

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPER-VISION BY THE METHOD OF RTK/ GPS EQUIPMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD LS+ AND T3 BASE. THIS SURVEY IS AN URBAN SURVEY AND MEETS ALL THE ACCURACY AND PRECISION SPECIFICATIONS OF THIS CLASS AND THE RELATIVE POSITIONAL ACCURACY OF EACH POINT EXCEEDS 0.02' + 100PPM. THE ANGULAR AND 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 DO ACTUALLY EXIST AND THAT THEIR LOCATIONS, SIZES, AND MATERIALS ARE CORRECTLY INDICATED. GEOID MODEL= GEOID '18, KY. SINGLE ZONE.



Name #3953 P.L.S.# Date

OWNER(S) CERTIFICATION

I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY OF RECORD, SHOWN AND DESCRIBED HEREON WHICH IS RECORDED IN DEED BOOK *** PAGE ***, IN THE OFFICE OF THE LARUE COUNTY CLERK; AND DO HEREBY ADOPT THIS PLAN OF LOTS FOR THIS PROPERTY; AND DO HEREBY DEDICATE THE STREETS AND ANY OTHER PUBLIC SPACES SO INDICATED TO PUBLIC USE; AND ESTABLISH AND RESERVE THE EASEMENTS AS INDICATED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

Date BARBARA S. NUNN ESTATE, JACKIE NUNN EXEC. D.B. 184, PG 107 & WILL BOOK 27, PG 459

Date MICHAEL PORTER (DB 205 PG 129)

Date FRANCES PORTER (DB 205 PG 129)

I CERTIFY THAT I AM A NOTARY FOR THE STATE-AT-LARGE, I FURTHER CERTIFY THAT THE ABOVE SIGNATORIES ARE LEGAL AND HAVE BEEN EXECUTED VOLUNTARILY, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date Notary Public

Date Commission Expires Notary Id

EXISTING SYSTEM VERIFICATION

I CERTIFY THAT THE SEWAGE DISPOSAL SYSTEM(S) APPEAR TO BE FUNCTIONING PROPERLY, WITH NO SIGNS OF FAILURE AT THIS TIME. (TRACT 1A & 2)

LARUE CO. HEALTH DEPT. OFFICIAL OR LICENSED PROFESSIONAL ENGINEER DATE LICENSE NUMBER:

GENERAL PLAT NOTES

- SITE IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.
- THE RIGHT-OF-WAY OF MARTIN LANE WAS ESTABLISHED BY STATUTE OF LIMITATIONS AND EXISTING MONUMENTS AND THERE ARE NO NEW DRIVEWAY ENTRANCES PROPOSED FOR ACCESS TO IT. TRACT 1A AND TRACT 2 MUST USE THE EXISTING DRIVEWAY ENTRANCES THAT CURRENTLY EXIST FOR ACCESS TO MARTIN LANE.
- TRACT 1A AND TRACT 2 ARE CURRENTLY ZONED A-1 (AGRICULTURAL) AS PER THE ZONING MAP DESIGNATION FOR LARUE COUNTY AND ARE SUBJECT TO ALL OF THE REQUIREMENTS OF SAME.
- FIELD WORK COMPLETED ON JUNE 13, 2025.

