

LINE	DEAPING	DIST
L26	N19D112 E	84.6.89
L25	N29 S0.3 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 E	23.87
L31	S45 18.59 E	35.67
L32	S36 18.42 W	20.87
L33	N18 28.02 W	40.79
L34	N69 52.23 W	130.70

LINE	BEARING	DIST
L21	N20°34'09"W	62.62
L22	N45°24'35"W	42.33
L23	N03°48'12"E	112.65
L24	N12°37'57"E	141.60

LINE	BEARING	DIST
L16	S56°52'24"W	172.90
L17	S62°09'17"W	136.16
L18	S71°25'00"W	45.76
L19	N1°00'51"W	93.62
L20	N32°15'41"W	120.05

LINE	BEARING	DIST
L12	N25.34.46"W	104.75
L13	N32.30.41"W	61.81
L14	N65.34.16"W	39.80
L15	S70.35.15"W	30.45

LINE	BEARING	DIST
L1	N67°46'23"W	43.37
L2	N65°44'02"W	35.67
L3	S70°10'13"W	56.64
L4	S67°14'37"W	50.64
L5	S65°36'23"W	52.27
L6	S55°01'44"W	92.78
L7	S54°19'24"W	102.11
L8	S54°34'01"W	85.66
L9	S56°10'53"W	72.22
L10	N66°46'52"W	65.45
L11	N42°30'52"W	85.41

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPOINTMENTS, 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.

THE PROPERTY OWNERS ARE, ACCORDING TO THE GRAYSON COUNTY PUA 100, RECORDING 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 HANSON COUNTY CLERK OF THE STATE OF KENTUCKY AND DO HEREBY ADOPT THIS PLAN OF LOTS WITH OUR FREE CONSENT AND WITHOUT RESERVE. WE HEREBY CERTIFY THAT WE HAVE NO OTHER INTERESTS IN THE SAID LOTS, EITHER IN THE LOTS OR IN ANY OTHER SPACES SO INDICATED TO PUBLIC USE, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR WAREHOUSE, STORAGE AND RECREATION PURPOSES.

NOTARY CERTIFICATION

CHRIS MCGEEHEE

ONE ME AND KNOWLEDGE THE DOE EXECUTION OF THIS

1, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF ARIZONA 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

GENERAL NOTES

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

THE SURETOR 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.

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 HANSON COUNTY CLERK OF THE STATE OF KENTUCKY AND DO HEREBY ADOPT THIS PLAN OF LOTS WITH OUR FREE CONSENT AND WITHOUT RESERVE. WE HEREBY CERTIFY THAT WE HAVE NO OTHER INTERESTS IN THE SAID LOTS, EITHER IN THE LOTS OR IN ANY OTHER SPACES SO INDICATED TO PUBLIC USE, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR WAREHOUSE, STORAGE AND RECREATION PURPOSES.

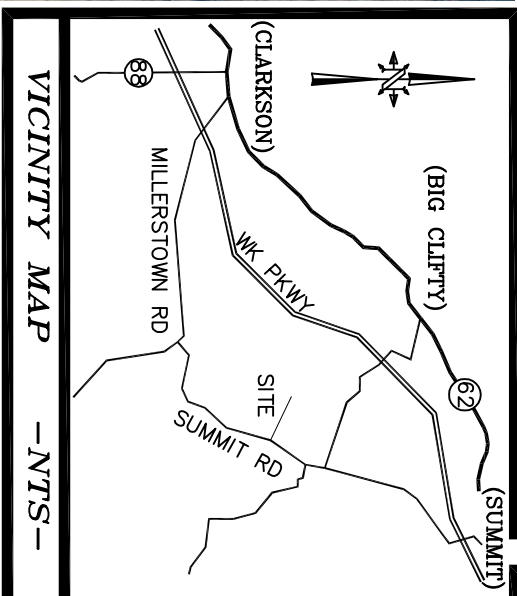
NOTARY CERTIFICATION

CHRIS MCGEEHEE

ONE ME AND KNOWLEDGE THE DOE EXECUTION OF THIS

1, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF ARIZONA 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



BEARINGS ARE BASED ON KENTUCKY
SINGLE ZONE STATE PLANE
COORDINATE SYSTEM (GRID NORTH).
HORIZONTAL DATUM NAD83(2011).
VERTICAL DATUM NAVD83(GEOID12B).

SITE STATISTICS

TOTAL ACREAGE	77.09 AC
ACREAGE IN LOTS	77.09 AC
AREA REMAINING	0.00 AC
NEW ROAD LENGTH	1,650' IN 1 ROAD
AREA OF PRIVATE ROAD	1.96 AC
NUMBER OF LOTS	30 LOTS
AVERAGE LOT SIZE	2.50 AC
MINIMUM LOT SIZE	#23 & 2.56 AC
MAXIMUM LOT SIZE	#18 7.51 AC

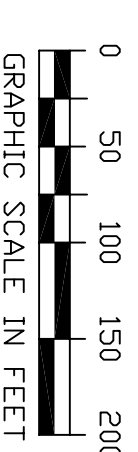
LEGEND

- INDICATES 1/2" x 18" REBAR SET WITH ORANGE PLASTIC CAP STAMPED LCM-III FLS 5080
 - INDICATES 1/2" x 18" REBAR FOUND WITH ORANGE PLASTIC CAP STAMPED LCM-III FLS 5080
 - INDICATES 1/2" x 18" REBAR FOUND WITH RED ELASTIC CAP STAMPED CLANKERS - L083
 - INDICATES FOUND ROUN PIN AS NOTED
 - 4" PVC WATER MAIN AS CONSTRUCTED
- 2020B
 DISPERSED LINES

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS OF A CLASS 3 (ORDINARY) SURVEY. THIS SURVEY WAS CONDUCTED USING RTK GPS PROCEDURES USING A JAVAD TRIMBLE 3 BASE AND A JAVAD TRIMBLE 1ST ORDER TRIMBLE 3 AND THE RELATIVE PRECISION ACCURACY FOR ANY ONE POINT ON THIS SURVEY DOES NOT EXCEED 0.03" + 20PPM. THIS PLAN 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 40101

SURVEY AND COMPLETES WITH 201 KAR 12
SUBDIVISION PLAT OF THE 77.09 ac ALONG THE
W ALLEN ROAD NEAR SUMMIT ROAD (RY 11)
CONVERTED BY ALLEN TO LAND INC. IN DEED BOOK 52
OF THE GRAYSON COUNTY, KENTUCKY CLERKS RECORDS

SCALE: 1" = 100'

DATE: 02/05/26

DRAWN BY: JCMIII

JOB NO.:

McAdams

0120 BRANDEN
ERKON, K
(270) 31
mcdamassurvey

McAdams SURVEYING