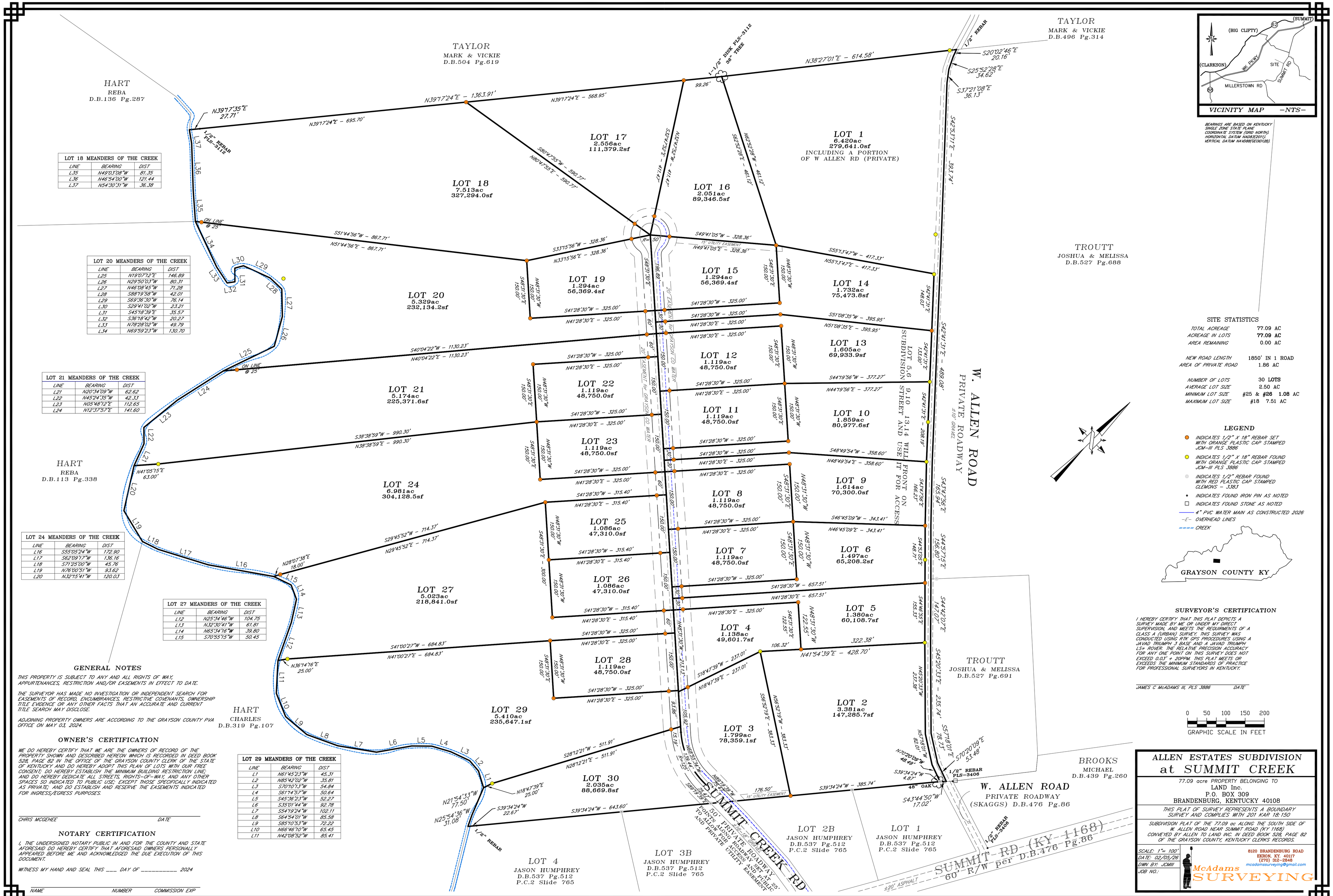

LOT 18 MEANDERS OF THE CREEK		
LINE	BEARING	DIST
L35	N49°03'08"W	81.35
L36	N46°54'20"W	121.44
L37	N54°30'31"W	36.38

LOT 20 MEANDERS OF THE CREEK		
LINE	BEARING	DIST
L25	N19°07'12"E	146.89
L26	N29°50'03"W	80.31
L27	N46°08'45"W	71.28
L28	S88°19'58"W	42.01
L29	S69°36'30"W	76.14
L30	S29°41'02"W	23.21
L31	S45°18'39"E	35.57
L32	S36°18'42"W	20.27
L33	N78°28'02"W	49.79
L34	N69°59'23"W	130.70

