VICINITY MAP (NTS)

SITE
STATE HWY 84
ROUGH RIVER

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(a)).

GRAPHIC SCALE

0 80 160 240

LEGEND

- ..1/2" X 18" STEEL REBAR SET WITH ID CAP #3383
- ..1/2" X 18" STEEL REBAR SET WITH WITNESS ID CAP#3383
- ..1/2" STEEL REBAR FOUND WITH ID CAP#2032
- ..STEEL REBAR FOUND WITH ID CAP#4076
- ..1/2" STEEL REBAR FOUND WITH NO ID CAP
- ..1" STEEL REBAR IN ROCK CLIFF
- ..CALCULATED MEANDER POINTS

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____________

OWNER____________________DATE____________

LINE	BEARING	DISTANCE
L1	N 76°39'01" E	37.85'
L2	S 24°41'01" E	24.64'
L3	S 18°36'58" W	29.83'
L4	N 69°55'30" E	48.22'
L5	S 66°26'52" E	42.84'
L6	S 26°20'54" E	22.72'
L7	S 34°38'34" W	57.21'
L8	S 49°57'49" W	58.18'
L9	S 61°11'03" W	29.96'
L10	S 64°13'23" W	61.57'
L11	S 50°19'31" W	61.51'
L12	S 39°02'21" E	64.53'
L13	S 39°57'21" E	57.99'
L14	S 68°48'42" E	72.67'
L15	S 27°18'02" E	76.27'
L16	S 03°17'10" W	85.20'
L17	S 17°24'03" E	30.67'
L18	S 15°19'44" W	21.12'
L19	S 16°43'27" W	43.70'
L20	S 33°43'56" E	54.18'
L21	S 18°37'20" E	42.07'
L22	S 17°04'13" E	89.08'
L23	S 31°59'50" W	6.73'
L24	N 57°55'26" W	48.68'
L25	N 62°25'38" W	43.89'
L26	N 65°17'13" W	48.09'
L27	N 61°47'17" W	45.81'
L28	N 57°02'02" W	26.78'
L29	N 57°37'14" W	62.98'
L30	N 57°27'10" W	89.77'
L31	N 56°16'16" W	52.81'
L32	N 56°16'16" W	50.79'
L33	N 55°22'31" W	41.32'
L34	N 48°12'25" W	31.85'
L35	N 48°12'25" W	53.03'
L36	N 41°47'35" E	30.00'
L37	S 48°12'25" E	29.98'
L38	S 55°22'32" E	96.48'

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 OR BY RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH LS GPS EQUIPMENT AND WHERE NECESSARY, THE REMAINDER USING A TOPCON GTS SERIES TOTAL STATION. THIS SURVEY IS A RURAL SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS +-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 '12A

SIGNATURE

REGISTRATION NUMBER DATE

SURVEYOR'S SEAL

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

AMENDED RECORD PLAT OF:

ONEDA DENNIS ESTATE DIVISION – PARCEL 3

RECORD PLAT OF: DENNIS ACRES

CLIENT/OWNER: JASON HUMPHREY P.O. BOX 507 BRADENBURG, KY 40108			
SCALE: 1" = 80'	SOURCE OF TITLE: DB. 452 PG. 458	COUNTY: BRECKINRIDGE	
AREA: 24.677 ACRES	DATE: 12-8-2022	PVA# 141-13-1	PROJECT:oneda dennis.dwg
DISTANCES: GPS	DRAWN BY: DLC	APPROVED BY: DLC	

CLEMONS & ASSOCIATES
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ELIZABETHTOWN, KY. 42701
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