

BEARINGS-KY, STATE PLANE SINGLE ZONE

TY & MEG PATTERSON
D.B. 489 PG. 083

LINE	BEARING	DISTANCE
L1	S 71°59'44" W	47.87'
L2	S 72°01'45" W	18.11'
L3	S 61°50'23" W	38.18'
L4	S 55°26'35" W	37.25'
L5	S 36°48'50" W	52.35'
L6	S 37°23'41" W	45.25'
L7	S 19°49'52" W	26.84'
L8	S 19°47'48" W	15.06'
L9	S 14°53'19" W	15.25'
L10	S 14°51'11" W	36.32'
L11	S 13°17'46" W	55.41'
L12	S 26°00'35" W	41.86'
L13	N 18°08'07" E	18.19'
L14	N 60°12'24" E	15.61'
L15	N 60°39'43" E	15.67'
L16	N 64°50'35" W	48.43'
L17	N 58°46'22" W	36.04'
L18	N 37°27'03" W	27.91'
L19	N 27°17'47" W	20.39'
L20	N 00°30'29" E	26.29'
L21	N 20°54'53" E	46.87'
L22	N 30°41'19" E	54.57'
L23	N 37°10'40" E	56.52'
L24	N 42°33'37" E	56.53'
L25	N 45°21'25" E	36.32'
L26	N 46°28'20" E	40.41'
L27	N 52°14'36" E	46.24'
L28	N 46°26'51" E	30.84'
L29	N 11°03'58" E	26.70'
L30	N 29°31'19" W	26.98'
L31	N 45°49'17" W	32.88'

OWNER'S CERTIFICATION

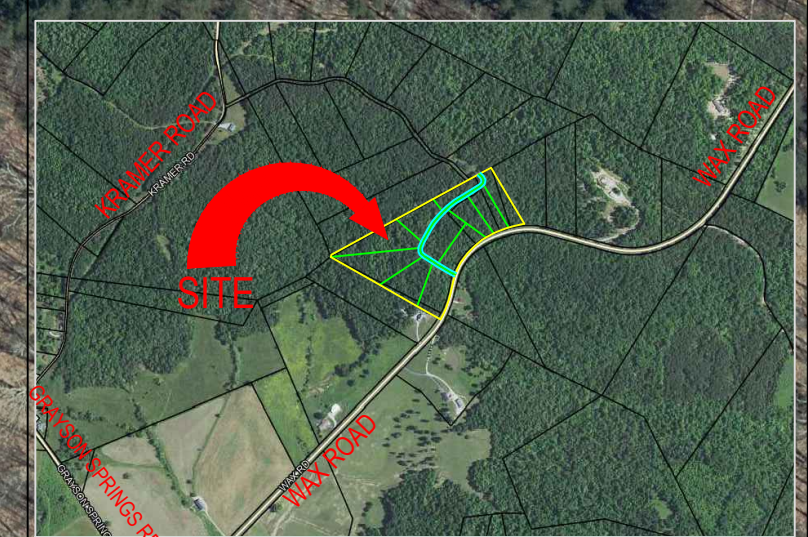
I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK 522, PAGE 237, IN THE OFFICE OF THE COUNTY CLERK; AND DO HEREBY ADOPT THIS PLAN OF LOTS FOR THIS PROPERTY; AND DO HEREBY DEDICATE THE STREETS AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

DATE _____ OWNER(S) _____

LOUIS & SHIRLEY ELMORE
D.B. 381 PG. 029
BIG TWO EAST SUBDIVISION
LOT 1

LOUIS & SHIRLEY ELMORE
D.B. 319 PG. 211
BIG TWO EAST SUBDIVISION
LOT 12

ANNE & DANIEL SEBASTIAN
D.B. 411 PG. 001



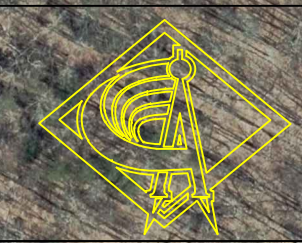
VICINITY MAP (XFS)
NOTES & RESERVATIONS

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 No. 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.

RECORD PLAT OF:

CLAYESTATES

LOCATION: 4239 WAX ROAD CLARKSON, KY 42128			
CLIENT/OWNER: KENTUCKY LAND HOLDINGS OF ELIZABETHTOWN, LLC 102 CHILDERS COURT ELIZABETHTOWN, KY 42701			
SCALE: 1" = 100'	SOURCE OF TITLE: D.B. 522, PG. 237		COUNTY: GRAYSON
AREA: 16.898 ACRES TOTAL	DATE: 08-30-2023	PVA#: 137-00-00-007.01 137-00-00-007.0A	PROJECT: 4239 wax rd.dwg
DISTANCES: GPS	DRAWN BY: B.C.C.	APPROVED BY: DLC	DRAWING #



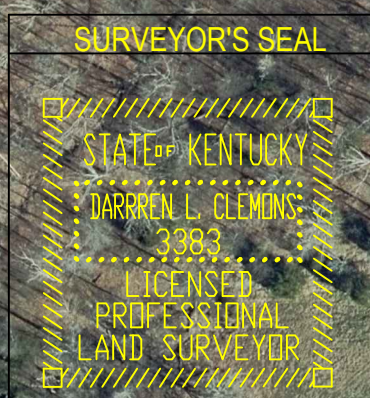
CLEMONS & ASSOCIATES
LAND SURVEYING, INC.

523 NORTH MULBERRY
ELIZABETHTOWN, KY 42701
PHONE: (270) 766-1112
darren3383@bbtel.com

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 +/-0.045' (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 - NAVD88
GEOID MODEL - GEOID 18



SIGNATURE

REGISTRATION NUMBER DATE

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 #2011
- 1/2" STEEL REBAR FOUND WITH ID CAP #2282
- △ 1/2" STEEL REBAR FOUND WITH NO ID CAP
- TREE (AS NOTED)
- CALCULATED MEANDER POINTS

GRAPHIC SCALE

