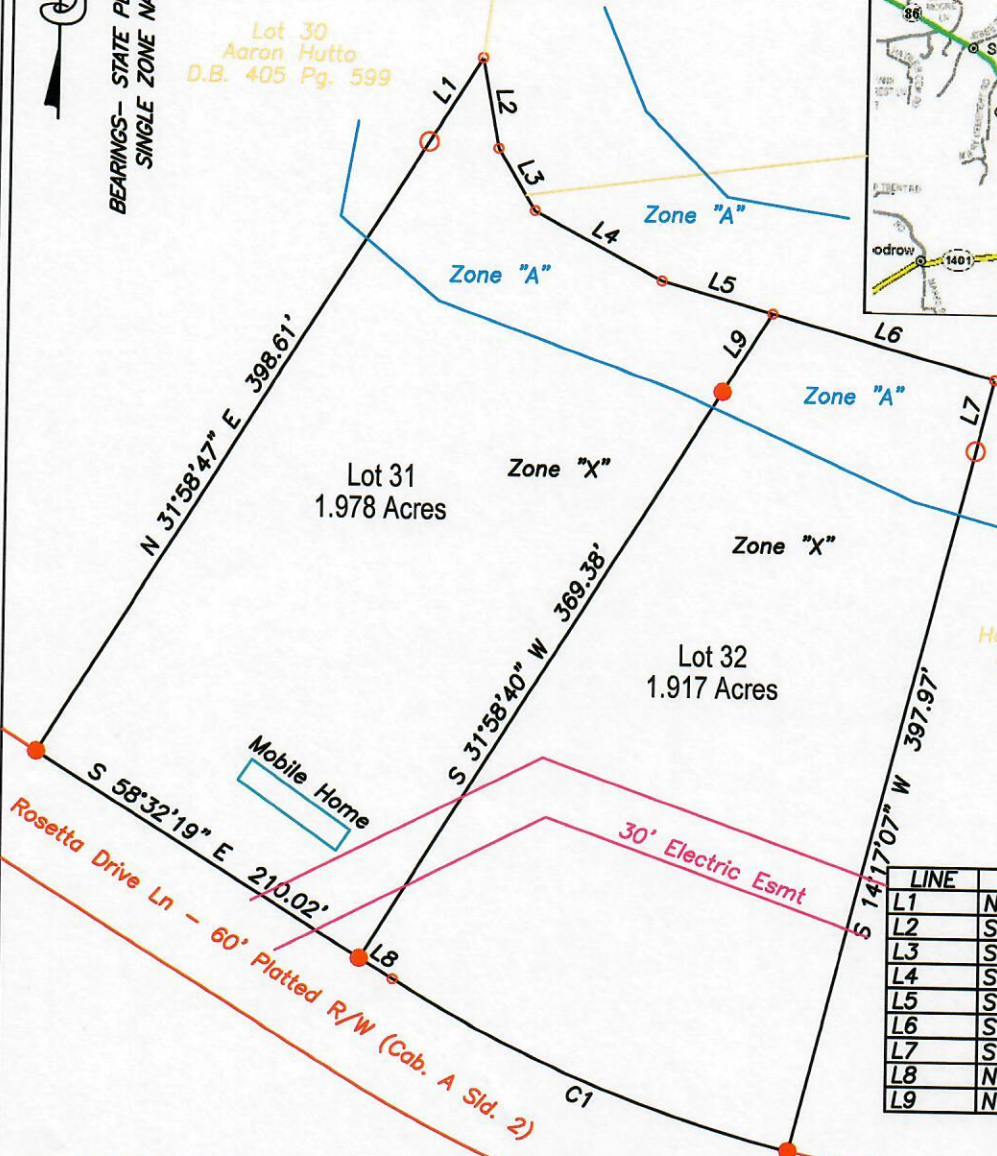
It has been determined that as presented on Flood Insurance Rate Map Number 21027C0250C dated 4 August 2008, A portion of this property, as illustrated on the plat is located in Zone A, a Special Flood Hazard Area, for which a base flood elevation has not been determined. The remainder of the site is located within zone "X" and is not in a special flood hazard area.

Lot 30
Aaron Hutto
D.B. 405 Pg. 599



VICINITY MAP
NTS

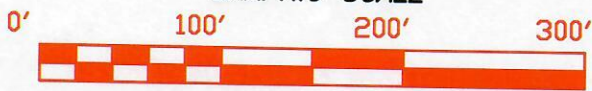
Lot 33
Hazel & Heather Bell
D.B. 427 Pg. 192



LINE	BEARING	DISTANCE
L1	N 31°58'47" E	54.44'
L2	S 10°48'46" E	49.86'
L3	S 31°18'55" E	39.50'
L4	S 61°57'46" E	79.93'
L5	S 74°31'23" E	63.73'
L6	S 74°31'23" E	127.45'
L7	S 14°17'07" W	40.25'
L8	N 58°32'36" W	21.64'
L9	N 31°58'40" E	51.03'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 67°28'32" W	236.97'	237.96'	753.39'

GRAPHIC SCALE



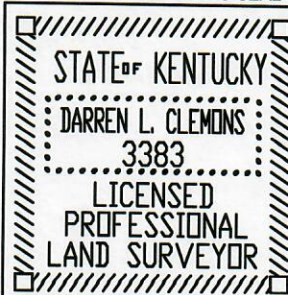
NOTES AND RESERVATIONS

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, APPURTENANCES, RESTRICTIONS, AND/OR EASEMENTS IN EFFECT TO DATE.
2. ADJOINING PROPERTY OWNERS ARE ACCORDING TO PROPERTY VALUATION OFFICE RECORDS.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2018 was used. All distances are grid distances.

SURVEYOR'S CERTIFICATION

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK: GPS MEASUREMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS $\pm 0.05'$ (100PPM) AT THE 95% CONFIDENCE LEVEL. THE ANGULAR & LINEAR MEASUREMENTS HAVE NOT BEEN ADJUSTED FOR CLOSURE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT ALL MONUMENTS INDICATED HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLY WITH 201 KAR 18:50 HORIZONTAL DATUM - NAD '83; VERTICAL DATUM - NAVD'88 GEOID MODEL - GEOID '18

SURVEYOR'S SEAL



SIGNATURE

[Signature]

REGISTRATION NUMBER

DATE

3383 11-14-25

LEGEND

- .. 1/2" X 18" STEEL REBAR (SET) W/ID CAP #3383
- .. UNMARKED R/W OR MEANDER POINT.

**CLEMONS & ASSOCIATES
LAND SURVEYING, INC.**
522 NORTH MULBERRY
ELIZABETHTOWN, KY. 42701
PH: 270-766-1112
darren3383@bbltel.com

COMPLIES WITH 201 KAR 18:150.

SURVEY OF:

Lots 31 & 32 of
Rosetta Waterfront Subdivision

CLIENT: Ky Land Co. OWNER: William II & Brittani Wilson
102 Childers Court
Elizabethtown, Ky 42701

AREA- 3.895 Acres SOURCE OF TITLE: D.B. 478, PAGE 204.

BEARINGS - KY. STATE PLANE SINGLE ZONE SCALE: 1"=100'

DISTANCES: GPS COUNTY- Breckinridge

DATE: 11/11/2025 APPROVED BY: DLC DRAWN BY: JTD

PROJECT: lots 31-32.dwg