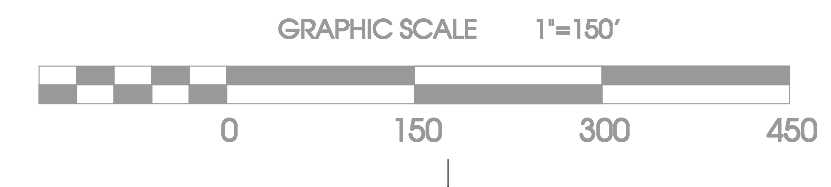


VICINITY MAP * NTS



KY 12Z GRID NORTH

AREA OF SURVEY
68.16 ACRES

LINE LEGEND

- BOUNDARY LINE
- ADJOINER (APPROXIMATE)
- FENCELINE
- OVER-HEAD ELECTRIC
- RIGHT-OF-WAY
- STREAM LINE
- FOREST LINE

LEGEND OF SYMBOLS

- 5/8"x18" REBAR WITH BLUE PLASTIC IDENTIFICATION CAP "WM. DEREK BELL PLS 3914" (TYPICAL & SET THIS SURVEY)
- EXISTING MONUMENTATION SIZE & TYPE NOTED ON PLAT
- MEANDER POINT
- STEEL T-POST (FOUND)
- ⊙ 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 RECEIVER: 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 FOR GPS SURVEYS.

GENERAL NOTES

- (1) THE PURPOSE: BOUNDARY SURVEY
- (2) BEARING BASIS: KY12Z 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, RECORDED 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

LINE TABLE

LINE	BEARING	DISTANCE
L1	S76°51'16"W	138.31'
L2	S74°02'07"W	48.54'
L3	S68°26'52"W	153.56'
L4	S59°05'45"W	62.82'
L5	S60°33'29"W	62.88'
L6	S59°46'21"W	104.66'
L7	S67°54'11"W	88.22'
L8	S59°51'51"W	9.78'
L9	S64°32'00"W	200.00'
L10	S85°59'48"W	98.95'
L11	S14°29'16"W	215.12'
L12	S14°31'54"W	89.05'
L13	N85°53'58"W	155.69'
L14	N18°37'23"E	50.40'
L15	N67°34'06"W	116.80'

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 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. BEING THE SAME PROPERTY AS CONVEYED TO DEVONDA FLOWERS, ET AL TO ODENE P. FLOWERS, OF RECORD IN DEED BOOK 123, PAGE 486, TRACT 3. DEVONDA FLOWERS AND MARILYN LOGSDON ACQUIRED THE INTEREST OF ODENE FLOWERS BY VIRTUE OF THE LAST WILL AND TESTAMENT OF ODENE 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.

PLAT OF SURVEY

PREPARED FOR
DEVONDA FLOWERS
691 LAKEWOOD ESTATES ROAD
ALBANY, KY 42602

PREPARED BY



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FINAL PLAT: 5.13.24 DWG 24-060