

~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 AT 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.

~SURVEYORS 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 EQUIPMENT OR BY RANDOM TRAVERSE. 100% OF THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD L5+ & 13 BASE GPS EQUIPMENT, WITH THE REMAINDER USING A TOPCON PS103A 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 ($\pm 0.01'$ + 100PPM). 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--NAVD'88, GEOID MODEL--GEOID '18
THIS PLAT CONFORMS TO ALL PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF HART COUNTY.

DATE OF SIGNATURE JEREMY L. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR #3953



3/25/25 - 4/15/25
DATE OF FIELD SURVEY

~OWNERS CERTIFICATION~

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, EASEMENTS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE RECORDING PLAT, UNLESS OTHERWISE NOTED.

JOHN ADAMS
***DB 353 PG 389
***DB 363 PG 735
***DB 385 PG 117

DATE

SHERRIE ADAMS
***DB 353 PG 389
***DB 363 PG 735
***DB 385 PG 117

DATE

~NOTARY CERTIFICATION~

STATE OF KENTUCKY, COUNTY OF _____
I CERTIFY THAT I AM A NOTARY FOR THE STATE AT LARGE. I FURTHER CERTIFY THAT THE ABOVE SIGNATURE(S) IS/ARE LEGAL AND HAS/HAVE BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTARY SIGNATURE DATE

DATE COMMISSION EXPIRES NOTARY ID#

~FLOOD PLAIN NOTE~

AS INDICATED ON MAP NUMBER 21089C0200C OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN. MAP DATED 07/18/2011

~DIVISION FOR~
~AGRICULTURAL USE~

THE PROPERTY SHOWN HEREON HAS BEEN DIVIDED FOR AGRICULTURAL USE, AS DEFINED IN KRS 100.111(2), AND DOES NOT COMPLY WITH THE SUBDIVISION REGULATIONS OF HART COUNTY. FUTURE LAND USE OF THE PROPERTY IS LIMITED TO AGRICULTURAL USE ONLY AND ANY FURTHER SUBDIVISION OR DEVELOPMENT WILL BE RESTRICTED UNTIL THE PROPOSED DIVISION COMPLIES WITH THE APPLICABLE RULES AND REGULATIONS OF THE HART COUNTY PLANNING COMMISSION. THIS NOTE SHALL BE SHOWN ON ALL SUBSEQUENT PLATS OF THE SUBJECT PROPERTY UNTIL THE ABOVE MENTIONED REQUIREMENTS ARE MET.

~LINE TABLE~

LINE	BEARING	DISTANCE
L1	S 38°12'12" E	162.37'
L2	S 38°28'37" E	146.56'
L3	S 39°03'14" E	110.92'
L4	S 36°45'13" E	96.94'
L5	S 34°27'32" E	88.89'
L6	S 31°16'49" E	85.50'
L7	S 23°06'32" E	86.77'
L8	S 15°12'21" E	53.31'
L9	S 01°37'00" E	52.02'
L10	S 01°37'00" E	20.42'
L11	S 05°08'15" E	20.24'
L12	S 05°08'15" E	28.81'
L13	S 05°17'51" E	40.30'
L14	S 07°03'50" E	63.45'
L15	S 10°00'00" E	71.19'
L16	S 11°15'04" E	143.96'
L17	S 11°35'52" E	53.72'
L18	S 05°35'32" E	51.93'
L19	S 03°03'58" E	51.17'
L20	S 02°24'23" W	72.24'
L21	S 06°28'11" W	71.69'
L22	S 08°27'49" W	68.09'
L23	S 12°03'09" W	49.58'
L24	S 17°39'38" W	47.93'
L25	S 21°28'10" W	42.33'
L26	S 21°28'10" W	42.33'
L27	S 18°01'12" W	91.03'
L28	S 22°19'07" W	75.20'
L29	S 26°00'30" W	30.18'
L30	S 26°00'30" W	65.36'

LINE	BEARING	DISTANCE
L31	S 22°09'34" W	62.02'
L32	S 76°06'34" W	36.45'
L33	S 67°31'28" W	55.86'
L34	S 62°34'35" W	22.10'
L35	S 48°45'54" W	31.12'
L36	S 34°22'56" W	27.69'
L37	S 30°57'19" W	48.83'
L38	S 39°01'13" W	38.12'
L39	S 29°21'58" W	48.96'
L40	S 45°48'02" W	119.40'
L41	S 49°44'26" W	205.96'
L42	S 51°48'56" W	119.64'
L43	S 56°20'16" W	76.42'
L44	S 54°31'55" W	14.48'
L45	S 48°22'38" W	61.05'
L46	S 39°56'25" W	48.72'
L47	S 32°18'52" W	59.42'
L48	S 39°03'08" W	38.82'
L49	S 48°49'59" W	34.69'
L50	S 57°10'13" W	34.91'
L51	S 63°00'12" W	86.33'
L52	S 71°15'04" W	64.52'
L53	S 70°34'12" W	55.00'
L54	S 70°53'35" W	38.66'
L55	S 67°07'32" W	85.14'
L56	S 62°19'09" W	40.80'
L57	S 58°16'51" W	20.13'
L58	S 52°00'38" W	46.57'
L59	S 46°33'53" W	112.62'
L60	S 48°32'52" W	52.08'

