

~GENERAL PLAT NOTES~

1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED AND UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON. THE PROPERTY SHOWN HEREON IS ALSO SUBJECT TO ANY PLAT RESTRICTIONS AND PLANNING AND ZONING REGULATIONS THAT MAY APPLY.
2. THIS SURVEY WAS PERFORMED IN THE DIRECTION OF THE CLIENT WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. NO ATTEMPT WAS MADE BY THE SURVEYOR TO RESEARCH THE TITLE OTHER THAN THAT WHICH IS NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY BY THE MINIMUM STANDARDS OF THE STATE OF KENTUCKY AS NOTED IN THE SURVEYORS CERTIFICATE.
3. THIS BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR ONLY PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED PROPERTY LINES WHICH MAY OR MAY NOT BE UPHOLD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON THE SUBJECT PROPERTY.
4. THE RIGHT-OF-WAY OF WEST MAIN STREET AND NORTH WALTERS AVENUE WERE ESTABLISHED BY STATUTE OF LIMITATIONS AND EXISTING MONUMENTS.
5. FIELD WORK WAS COMPLETED ON: APRIL 12TH, 2024.

~PLAT LEGEND~

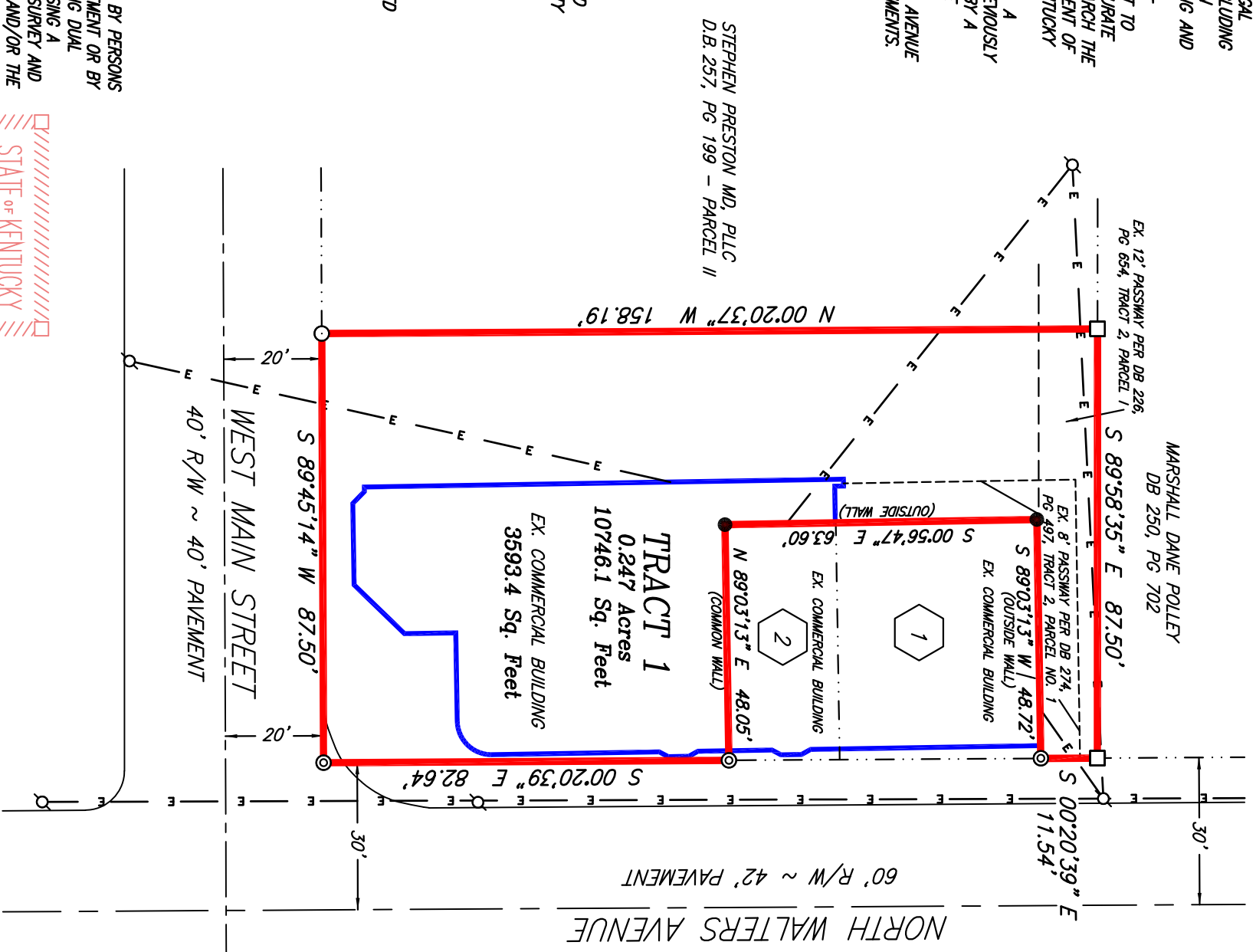
- -SET 1/2" X 24" STEEL REBAR WITH A 2" ALUMINUM ID CAP STAMPED "JEREMY L. LYNCH PLS 3953 ~ PROPERTY CORNER"
- -FOUND 1/2" STEEL REBAR WITH NO ID CAP
- ⊙ -SET 1 1/2" LONG MAG NAIL WITH AN ALUMINUM DISC STAMPED "JEREMY LYNCH PLS 3953"
- -EXISTING BUILDING CORNER AND REFERENCED AS NOTED
- -BOUNDARY LINES
- ⊗ -UTILITY POLE
- E — -APPROXIMATE CENTERLINE OF OVERHEAD POWER LINES.

