

BEARINGS-KY. STATE PLANE SINGLE ZONE

LINE	BEARING	DISTANCE
L1	N 44°20'16" W	169.40'
L2	N 41°56'01" W	46.80'
L3	N 37°51'03" W	38.80'
L4	N 33°22'02" W	60.40'
L5	N 36°48'59" W	49.05'
L6	N 41°04'10" W	51.06'
L7	N 44°27'32" W	52.51'
L8	N 50°35'09" W	52.39'
L9	N 57°54'56" W	52.34'
L10	N 65°39'16" W	51.95'
L11	N 68°02'04" W	40.64'
L12	N 71°36'29" W	88.53'
L13	N 75°55'32" W	115.88'
L14	N 71°40'12" W	28.26'
L15	N 58°08'43" W	46.76'
L16	N 41°04'10" W	27.14'
L17	N 26°07'32" W	27.86'
L18	N 17°21'00" W	38.85'
L19	N 09°11'25" W	47.65'
L20	N 03°44'08" W	46.93'
L21	N 01°20'37" W	58.94'
L22	N 03°10'06" W	43.70'
L23	N 10°02'38" W	36.17'
L24	N 88°27'16" E	41.69'
L25	N 64°41'53" E	70.11'
L26	S 63°02'39" E	59.17'
L27	N 67°35'52" E	132.66'
L28	N 78°33'53" E	86.27'
L29	S 45°20'33" E	32.88'
L30	N 54°01'07" E	91.14'
L31	S 74°26'50" E	53.12'
L32	N 83°39'46" E	114.11'
L33	N 65°44'21" E	47.28'
L34	S 86°00'36" E	36.85'
L35	N 64°21'27" E	62.48'
L36	S 61°46'46" E	62.50'
L37	S 86°15'08" E	33.81'
L38	S 86°15'08" E	78.92'
L39	S 35°04'53" E	72.94'
L40	S 39°35'37" E	13.24'
L41	S 39°35'37" E	58.62'
L42	S 48°10'09" E	43.70'
L43	N 62°53'26" E	47.11'
L44	S 77°06'46" E	102.23'
L45	S 54°40'30" E	34.89'
L46	N 78°29'08" W	14.44'
L47	N 60°54'26" W	64.41'
L48	S 44°21'35" W	35.49'
L49	S 78°26'07" W	37.28'
L50	N 89°52'04" W	58.59'
L51	S 67°31'29" W	57.94'
L52	S 31°13'43" W	58.42'
L53	S 33°47'08" W	47.26'
L54	S 43°15'15" W	34.91'
L55	S 59°17'02" W	68.62'
L56	S 76°02'04" W	59.53'
L57	S 61°55'37" W	69.81'
L58	S 00°32'27" W	65.47'
L59	S 42°57'30" W	58.33'
L60	S 21°47'08" W	63.11'
L61	S 56°07'31" W	69.94'
L62	S 37°07'13" W	32.46'
L63	S 02°29'51" W	27.32'
L64	S 02°51'51" W	22.75'
L65	N 69°38'24" W	13.26'

Sold

PAULA VANMETER
D.B.260, PG.153

Tract 1
7.236 Acres

Tract 2
15.467 Acres

Tract 3
16.185 Acres

Tract 4
16.472 Acres

JOHN & PAULA VANMETER
D.B.237, PG.532

JOHN V. CLEMENTE
D.B.237, PG.285

COMPLIES WITH 201 KAR 18:150.

Cemetery Access

Property owners must provide access to descendants of those buried in the cemetery, but can determine frequency of access. However, permission to access the property may be denied to anyone who is not a descendant. Anyone accessing private property without explicit permission from the property owner is subject to trespassing laws. It is advised that you receive confirmation in writing before proceeding on private property.

Agricultural Divisions of the:

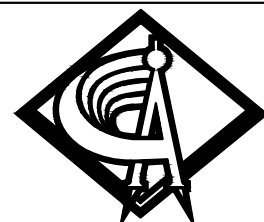
AMERICAN CHESNUTS LLC. PROPERTY

LOCATED: PICKETT CHAPEL CHURCH RD.

CLIENT: KY LAND

OWNER:AMERICAN CHESNUTS LLC.

SCALE:1"=100'	SOURCE OF TITLE: DB.264 PG. 617	PROJECT:300 Picket Chapel Rd 55 acres
AREA: 55.360 ACRES	DATE:3/4/2025	PVA#: 75-26
DISTANCES: GPS	DRAWN BY: LMM	APPROVED BY: DLC
		COUNTY:GREEN



CLEMONS & ASSOCIATES
LAND SURVEYING, INC.

522 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 ±0.10" (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 L. CLEMONS
3383
LICENSED PROFESSIONAL
LAND SURVEYOR

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 _____



VICINITY MAP (NTS)

NOTES & RESERVATIONS

- This Property is Subject To Any And All Right-of-way, Appurtenances, Restrictions And Or Easements In Effect To Date.
- All Set Corners Are 1/2" X 18" Steel Rebars With Identifier Cap Stamped "D.L. Clemons Pls #3383"
- Adjoining Property Owners Are Shown According To Property Valuation Office.
- 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 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.
- This survey does not represent or establish land ownership per 201 KAR 18:150 3(2(a)).
- All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2018 was used. All distances are grid distances unless noted.

GRAPHIC SCALE



LEGEND

- 1/2" X 18" STEEL REBAR SET WITH ID CAP #3383
- 1/2" X 18" STEEL REF. REBAR SET WITH ID CAP #3383
- ⊙ 1/2" STEEL REBAR FOUND WITH NO ID CAP
- ⊕ 1/2" STEEL REBAR SET FOUND ID CAP #3609
- CALCULATED MEANDER POINTS
- ⊙ UTILITY POLE
- ⊙ TREES AS NOTED