LOT 21 MEANDERS OF THE CREEK		
LINE	BEARING	DIST
L21	N28°34'09"W	62.62
L22	N49°24'35"W	42.33
L23	N05°48'12"E	112.65
L24	N12°37'57"E	141.60

LOT 24 MEANDERS OF THE CREEK		
LINE	BEARING	DIST
L16	S55°05'24"W	172.90
L17	S82°09'17"W	136.16
L18	S71°25'00"W	45.76
L19	N76°00'51"W	93.62
L20	N32°15'41"W	120.03

LOT 27 MEANDERS OF THE CREEK		
LINE	BEARING	DIST
L12	N25°54'46"W	104.75
L13	N32°35'41"W	61.81
L14	N15°34'16"W	39.80
L15	S70°55'15"W	50.45

LOT 29 MEANDERS OF THE CREEK		
LINE	BEARING	DIST
L1	N61°45'23"W	45.31
L2	N85°42'02"W	35.81
L3	S70°01'37"W	54.84
L4	S81°14'57"W	50.64
L5	S45°36'23"W	53.27
L6	S35°01'44"W	92.78
L7	S54°19'24"W	102.11
L8	S64°34'01"W	85.58
L9	S85°10'53"W	72.23
L10	N86°46'10"W	63.45
L11	N42°08'52"W	85.41

BEARINGS ARE BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM (GRID NORTH). HORIZONTAL DATUM NAD83(2011). VERTICAL DATUM NAVD88(GEOID12B).

SITE STATISTICS

TOTAL ACREAGE	77.09 AC
ACREAGE IN LOTS	77.09 AC
AREA REMAINING	0.00 AC
NEW ROAD LENGTH	1850' IN 1 ROAD
AREA OF PRIVATE ROAD	1.86 AC
NUMBER OF LOTS	30 LOTS
AVERAGE LOT SIZE	2.50 AC
MINIMUM LOT SIZE	#25 & #26 1.08 AC
MAXIMUM LOT SIZE	#18 7.51 AC

LEGEND

- INDICATES 1/2" X 18" REBAR SET WITH ORANGE PLASTIC CAP STAMPED JCM-III PLS 3886
- INDICATES 1/2" X 18" REBAR FOUND WITH ORANGE PLASTIC CAP STAMPED JCM-III PLS 3886
- INDICATES 1/2" REBAR FOUND WITH RED PLASTIC CAP STAMPED CLEMONS - 3383
- INDICATES FOUND IRON PIN AS NOTED
- INDICATES FOUND STONE AS NOTED
- 4" PVC WATER MAIN AS CONSTRUCTED 2026
- OVERHEAD LINES
- CREEK

GENERAL NOTES

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPURTENANCES, RESTRICTION AND/OR EASEMENTS IN EFFECT TO DATE.

THE 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.

ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE GRAYSON COUNTY PVA OFFICE ON MAY 03, 2024.

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 ADOPT THIS PLAN OF LOTS WITH OUR FREE CONSENT; DO HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE; AND DO HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR INGRESS/EGRESS PURPOSES.

CHRIS MCGEHEE DATE

NOTARY CERTIFICATION

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT AFORESAID OWNERS 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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS OF A CLASS A (URBAN) SURVEY. THIS SURVEY WAS CONDUCTED USING RTK GPS PROCEDURES USING A JAVAD TRIUMPH 3 BASE AND A JAVAD TRIUMPH LS+ ROVER. THE RELATIVE PRECISION ACCURACY FOR ANY ONE POINT ON THIS SURVEY DOES NOT EXCEED 0.03' + 20PPM. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.

JAMES C McADAMS III, PLS 3886 DATE

ALLEN ESTATES SUBDIVISION at SUMMIT CREEK

77.09 acre PROPERTY BELONGING TO
LAND Inc.
P.O. BOX 309
BRANDENBURG, KENTUCKY 40108

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

SUBDIVISION PLAT OF THE 77.09 ac ALONG THE SOUTH SIDE OF W. ALLEN ROAD NEAR SUMMIT ROAD (KY 1168) CONVEYED BY ALLEN TO LAND INC. IN DEED BOOK 528, PAGE 82 OF THE GRAYSON COUNTY, KENTUCKY CLERKS RECORDS.

SCALE: 1"= 100'
DATE: 02/05/26
DWN BY: JCMIII
JOB NO.:

McAdams SURVEYING
8120 BRANDENBURG ROAD
EKRON, KY. 40117
(270) 312-2848
mcadamssurveying@gmail.com