

CERTIFICATION



I, WILLIAM DEREK BELL DO HEREBY CERTIFY THAT THE BOUNDARY SURVEY DEPICTED BY THIS PLAT REPRESENTS A SURVEY PERFORMED BY ME OR PERSONNEL UNDER MY DIRECT SUPERVISION BY METHOD REAL TIME KINEMATIC GPS OBSERVATIONS. REDUNDANT OBSERVATIONS WERE OBTAINED ON BOUNDARY POINTS FOR QUALITY CONTROL AND RELATIVE POSITIONAL ACCURACY OF THE SURVEY DATA. THE BEARINGS AND DISTANCES HAVE NOT BEEN NOT ADJUSTED. THIS IS A RURAL CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS PER 201 KAR 18;150 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

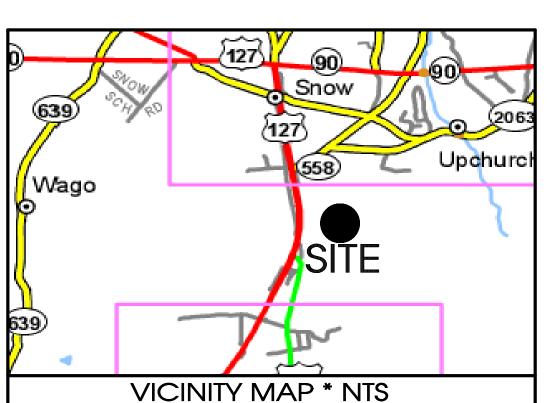
WM. DEREK BELL, PLS NO. 3914 DATE:

RECORD TITLE SOURCE

CLINTON COUNTY KENTUCKY PVA ID#035-00-00-04.00
BEING THE SAME LANDS AS SAMUEL R FLOWERS BY
V.L. McDONALD BY DEED OF RECORD DATED, MAY 29th, 1958
OF RECORD IN DEED BOOK 42,PAGE 446. SAMUEL R. FLOWERS
DIED INESTATE AND HIS AFFIDAVIT OF DESCENT IS OF RECORD
IN DEED BOOK 123 PAGE 127.

IN DEED BOOK 123,PAGE 127.
BEING THE SAME PROPERTY AS CONVEYED TO DEVONA FLOWERS, ET AL
TO ODENE P. FLOWERS, OF RECORD IN DEED BOOK 123,PAGE 486,TRACT 3.
DEVONDA FLOWERS AND MARILYNLOGSDON ACQUIRED THE INTEREST OF ODENE
FLOWERS BY VIRTUE OF THE LAST WILL AND TESTAMENT OF ODEND FLOWERS, WILL
BOOK 11 PAGE 35. ODENE FLOWERS ACQUIRED INTEREST IN THE SUBJECT PROPERTY
BY DEEDS FROM DAVID FLOWERS, ET UX, OF RECORD IN DEED BOOK 123,PAGE 490 AND
DEVONDA FLOWERS, ET AL DEED BOOK 123,PAGE 486.

ALL OF WHICH ARE OF RECORD IN THE OFFICE OF THE CLINTON COUNTY COURT CLERK.



GRAPHIC SCALE 1"=150"

0 150 300 450

KY 1Z GRID NORTH

AREA OF SURVEY 68.16 ACRES LINE LEGEND

 BOUNDARY LINE

 ADJOINER (APPROXIMATE)

 FENCELINE

 OVER-HEAD ELECTRIC

 RIGHT-OF-WAY

 STREAM LINE

STREAM LINE

LEGEND OF SYMBOLS

- 5/8"x18" REBAR WITH BLUE PLASTIC
 IDENTIFICATION CAP
 "WM. DEREK BELL PLS 3914"
 (TYPICAL & SET THIS SURVEY)
- EXISTING MONUMENTATIONSIZE & TYPE NOTED ON PLAT
- MEANDER POINT

FOREST LINE

- STEEL T-POST (FOUND)

 EVICTING CODNED TOEF
- EXISTING CORNER TREE
 (2 SETS OF 3 HACKS)
 UNLESS OTHERWISE NOTED
- 3 1/2" MAG SPIKE SET WITH ALUMINUM WASHER ("DEREK BELL PLS 3914)
- □ POWER/UTILITY POLE

RTK NOTE

(1)GPS RECIEVER: TRIMBLE R12 TRIPLE FREQUENCY (BASE & ROVER) (2) PERCENTAGE OF SURVEY OBTAINED BY RTK= 100% (3) ACCURACY OF PRIMARY CONTROL POINTS = 0.05' REDUNDANT STATIC OBSERVATIONS (4) COORDINATE SYSTEM: KENTUCKY SINGLE **ZONE STATE PLANE (NAD83-2011)** GEOID 12B- NAVD88 (5) COMBINED SCALE FACTOR: 1.00005523 AT CONTROL POINT #1 (6) CONVERGANCE 00 22 44.83 (DMS) (7) ACCURACY OF POINTS COLLECTED & MEASURED VECTORS BY RTK MEETS OR EXCEEDS THE REQUIRED MINIMUM STANDARDS OF PRACTICE

GENERAL NOTES

(1) THE PURPOSE: BOUNDARY SURVEY

FOR GPS SURVEYS.

(2) BEARING BASIS: KY1Z GRID NORTH (NAD832011) CORRELATED TO STATIC GPS OBSERVATIONS ON PRIMARY CONTROL POINTS

(3) CLASSIFICATION:RURAL

(4) DATE OF FIELD SURVEY: 4.29.24

(5) THIS SURVEY BEING SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, AND OTHER CONVEYANCES, RECORED OR UNRECORDED INCLUDING, BUT NOT LIMITED TO THOSE SHOWN HEREON

(6) SEE ACCESS NOTES FOR INGRESS/EGRESS

(7) CONTOURS DERIVED FROM USGS LIDAR DATASET REFERENCE ONLY

(8) THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

PLAT OF SURVEY

PREPARED FOR

DEVONDA FLOWERS

691 LAKEWOOD ESTATES ROAD
ALBANY, KY 42602

PREPARED BY



FINAL PLAT:5.13.24 DWG 24-060

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