

SURVEYORS NOTES

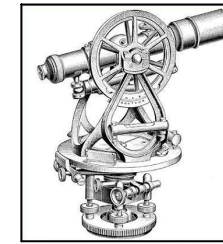
THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION FOUND IN THE RECORDED RECORDS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO THE FINDINGS OF AN ABSTRACT OF TITLE. THIS SURVEY DOES NOT CONVEY OR WARRANT TITLE, IT REFLECTS THIS SURVEYOR'S OPINION AS TO THE RECORDED BOUNDARIES. ADJOINERS ARE SHOWN FROM A REVIEW OF THE CURRENT WHITLEY COUNTY P.V.A. RECORDS.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES, SEPTIC TANKS AND FIELD LINES, ETC., WHICH MAY BE LOCATED ON THE PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS AS MAY APPLY.

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESSED RECERTIFICATION OF SAID PLAT BY THE SURVEYOR SIGNING UNLESS STATED OTHERWISE HEREON, NO EVIDENCE OF ANY TYPE OF EASEMENTS, INCLUDING PRESCRIPTIVE EASEMENTS WERE LOCATED DURING THE SURVEY OF THE PREMISES. IF EASEMENT INFORMATION IS NEEDED, AN ABSTRACT OF TITLE AND DETAILED INSPECTION OF THE PREMISES IS REQUIRED TO BE PERFORMED AT ADDITIONAL COSTS. NO LIABILITY IS ASSUMED BY THE SURVEYOR SIGNING HEREON FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY TYPE OF EASEMENTS. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD. IT IS RECOMMENDED THAT PRIOR TO ANY DIGGING OR CONSTRUCTION, THE OWNER SHOULD CONTACT 811 FOR UTILITY LOCATIONS.

Boundary Survey For:



J. Blanton Land Surveying LLC
Professional Land Surveyors
202 W 7th Street, Suite 113
London, Ky. 40741
Office (606) 260-8169

LEGEND

- Set 5/8" x 18" rebar with blue plastic cap stamped James D Blanton KY PLS 3409
- △ Found 1/2" rebar with yellow plastic cap stamped PLS 3276
- ⊙ Found 5/8" rebar with orange plastic cap stamped PLS 3733
- Found 5/8" rebar with blue plastic cap stamped PS 4138
- ⊗ Found 24" Hickory with 3 hacks (painted red)
- ⊗ Found 2.5" Metal Pipe
- ⊗ Found 1/2" rebar with no I.D.
- Boundary line
- Adjoining boundary line (not surveyed, plotted from Deeds)
- - - Edge of Road Right-of-Way

Source of Title

The tract or parcel shown hereon being all of the same tract of land conveyed to [redacted] by deed dated May 25, 2022 and recorded in [redacted] at [redacted] records of the Whitley County, Ky. Clerks Office. Having a P.V.A. parcel number of 120-00-00-091.05

A: Permanent Easement for drainage area as described in [redacted] (Parcel 081-B)
B: Commonwealth of Kentucky Transportation Cabinet Parcel 081 as described in [redacted]

Boundary Note:
The boundary between [redacted] and [redacted] was agreed to by [redacted] as shown hereon. This line had partially been placed by a survey made by Roger Taylor, PLS 3733.

Owners Certification and Dedication

I (We) do hereby certify that I am (we are) the only owner(s) of record of the land shown hereon and I (we) hereby adopt this survey.

Owner _____ Date _____
Owner _____ Date _____

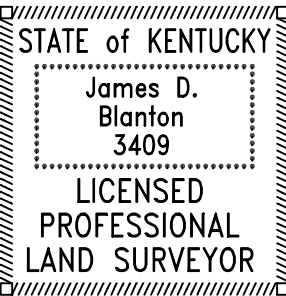
Commonwealth of Kentucky, County of _____)sct

The foregoing instrument was subscribed, sworn to and acknowledged

before me by _____
Notary Public
on this date _____ My Commission expires _____

CERTIFICATE OF ACCURACY

I hereby certify that this Plat depicts a Survey made by me and/or under my direct supervision by the method of open traverse with side shots. Initial control was set using post processed RTK GPS observations listed hereon. The Relative Positional Accuracy of the control is listed hereon. This is an "Urban" Survey which meets or exceeds all applicable requirements.



James D. Blanton

JAMES D. BLANTON KY. PLS # 3409
Date: 12/10/2024

LINE	BEARING	DISTANCE
L1	S 29°30'21" E	141.82'
L2	S 43°28'51" W	14.40'
L3	S 46°22'22" E	134.89'
L4	S 47°57'36" E	100.65'
L5	S 39°35'56" E	104.34'
L6	N 82°11'49" E	126.61'
L7	N 81°52'38" E	132.21'
L8	N 65°43'21" E	39.89'

NOTES:

- This Certification was prepared for the entity named hereon. This does not extend to any other entity, unless recertified by the Professional Land Surveyor.
- This Plat of Survey represents a boundary survey and complies with 201 KAR 18:150 to the best of my knowledge and belief.

