

BEARINGS-KY STATE PLANE SINGLE ZONE

ED E.A. & REBECCA GRABER  
D.B. 373 PG. 249

MALLIE & PHYLIS BIRNBAUM  
D.B. 287 PG. 09

JACQUE & BRUCE HARDESTY  
D.B. 387 PG. 180

JOSHUA & CHARITY LATHAM  
D.B. 443 PG. 347



VELOCITY 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)(a)).

GRAPHIC SCALE



LEGEND

- 1/2" X 18" STEEL REBAR SET WITH ID CAP #3383
- 1/2" STEEL REBAR FOUND WITH ID CAP #2138
- 1/2" STEEL REBAR FOUND WITH ID CAP #3988
- CALCULATED MEANDER POINTS

Sold Sold Sold Sold Sold Sold

Lot 37A  
5.020 Acres

Lot 37B  
5.120 Acres

Lot 38A  
5.498 Acres

Lot 38B  
5.471 Acres

Lot 39A  
5.228 Acres

Lot 39B  
5.169 Acres

Lot 40A  
5.135 Acres

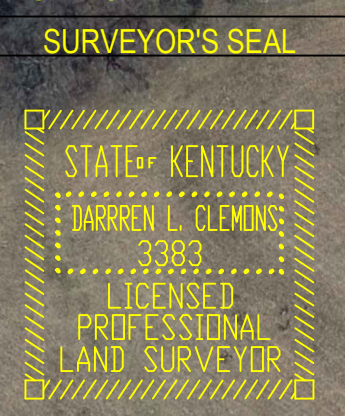
Lot 40B  
5.171 Acres

LINE	BEARING	DISTANCE
1	S 77°48'22" W	164.87
2	S 05°40'27" E	1138.877
3	N 02°40'08" E	1112.23
4	N 02°40'59" E	1137.68
5	N 05°40'05" E	1233.47
6	N 05°40'24" E	1195.78
7	N 02°40'08" E	1158.62
8	N 05°40'31" E	1140.72
9	N 02°40'08" E	1152.04
10	N 05°40'01" E	1134.23
11	N 87°33'12" W	1218.98
12	S 82°50'25" W	102.88
13	S 71°52'40" W	38.27
14	S 87°32'05" W	53.95
15	S 4°44'18" W	17.24
16	N 50°28'01" W	111.65
17	S 35°00'24" W	108.31
18	S 2°44'11" W	59.19
19	N 63°48'15" W	57.71

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 TRIPLES MEASUREMENT OR BY RANDOM TRAVERSE. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD TRIUMPH I.S. 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 +/-0.10' (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 18:59 HORIZONTAL DATUM - NAD 83, VERTICAL DATUM - NAVD88 GEOID MODEL - GEOID 12A

SIGNATURE \_\_\_\_\_  
REGISTRATION NUMBER \_\_\_\_\_ DATE \_\_\_\_\_



AMENDED RECORD PLAT OF:

FENTRESS & FARM DIVISION  
LOTS 37-42

LOCATED: CEDAR CREEK LN, HUDSON, KY 40145

CLIENT: KY LAND COMPANY	OWNER: JASON HUMPHREY ADDRESS: P.O. BOX 507 BRANDENBURG, KY 40108
SCALE: 1" = 100'	SOURCE OF TITLE: DB: 447 PG. 144 & DB: 447 PG. 148
AREA: 41.817 ACRES	DATE: 5-3-2022 COUNTY: BRECKINRIDGE PROJECT: 362 CEDAR CREEK LANE
DISTANCES: GPS	DRAWN BY: ZOC APPROVED BY: DLC DRAWING #



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