

BEARINGS - KY STATE PLANE SINGLE ZONE

LINE	BEARING	DISTANCE
L1	N 66°28'05" E	40.12'
L2	N 66°28'05" E	50.48'
L3	N 65°53'00" E	45.00'
L4	N 65°53'00" E	95.24'
L5	N 60°54'59" E	51.96'
L6	N 47°17'03" E	10.42'
L7	N 47°17'03" E	28.55'
L8	N 42°04'22" E	58.81'
L9	N 43°48'02" E	76.19'
L10	N 43°48'02" E	48.44'
L11	N 50°21'06" E	54.20'
L12	N 55°26'00" E	22.71'
L13	N 55°26'00" E	82.74'
L14	N 58°08'48" E	42.29'
L15	N 58°08'48" E	125.00'
L16	N 58°08'48" E	2.50'
L17	N 53°35'16" E	25.00'
L18	N 53°35'16" E	97.51'
L19	N 53°35'16" E	81.82'
L20	N 46°41'55" E	41.43'
L21	N 46°41'55" E	49.50'
L22	N 42°48'01" E	77.54'
L23	N 42°48'01" E	37.18'
L24	N 44°29'10" E	89.06'
L25	N 49°34'31" E	78.24'
L26	N 53°38'21" E	28.70'
L27	N 53°38'21" E	32.17'
L28	N 53°38'21" E	28.34'
L29	S 43°58'52" E	30.40'
L30	S 40°48'17" E	30.09'
L31	S 40°48'17" E	254.26'
L32	S 27°38'16" E	60.01'
L33	S 43°58'52" E	250.98'
L34	S 39°58'42" E	261.92'



VICINITY 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).
7. All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2018 was used. All distances are grid distances unless noted.

AMENDED RECORD PLAT OF:

Lots 25 through 31 of Cloverdale Estates
Record plat of Shamrock Estates Subdivision
 Located on Cloverdale Estates Rd, Irvington, Ky, 40146

CLIENT: Jason Humphrey

SCALE: 1" = 150'	SOURCE OF TITLE: D.B.468, PG.375	COUNTY: BRECKINRIDGE
AREA: 25.622 ACRES	DATE: 09-27-2024	PVA# CE 2 - 25-31
DISTANCES: GPS	DRAWN BY: DLC	APPROVED BY: DLC
		DRAWING #:

Sold 6.195 Acres

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 AN URBAN SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS ±0.04" (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 '18

SURVEYOR'S SEAL

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

SIGNATURE _____
 REGISTRATION NUMBER _____ DATE _____



CLEMONS & ASSOCIATES
 LAND SURVEYING, INC.

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

LEGEND

- ..1/2" X 18" STEEL REBAR SET WITH ID CAP #3383
- ..1/2" REFERENCE REBAR SET WITH ID CAP #3383
- ..5/8" REBAR FOUND WITH ID CAP #2377
- ..CALCULATED MEANDER POINTS
- OLD LOT LINES

GRAPHIC SCALE