FLOOD PLAIN NOTE

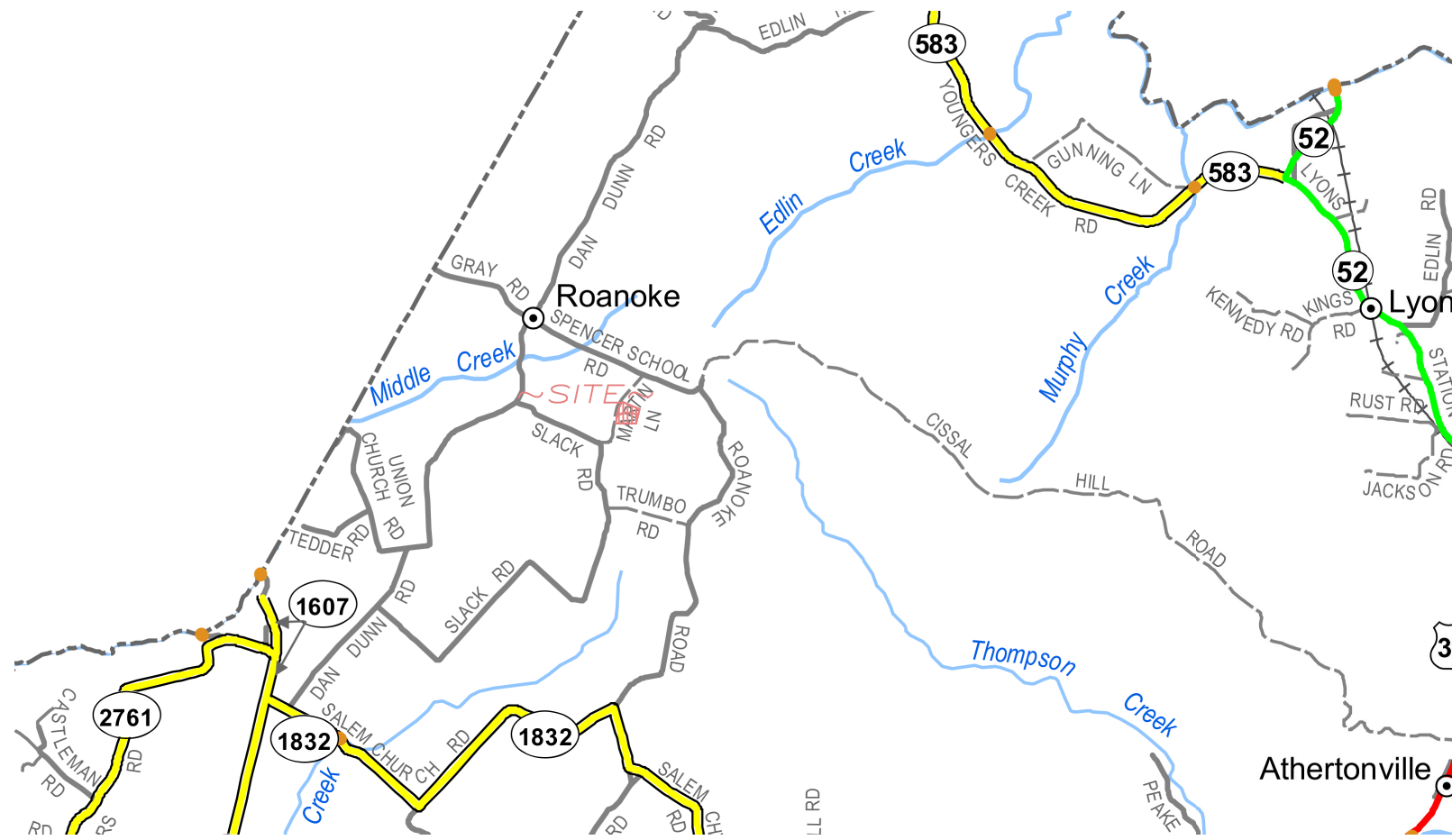
AS INDICATED ON THE MAP NO. 21123C 0050D OF THE FLOOD INSURANCE RATE MAPS, THIS SITE IS LOCATED IN ZONE "X" WHICH HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. MAP DATED 5/23/23.

SUBDIVISION RESTRICTIONS

THERE ARE NO SUBDIVISION RESTRICTIONS FOR THIS SUBDIVISION AND NONE ARE PROPOSED AS OF THE DATE OF THIS RECORD PLAT.

