



LOCALITY MAP (N.T.S.)

**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. Clemens Pls #3383"
3. Adjoining Property Owners Are Warned According To Property Voluntary Code.
4. Surveyor Has Made No Investigation Or Independent Search For Easements, Or Record Encumbrances, Restrictive Covenants, Ownership Title Evidence, Or For Other Facts That An Accurate And Current Map Record May Disclose.
5. The certification of this survey is made as of this date only for the portion it was done for and is subject to any future facts that may more accurately determine the boundary shown herein. This survey is subject to any adverse or other rights of others due to Court action.
6. This survey does not represent a matching land ownership per 2017 KY 18-100-139(3).
7. All bearings and coordinates are per Kentucky State Plane Single Zone, Geoid 2113, WGS 84. All distances are grid distances unless noted.

**GRAPHIC SCALE**



**LEGEND**

- 1/2" x 18" STEEL REBAR SET WITH ID CAP
- 1/2" x 18" REBAR FOUND WITH ID CAP #3383
- ⊙ IRON PIPE (FOUND) SIZE AS NOTED
- CALCULATED MONUMENT POINTS

LINE	BEARING	DISTANCE
01	S 88°23'17" W	49.32'
02	S 70°09'57" W	14.42'
03	S 88°22'49" W	31.83'
04	S 51°11'54" W	42.41'
05	S 39°29'39" W	69.44'
06	S 74°01'23" W	40.21'
07	S 41°01'00" W	30.81'
08	S 42°32'10" W	47.88'
09	S 01°01'59" W	41.01'
10	S 1°16'37" W	36.30'
11	S 6°10'09" W	39.13'
12	S 3°32'52" W	69.53'
13	S 2°23'42" W	64.09'
14	N 88°29'46" W	57.67'
15	N 80°52'03" W	45.95'
16	N 70°28'22" W	37.71'
17	N 82°10'00" W	51.75'
18	N 58°48'49" W	64.40'
19	N 35°19'05" W	51.71'
20	N 45°20'14" W	43.43'
21	N 49°59'17" W	69.85'
22	N 51°14'58" W	42.51'
23	S 81°53'09" W	41.40'
24	S 47°40'57" W	43.43'
25	S 66°32'34" W	36.47'
26	S 72°09'41" W	69.78'
27	S 70°01'45" W	45.11'

**Sold**  
Lot 1A  
6.954 Acres

**Sold**  
Lot 1B  
7.726 Acres

**Sold**  
Lot 1C  
6.001 Acres

**Sold**  
Lot 1D  
5.413 Acres

**Sold**  
Lot 1E  
5.024 Acres

**Sold**  
Lot 1F  
1.938 Acres

BEARINGS-KY STATE PLANE SINGLE ZONE

REBECCA GRAD  
D.B.120, PG.41  
D.B.123, PG.51

REBECCA GRAD  
D.B.120, PG.41  
D.B.123, PG.51

HAROLD & PAMBA DEAN  
D.B.133, PG.33  
D.B.259, PG.9

RECORD PLAT 6P

**SURVEYOR'S CERTIFICATION**

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREOF THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF TOTAL STATION OR TOTAL STATION WITH GPS EQUIPMENT. THIS SURVEY IS A BUREAU SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS ±0.06" (150PPM) 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 HEREON ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLY WITH 201 KAR 18.00 HORIZONTAL DATUM - NAD 83; VERTICAL DATUM - NAVD83; GEOID MODEL - GEOID 11.

**SURVEYOR'S SEAL**



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

**OWNER'S CERTIFICATION**

I (WE) HEREBY CERTIFY THAT I (AM) (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AND THAT I (WE) HEREBY ADJOINT THIS PLAT OF SUB-DIVISION WITH MY (OUR) FREE CONSENT, AND ESTABLISH THE EASEMENTS AND ROAD RIGHTS-OF-WAY AS SHOWN.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Statement From Agricultural Tract Divisions**

Located at 1140 P Lindsey Rd, Brownsville, Ky 42210

CLIENT/OWNER: Jason Humphrey  
P.O. Box 607  
Brendensburg, Ky 40126

SCALE: 1" = 100'	SOURCE OF TITLE: DB 259 PG.236	COUNTY: EDMONDSON
TOTAL AREA: 39,840 AC	DATE: 05-30-2023	PIA# 029-00-00-054
DISTANCES: GPS	DRAWN BY: DLC	APPROVED BY: DLC
		DRAWING #:



CLEMENS & ASSOCIATES  
LAND SURVEYING, INC.

105 WOODY MULBERRY  
ELIZABETHTOWN, KY 42701  
PHONE: (270) 266-1142  
dcl@clens133.com