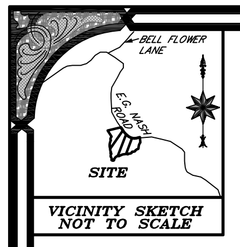

VICINITY SKETCH
NOT TO SCALE

OWNER'S CERTIFICATION

I/WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND RECORDED IN DEED BOOK 263, PAGE 718, AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND DEDICATE ALL STREETS, ALLEYS, PARK WALKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SOHWN IN ACCORDANCE WITH THE LAND DEVELOPMENT REGULATIONS OF EDMONSON COUNTY, KENTUCKY, UNLESS OTHERWISE NOTED.

_____

JASON HUMPHREY 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
MY COMMISSION EXPIRES:_____

TRACT 1
244951 Sq. Feet
5.623 Acres

TRACT 2
348750 Sq. Feet
8.006 Acres

TRACT 3
231414 Sq. Feet
5.312 Acres
Sold

TRACT 4
232225 Sq. Feet
5.331 Acres
Sold

RIGHT-OF-WAY
DEDICATED TO PUBLIC USE
14857 Sq. Feet
0.341 Acres

E.G. NASH ROAD
DEDICATED TO PUBLIC USE BY THIS PLAT
50' WIDE

ARVIN P. & NANNIE CAROL MILLER D.B. 208, PG. 427

DALLAS L. & MAGGIE JEANETTE SEABOLT D.B. 57, PG. 383

POINT IN CENTERLINE OF CREEK @ SMALL WATERFALLS

POINT IN CENTERLINE OF BRANCH

IP SET @ 37.87'

IP SET @ 60.81'

IP SET @ 10.00'

IP SET @ 32.03'

IP SET IN CENTER OF CREEK

IP SET BEARS N 78°14'30" E 5.22'

TIE LINE FROM IP SET TO INTERSECTION OF CREEK & E.G. NASH ROAD S 29°40'44" E 33.36'

50' GENERAL UTILITY EASEMENT

25' INGRESS/ EGRESS & UTILITY EASEMENT

PROPOSED 50' INGRESS/ EGRESS AND UTILITY EASEMENT

EXISTING OVERHEAD ELEC.

PROPOSED ELECTRIC EASEMENT

FOLLOWING THE MEANDERS OF THE CENTERLINE OF THE CREEK

FOLLOWING THE MEANDERS OF THE CENTERLINE OF THE BRANCH

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD BEARING	LENGTH
C1	53.21	3000.00	S34°36'05"E	53.21
C2	101.19	500.00	S39°53'29"E	101.02
C3	184.49	500.00	S56°15'36"E	183.45
C4	216.47	350.00	S84°42'44"E	214.94
C5	10.81	500.00	S78°01'31"W	10.81
C6	52.94	2985.00	S34°36'05"E	52.94
C7	104.23	515.00	S39°53'29"E	104.05
C8	190.03	515.00	S56°15'36"E	188.95
C9	47.62	365.00	S70°34'06"E	47.59
C10	180.20	365.00	S88°37'00"E	178.38
C11	8.86	485.00	N77°55'46"E	8.86

LINE TABLE		
LINE	BEARING	DIST
L1	S25°16'09"W	6.51
L2	S09°56'00"E	4.51
L3	S15°55'46"E	3.98
L4	S58°20'35"E	6.13
L5	S42°47'22"E	6.05
L6	S08°32'12"E	4.49
L7	S21°39'31"W	7.53
L8	S42°31'48"W	17.53
L9	S68°45'40"W	4.29
L10	S80°32'40"W	4.73
L11	N64°35'21"W	15.01
L12	N43°01'43"W	18.07
L13	N90°00'00"W	4.11
L14	S37°17'01"W	5.55
L15	S42°57'38"W	10.92
L16	S50°49'59"W	14.53

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE EDMONSON COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE APPROPRIATE AUTHORITY.

MATTHEW D. SIBOLE, PLS 3869 DATE

STATE of KENTUCKY
MATTHEW D. SIBOLE
3869
LICENSED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS OF A CLASS B (RURAL) SURVEY. THIS SURVEY WAS CONDUCTED USING RTK GPS PROCEDURES USING A JAVAD TRIUMPH 3 BASE AND A JAVAD TRIUMPH LS ROVER. THE RELATIVE PRECISIONAL ACCURACY FOR ANY ONE POINT ON THIS SURVEY DOES NOT EXCEED 0.07' + 10.9PPM. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.

MATTHEW D. SIBOLE, PLS 3869 DATE

BEARINGS ARE BASED ON KENTUCKY SINGLE ZONE STATE PLANE COORDINATE SYSTEM (GRID NORTH). HORIZONTAL DATUM NAD83(2011). VERTICAL DATUM NAVD88(GEOID18).

0 30 60 90 120
GRAPHIC SCALE IN FEET

LEGEND
○ DENOTES: 1/2" X 24" REBAR SET WITH GREEN PLASTIC CAP STAMPED "M. SIBOLE 3869"

JASON HUMPHREY
AGRICULTURAL DIVISION

FOR
JASON HUMPHREY
P.O. BOX 507
BRANDENBURG, KY 40108

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

FARM DIVISION OF THE LANDS AS CONVEYED BY DEED TO JASON HUMPHREY
DEED BOOK 263, PAGE 718
OF THE EDMONSON COUNTY, KENTUCKY CLERK'S RECORDS.

LOCATED ALONG THE SOUTHERLY SIDE OF E.G. NASH ROAD SOUTH OF BELLFLOWER LANE, EDMONSON COUNTY, KY.

SCALE: 1" = 60'
DATE: 6/5/24
DWN BY: M.D.S
JOB NO.: 24006
ACREAGE: 24.614

MATTHEW SIBOLE SURVEYING
PROUDLY SERVING ALL OF KENTUCKY
P.O. BOX 1006
BRANDENBURG, KENTUCKY 40108
270-422-7737