PLAT NOTE

THE PURPOSE OF THIS AMENDED RECORD PLAT AND AGRICULTURAL DIVISION IS TO SUBDIVIDE THE BARBARA S. NUNN (DECEASED) PROPERTY (AS RECORDED IN DEED BOOK 184, PAGE 107 AND IN WILL BOOK 27, PAGE 549 IN THE OFFICE OF THE LARUE COUNTY CLERK) INTO PARCEL "A" AND TRACT 2. AS INDICATED BY THE "Z'D" LINES, PARCEL "A" IS HEREBY MERGED WITH LOT 1 OF THE MICHAEL AND FRANCES PORTER PROPERTY (AS RECORDED IN DEED BOOK 205, PAGE 129 AND AT PLAT CABINET 2, SLIDE 135 IN SAID CLERK'S OFFICE) SO AS TO CREATE TRACT 1A. HENCEFORTH THESE TRACTS SHALL BE KNOWN AS TRACT 1A AND TRACT 2 OF THIS RECORD PLAT. PARCEL "A" MAY NOT BE CONVEYED SEPARATELY AND APART FROM THE CONDITIONS SET FORTH HEREIN WITHOUT THE PRIOR APPROVAL OF THE LAND OF LINCOLN PLANNING AND ZONING COMMISSION.



VICINITY MAP NOT TO SCALE

CERTIFICATION OF COMMISSION

I HEREBY CERTIFY THAT THIS RECORD PLAT WAS APPROVED BY THE LAND OF LINCOLN PLANNING AND ZONING COMMISSION IS NOW ELIGIBLE FOR RECORDING IN THE OFFICE OF THE LARUE COUNTY CLERK.