LINE	BEARING	DISTANCE
L61	S 55°30'00" W	43.81'
L62	S 61°50'15" W	42.66'
L63	S 65°21'40" W	67.28'
L64	S 67°04'07" W	78.61'
L65	S 64°17'53" W	51.41'
L66	S 36°05'37" W	42.89'
L67	S 27°47'46" W	52.59'
L68	S 24°28'21" W	24.77'
L69	S 35°49'10" E	60.39'
L70	S 24°22'23" E	31.39'
L71	N 45°48'07" E	118.20'
L72	N 79°21'58" E	45.14'
L73	N 39°49'13" E	36.41'
L74	N 30°57'19" E	47.64'
L75	N 34°22'36" E	31.59'
L76	N 48°45'54" E	37.38'
L77	N 62°54'35" E	26.21'
L78	N 67°31'28" E	58.74'
L79	N 76°04'54" E	45.76'
L80	N 76°06'34" W	42.76'
L81	S 67°31'28" W	52.97'
L82	S 62°54'35" W	17.99'
L83	N 48°45'54" E	45.76'
L84	S 34°22'36" W	23.78'
L85	S 30°57'19" W	50.09'
L86	S 38°49'13" W	41.72'
L87	S 29°21'58" W	46.72'
L88	S 45°48'07" W	117.87'
L89	S 49°44'26" W	207.28'
L90	S 51°48'46" W	121.08'

LINE	BEARING	DISTANCE
L91	S 56°20'16" W	77.01'
L92	N 34°12'02" W	25.00'
L93	N 34°32'02" W	20.00'
L94	S 10°03'41" W	50.91'
L95	S 00°47'42" E	53.51'
L96	S 00°47'42" E	50.00'
L97	S 02°40'02" E	72.78'
L98	S 09°47'45" E	46.23'
L99	S 22°25'28" E	52.68'
L100	S 36°05'40" E	49.33'
L101	S 24°22'23" E	48.63'
L102	S 36°12'03" E	39.19'
L103	S 50°40'11" E	46.09'
L104	S 45°24'44" E	30.45'
L105	S 39°34'54" E	40.38'
L106	S 37°46'59" E	32.37'
L107	S 44°15'27" E	107.26'
L108	S 40°19'40" E	46.62'
L109	S 42°39'59" E	26.58'
L110	S 46°06'41" E	55.32'
L111	S 42°17'40" E	68.99'
L112	S 37°48'08" E	31.26'
L113	S 41°55'06" E	60.62'
L114	S 49°08'47" E	42.80'
L115	S 42°02'14" E	66.82'
L116	S 48°31'17" E	101.74'

50' INGRESS/EGRESS
AND UTILITY
EASEMENT DETAIL

NOT TO SCALE

TRACTS 1 AND 2
SOURCE NOTE

TRACTS 1 AND 2 WERE SURVEYED OFF THIS PROPERTY BY DEED DESCRIPTION PRIOR TO THIS SURVEY. TRACTS 1 AND 2 DO NOT TOUCH FRENCHMAN KNOB ROAD. THE ACCESS TO THESE LOTS IS OVER THE INGRESS/EGRESS EASEMENT SHOWN ON THIS SURVEY.
TRACT 1 IS RECORDED IN DEED BOOK 353 PAGE 389.
TRACT 2 IS RECORDED IN DEED BOOK 363 PAGE 735 (PARCEL B)

PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "JEREMY LYNCH PLS 3953 ~ PROPERTY CORNER"
- 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "JEREMY LYNCH PLS 3953 ~ WITNESS CORNER"
- FOUND 1/2" REBAR WITH A YELLOW ID CAP STAMPED "D. CLEMONS PLS 3383" UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR WITHOUT AN ID CAP UNLESS OTHERWISE NOTED
- FOUND STONE
- UNMARKED MEANDER POINTS
- C/L OF 30' OVERHEAD ELECTRIC ESMT.
- UTILITY POLES
- BOUNDARY LINES

~CERTIFICATE OF~
~APPROVAL FOR RECORDING~

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR HART COUNTY, KENTUCKY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK OF HART COUNTY.

DATE OF SIGNATURE CHAIRPERSON OR PLANNING COMMISSIONS

AGRICULTURAL FARM DIVISION

JOHN ADAMS
PROPERTY

1269 FRENCHMAN KNOB ROAD, BONNIEVILLE, HART CO, KY

OWNER/CLIENT: JOHN ADAMS
1269 FRENCHMAN KNOB ROAD
BONNIEVILLE, KY. 42713

SCALE: 1 IN. = 200 FT. DWG. BY: J. LYNCH PLS PIA #: 062-00-00-007 & 099
DATE: 04/14/25 AREA: ACRES
BILL#: 25-070 SOURCE: SEE DEED SOURCE TABLE

Lynch Land Surveying

(270) 401-8140 ~ jlynch3953@hotmail.com

3049 LILAC ROAD, LEITCHFIELD, KENTUCKY 42754

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

~DEED SOURCE TABLE~

JOHN & SHERRIE ADAMS
DB 353 PG 389
DB 363 PG 735
DB 385 PG 117

