

GENERAL NOTES

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, EASEMENTS, RESTRICTIONS AND/OR EASEMENTS IN EFFECT TO DATE OF RECORDING. THE SURVEYOR HAS MADE NO INVESTIGATION OR INSPECTION REGARDING THE EXISTENCE OF RECORD EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS, OR OTHER FACTS THAT AN ACQUIRE AND CURRENT TITLE SEARCH MAY DISCLOSE.

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK 528, PAGE 82 IN THE OFFICE OF THE GRAYSON COUNTY CLERK OF THE STATE OF KENTUCKY AND DO HEREBY ADMIT THAT THIS PLAN OF LOTS WITH OUR NAME AND DO HEREBY CERTIFY THAT WE HAVE FULL KNOWLEDGE OF THE FACTS AND DO HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY AND ANY OTHER GRACES SO INDICATED TO PUBLIC USE EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE AND DO ESPECIALLY RESERVE THE EASEMENTS INDICATED FOR NUMBERED/LETTERED CORNERS.

NOTARY CERTIFICATION

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT ACCORDING TO THE RECORDS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE DUE EXECUTION OF THIS DOCUMENT.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 2024

NAME _____ NUMBER _____ COMMISSION EXP _____



ALLEN ESTATES SUBDIVISION at SUMMIT CREEK

77.09 acre PROPERTY BELONGING TO
LAND INC
P.O. BOX 1008
BRANDENBURG, KENTUCKY 40108

BRANDENBURG, KENTUCKY 40108

DATE _____

LEGEND

- INDICATES 1/2" X 1/8" REBAR SET WITH ORANGE PLASTIC CAP STAMPED LCM # PLS 3888
- INDICATES 1/2" X 1/8" REBAR FOUND WITH RED PLASTIC CAP STAMPED CLEMENS - 1383
- INDICATES FOUND NON-PW AS NOTED
- INDICATES FOUND STONE AS NOTED
- 4" DING WATER MAIN AS CONSTRUCTED 2008
- 4" OVERHEAD LINES
- CREEK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN SERVICES 4 SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLIES WITH 201 KRS 16.150 CLASS A (ORDINARY SURVEY). THIS SURVEY WAS A CONDUCTED USING THE GPS PROCEDURES USING A LEICA GNSS RECEIVER AND A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) AND A LEICA DISTANCE MEASUREMENT SYSTEM (DMS) FOR ANY ONE POINT ON THIS SURVEY DOES NOT EXCEED ONE (1) CENTIMETER PER HUNDRED METERS FOR PROFESSIONAL SURVEYING IN KENTUCKY.

JAMES C. McARDAM, III, RES. 3888

ALLEN ESTATES SUBDIVISION at SUMMIT CREEK

77.09 acre PROPERTY BELONGING TO
LAND INC
P.O. BOX 1008
BRANDENBURG, KENTUCKY 40108

DATE: 02/05/2026
CMM: BJC, JMM

SCALE: 1" = 100'
CMM: BJC, JMM

380 BRANDENBURG ROAD
BRANDENBURG, KY 40117
(502) 833-8447
www.meadamsurveying.com

VICINITY MAP -NTS-

SIDE STATISTICS:

TOTAL ACREAGE: 77.09 AC
ACREAGE IN LOTS: 77.08 AC
AREA REMAINING: 0.00 AC

NEW ROAD LENGTH: 1180 IN 1 ROAD
AREA OF PRIVATE ROAD: 1.88 AC

NUMBER OF LOTS: 30 LOTS
AVERAGE LOT SIZE: #25 & #28 1.08 AC
MINIMUM LOT SIZE: #18 0.75 AC
MAXIMUM LOT SIZE: #18 7.51 AC