~SURVEY CERTIFICATION~

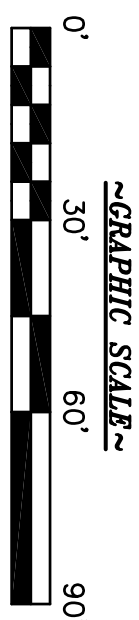
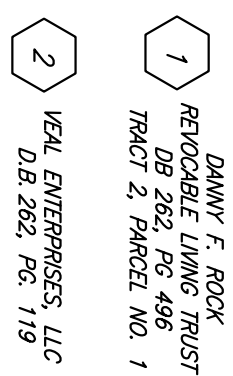
I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK" GPS MEASUREMENT OR BY RANDOM TRAVERSE 100% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD LS+ & T3 RECEIVERS (GD0), WITH THE REMAINDER USING A TOPCON PS 1034 ROBOTIC TOTAL STATION. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS AND/OR THE RELATIVE POSITIONAL ACCURACY OF EACH POINT IS (±0.05'+1.00PPM). 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 HERE DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES AND MATERIALS ARE CORRECTLY INDICATED. HORIZONTAL DATUM - NAD'83; VERTICAL DATUM - MVD'88 GEOD MODEL -GEOID '18; US SURVEY FEET

JEREMY L. LYNCH PLS 3953

DATE:



STATE OF KENTUCKY
 JEREMY L. LYNCH
 3953
 LICENSED PROFESSIONAL LAND SURVEYOR



BOUNDARY SURVEY OF:
GERI BLAND STANLEY ESTATE PROPERTY
 201 WEST MAIN & 102 WALTERS AVENUE, HODGENVILLE, KY 42748
 CLIENT: GERI BLAND STANLEY ESTATE (JASON BLAND EXECUTOR)
 404 FOREST AVENUE, CAMPBELLVILLE, KY 42718
 DRAWN BY: JGB SOURCE: DEED BOOK 226 PG 654
 SCALE: 1"=30' DATE: 4/10/24 JOB #:24-052

lynch Land Surveying
 (270) 401-8140 ~ jlynch3953@hotmail.com
 3049 LILAC ROAD, LETCHFIELD, KENTUCKY 42754
 THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.