Road Notes:
Held 70' R.O.W. for U.S. Hwy. 25 per K.Y.T.C. highway plans

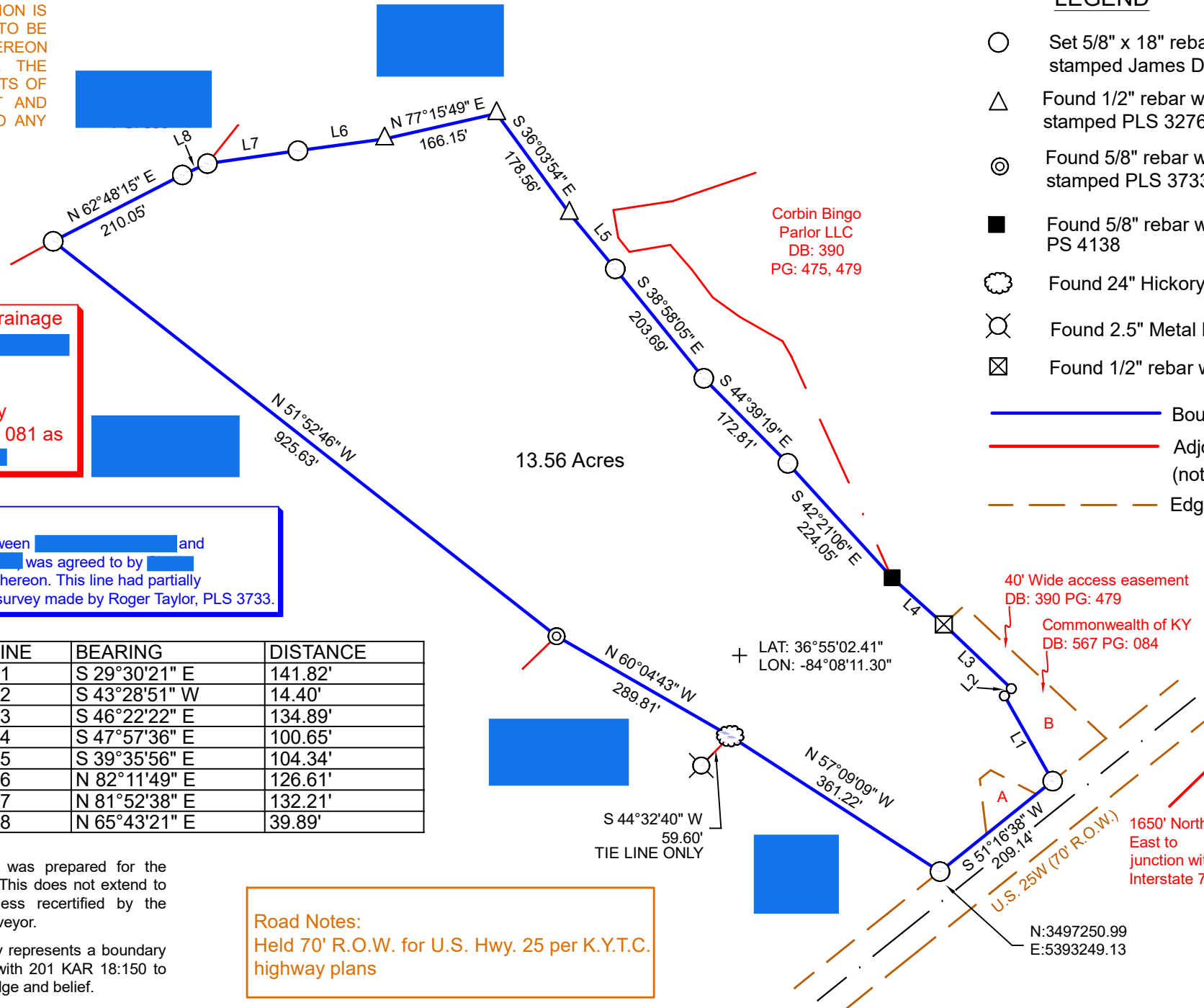
GPS DATA

Percentage of boundary conducted with GPS: 100%
GPS Manufacturer and Model: Hemisphere S631 Base and Rover
GPS survey type: RTK
Relative positional accuracy: Meets or exceeds +/- 0.05' = 100 PPM
Ky State Plane Single Zone NAD 83 (2011) Geoid 12B

Note: State Plane coordinates shown hereon are referenced to NAD 83 KY Single Zone as obtained through the KY CORS network.

Survey Date: 11/15/24-12/05/24

Drawn By: J.C.H.
Approved By: J.D.B.
Date: 12/10/2024
Project I.D.: [redacted]



Grid North Kentucky SPC (1600) Single Zone, Per GPS Observations Described Hereon