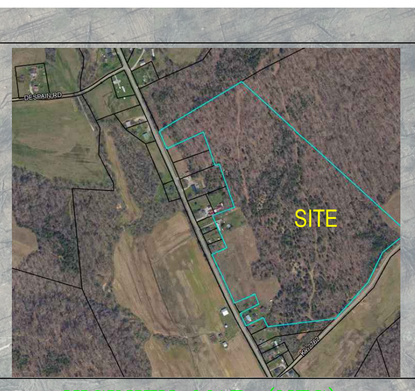
BEARINGS-KY. STATE PLANE SINGLE ZONE



VICINITY MAP (NTS)

NOTES & RESERVATIONS

1. This Property Is Subject To Any And All Right-of-way, Appurtenances, Restrictions And Or Easements In Effect To Date.
2. All Set Corners Are 1/2" X 18" Steel Rebars With Identifier Cap Stamped "D.L. Clemons Pls #3383"
3. Adjoining Property Owners Are Shown According To Property Valuation Office.
4. 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.
5. The certification of this Survey is made as of this date only for the person it was done for and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any adverse or other rights of Others' Due To Court Action.
6. This survey does not represent or establish land ownership per 201 KAR 18:150 3(2(d)).
7. All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2018 was used. All distances are grid distances unless noted.

GRAPHIC SCALE

0 100 200 300

LEGEND

- ...1/2" X 18" STEEL REBAR SET WITH ID CAP #3383
- ...1/2" REBAR FOUND WITH ID CAP #4145
- ...1/2" REBAR FOUND WITH ID CAP #3812
- ...1/2" REBAR FOUND WITH ID CAP #3951
- ...CALCULATED MEANDER POINTS
- APPROVED ENTRANCE LOCATIONS

PAM MCDONALD D.B. 242, PG.98

N 69°35'38" E 685.23'

367.20'

Ky. Hwy. 61 (Hodgenville Rd) – 60' R/W

N 24°48'41" W 58.63'

S 65°17'22" W 131.86'

1 6.705 Acres

DAVID BULEY D.B. 200, PG.416

N 23°37'15" W 327.25'

N 44°12'18" E 551.76'

DAMON & KAYLA BELL D.B. 259, PG.398

S 49°54'17" E 1805.27'

DAVID BULEY D.B. 197, PG.20

S 77°19'35" W 204.00'

2 9.911 Acres

DAVID BULEY D.B. 215, PG.405

DAVID BULEY D.B. 186, PG.170

N 17°19'49" W 289.00'

14.58'

VERNON BLOYD D.B. 98, PG.539 D.B. 153, PG.69

S 77°39'33" W 454.42'

N 25°40'42" W 120.00'

N 69°39'59" E 414.80'

207.40'

207.40'

N 69°39'59" E 206.28'

N 69°39'59" E 416.15'

LESLIE & VICKY JEWELL D.B. 207, PG.670

N 45°58'45" W 744.97'

N 44°06'06" W 975.01'

3 2.707 Acres

N 58°18'28" W 994.32'

30'X30' ingress/egress Esmt. for lots 2 & 3.

LESLIE & VICKY JEWELL D.B. 208, PG.112

N 24°05'40" W 133.00'

J T JR & SHELIA STEARMAN D.B. 235, PG.7

112.00'

N 65°54'20" E

S 65°54'20" W 217.95'

N 24°05'40" W 198.98'

4 3.734 Acres

9 4.215 Acres

5 5.482 Acres

DERRICK WILSON & VICTORIA LYNN HARRIS D.B.271, PG.651

N 55°52'58" E 217.83'

N 30°15'41" E 744.97'

994.83'

117.78'

N 62°39'59" E 610.83'

8 2.084 Acres

N 62°18'53" E 372.78'

30'X30' ingress/egress Esmt. for lots 8 & 9.

7 2.201 Acres

N 58°18'37" E 498.67'

478.67'

6 2.379 Acres

311.49'

Ky. Hwy. 61 (Hodgenville Rd) – 60' R/W

N 25°19'27" W 165.74'

Ext. Ent.

61.73'

N 25°19'44" W

Ext. Ent. 20' Ingress/Egress to lot 6

S 63°21'23" W 158.60'

N 23°38'28" E 120.00'

6.44'

Ky. Hwy. 2762 – 30' R/W used No deed found

165.45'

S 46°36'52" W

S 78°49'29" W 572.01'

There is a 20' general utility easement along all lots along the road frontages.

Existing entrance is shared by lot 7 and the Reliford property.

BEVERLY RELIFORD D.B. 272, PG.123

WILLIAM C MILBY III, ET AL D.B. 262, PG.310

LINE	BEARING	DISTANCE
L1	N 25°54'41" W	47.23'
L4	N 24°48'41" W	62.36'
L5	N 24°07'56" W	16.07'
L6	S 51°00'49" W	67.28'
L7	N 47°03'31" E	30.29'
L8	S 44°31'29" W	35.45'
L9	S 44°06'06" W	25.91'
L10	S 39°50'05" W	22.65'
L11	S 37°35'14" W	22.19'
L12	S 35°36'26" W	32.28'
L13	S 32°21'45" W	31.85'
L14	S 31°00'27" W	35.80'
L15	S 30°13'47" W	91.80'
L16	S 32°12'42" W	41.44'
L17	S 35°24'14" W	31.54'
L18	N 38°14'16" E	20.21'
L19	S 43°18'03" W	62.13'
L20	S 45°40'46" W	73.73'
L21	N 38°14'16" E	16.29'
L22	N 47°03'31" E	10.88'

OWNERS CERTIFICATION

I,(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUB-DIVISION WITH MY (OUR) FREE CONSENT, AND ESTABLISH THE EASEMENTS AND ROAD RIGHTS-OF-WAYS AS SHOWN.

OWNER_____DATE_____

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 A RURAL SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS +-0.04' (200PPM) 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

SIGNATURE

REGISTRATION NUMBER DATE

SURVEYOR'S SEAL

STATE OF KENTUCKY
DARREN C. CLEMONS
3383
LICENSED PROFESSIONAL LAND SURVEYOR

COMPLIES WITH 201 KAR 18:150.

Record Plat of:

Diana Noe Lot Divisions

CLIENT/OWNER: Ky Land Co.

SCALE: 1" = 100'	SOURCE OF TITLE: DB.272 PG.434		
AREA: 39.418 ACRES	DATE: 07-30-2024	PVA# 23-17.25	PROJECT: tract divisions
DISTANCES: GPS	COUNTY: GREEN	APPROVED BY: DLC	DRAWING #:

CLEMONS & ASSOCIATES LAND SURVEYING, INC.
522 NORTH MULBERRY
ELIZABETHTOWN, KY. 42701
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darren3383@bbtel.com