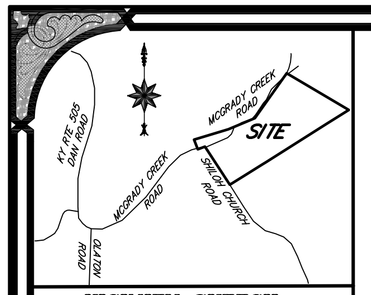

VICINITY SKETCH
NOT TO SCALE

THIS SURVEY WAS SCALED TO GROUND AROUND THE POB (1/2" IRON PIN AND CAP STAMPED "ASHBY") HAVING A KENTUCKY SINGLE ZONE STATE PLANE COORDINATE OF N 3706512.9692, E 4655036.1873 USING THE FOLLOWING METADATA:

Combined Factor 0.999910637 ratio
Elevation Factor 0.999984104 ratio
Grid Scale Factor 0.999926531 ratio
Grid Convergence: −0°31'48.356485"
Magnetic Declination: −4°18'52.705724"

GENERAL NOTES

THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHTS OF WAY, APPURTENANCES, RESTRICTION AND/OR EASEMENTS IN EFFECT TO DATE.

THE 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.

ADJOINING PROPERTY OWNERS ARE ACCORDING TO THE OHIO COUNTY PROPERTY VALUATION OFFICE.

THE PRIVATE ROAD/EASEMENT ACROSS LOT 13 IS APPROXIMATE AND WILL BE 60' WIDE CENTERED ON THE LOCATION AS BUILT.

LEGEND

○ INDICATES 1/2" X 24" REBAR SET WITH GREEN PLASTIC CAP STAMPED M. SIBOLE PLS 3869

● INDICATES 1/2" IP FND STAMPED CLEMONS UNLESS OTHERWISE SPECIFIED

SURVEY OF LANDS
FOR
KENTUCKY LAND HOLDINGS OF ELIZABETHTOWN, LLC
SITUATED IN
OHIO COUNTY
KENTUCKY

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF RECORD OF THE PROPERTY SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK 457, PAGE 92 IN THE OFFICE OF THE OHIO COUNTY CLERK OF THE STATE OF KENTUCKY AND DO HEREBY ADOPT THIS PLAN OF LOTS WITH OUR FREE CONSENT; DO HEREBY ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE; AND DO HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, AND ANY OTHER SPACES SO INDICATED TO PUBLIC USE; EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; THAT I OR MY SUCCESSORS IN TITLE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE AUTHORITY, AND DO ESTABLISH AND RESERVE THE EASEMENTS INDICATED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

KENTUCKY LAND HOLDINGS OF ELIZABETHTOWN, LLC DATE

NOTARY CERTIFICATION

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT AFORESAID OWNERS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE DUE EXECUTION OF THIS DOCUMENT.

WITNESS MY HAND AND SEAL THIS DAY OF _____, 20__

NAME NUMBER
MY COMMISSION EXPIRES:_____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIRMENTS OF A CLASS A (URBAN) SURVEY. THIS SURVEY WAS COMPLETED USING A JAVAD LS+ ROVER AND A JAVAD TRIUMPH 3 BASE. THIS SURVEY WAS CONDUCTED BY METHOD OF RTK GPS. THE HORIZONTAL DATUM USED IS NAD83 (KENTUCKY SIGNLE ZONE STATE PLANE). THE VERTICAL DATUM IS NAVD88 (GEOID18). THE RELATIVE PRECISION ACCURACY FOR ANY ONE LINE ON THIS SURVEY IS NO MORE THAN 0.04'+B2PPM. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FROM GRID TO GROUND DISTANCES. THIS PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS IN KENTUCKY.

MATTHEW D. SIBOLE DATE
KENTUCKY PROFESSIONAL LAND SURVEYOR NO. 3869

STATE of KENTUCKY
MATTHEW D. SIBOLE
3869
LICENSED PROFESSIONAL LAND SURVEYOR

0 100 200 300 400
GRAPHIC SCALE IN FEET

SHILOH CHURCH ROAD SUBDIVISION

PROPERTY BELONGING TO
KENTUCKY LAND HOLDINGS OF ELIZABETHTOWN, LLC
102 CHILDERS COURT
ELIZABETHTOWN, KY 42701

THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

SUBDIVISION OF THE LANDS AS CONVEYED BY DEED TO KENTUCKY LAND HOLDINGS OF ELIZABETHTOWN, LLC DEED BOOK 457, PG. 92 OF THE OHIO COUNTY, KENTUCKY CLERKS RECORDS.

LOCATED AT THE INTERSECTION OF SHILOH CHURCH ROAD & MCGRADY CREEK ROAD, OHIO COUNTY, KENTUCKY

SCALE: 1"= 200'
DATE: 10/5/23
DWN BY: M.D.S
JOB NO.: 23015

MATTHEW SIBOLE SURVEYING
PROUDLY SERVING ALL OF KENTUCKY
P.O. BOX 1008
BRANDENBURG, KENTUCKY 40108
270-422-7737