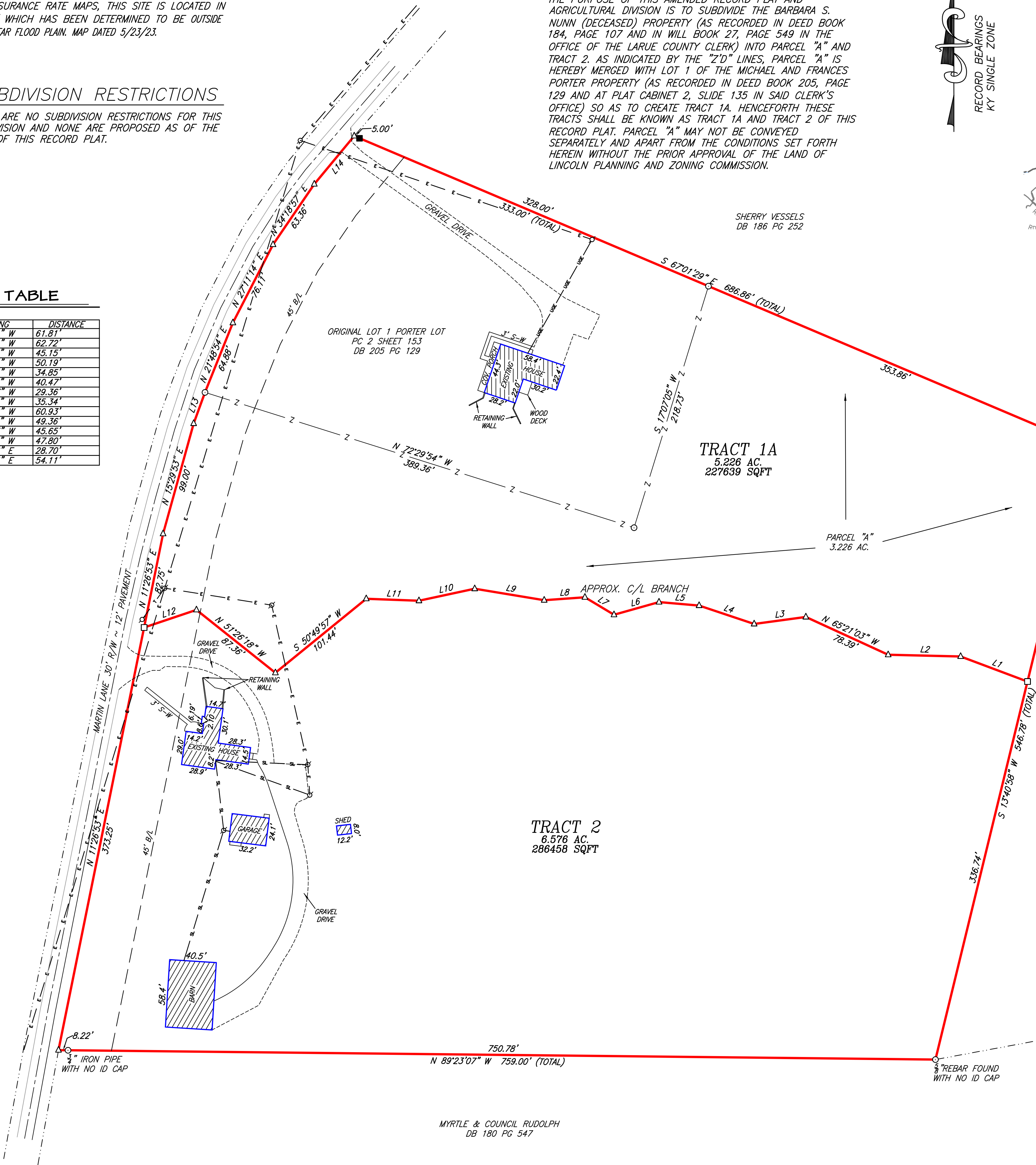
Date Commission Chairman or Secretary

PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM CAP STAMPED "J. LYNCH PLS 3953" ~ PROPERTY CORNER
- 1/2" X 24" STEEL REBAR SET WITH A 2" ALUMINUM ID CAP STAMPED "J. LYNCH PLS 3953" ~ WITNESS CORNER
- 1/2" REBAR FOUND STAMPED "D. CLEMONS PLS. 3383" UNLESS OTHERWISE NOTED
- UNMARKED MEANDER POINT
- UTILITY POLE
- C/L OF OVERHEAD ELECTRIC EASEMENT
- C/L OF OVERHEAD ELECTRIC SERVICE LINE
- C/L OF UNDERGROUND ELECTRIC SERVICE LINE
- ORIGINAL LOT LINE
- BOUNDARY LINES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°26'34" W	61.81'
L2	N 88°37'49" W	62.72'
L3	S 82°18'39" W	45.15'
L4	N 71°30'41" W	50.19'
L5	N 85°02'44" W	34.85'
L6	S 74°17'49" W	40.47'
L7	N 59°03'07" W	29.36'
L8	S 85°53'48" W	35.34'
L9	N 80°37'32" W	60.93'
L10	S 77°50'39" W	49.36'
L11	N 87°51'53" W	45.65'
L12	S 71°24'25" W	47.80'
L13	N 20°01'56" E	28.70'
L14	N 39°39'05" E	54.11'



CHELSEA & KIPPY MARSHALL DB 277 PG 484

AMD RECORD PLAT OF:
MICHAEL & FRANCES PORTER LOT &
AGRICULTURAL DIVISION OF:
NUNN & PORTER PROPERTY
235 MARTIN LANE, HODGENVILLE, KENTUCKY

CLIENT: LEWIS AUCTION 228 WEST DIXIE ELIZABETHTOWN, KY 42701
OWNER: *SEE OWNERS TABLE BELOW*

SCALE: 1 IN. = 50 FT.
DATE: 06/13/25
BILL#: 25-151

DWG. BY: J. HALL
AREA: 11.802 ACRES
SOURCE: DB 184 PG 107, DB 205 PG 129 & WB 27 PG 459

PVA #: 037-00-00-24.00
037-00-00-24.01
DWG. NAME C:\DRAWINGS\LARUE 25151UNN

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.

OWNERS TABLE:

JACKIE NUNN
1040 SLACK ROAD
HODGENVILLE, KY 42748

MICHAEL & FRANCES PORTER
235 MARTIN LANE
HODGENVILLE, KY 42748

