

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS DONE BY ME OR PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF "RTK": GPS. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY JAVAD LS & JAVAD M1 EQUIPMENT, THIS SURVEY IS AN URBAN SURVEY AND THE THE RELATIVE POSITIONAL ACCURACY OF EACH POINT WAS (±0.03' + 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-NA'D83; VERTICAL DATUM-NAVD'88 GEOID MODEL-GEOID '12;

DATE OF SIGNATURE KIRBY A. GIVAN, LICENSED PROFESSIONAL LAND SURVEYOR #3590

08/18/2021
DATE OF FIELD SURVEY

08/19/2021
DATE OF FINAL PLAT



OWNERS CERTIFICATION

(I,WE) CERTIFY THAT (I AM, WE ARE) THE OWNER(S) OF THIS PROPERTY, AS RECORDED IN DEED BOOK 1437 PAGE 457 & DEED BOOK 1188, PAGE 739IN THE HARDIN COUNTY CLERKS' OFFICE

TODD BRANDNER DATE

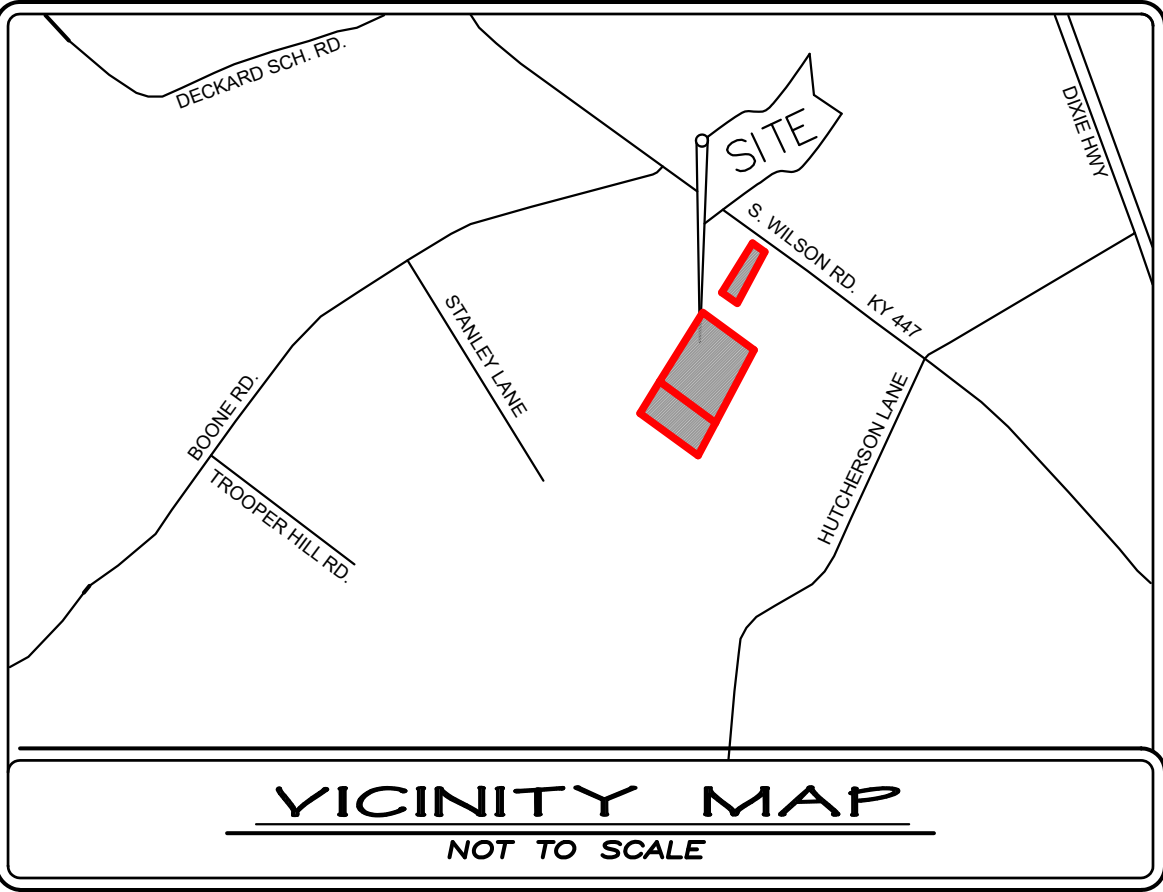
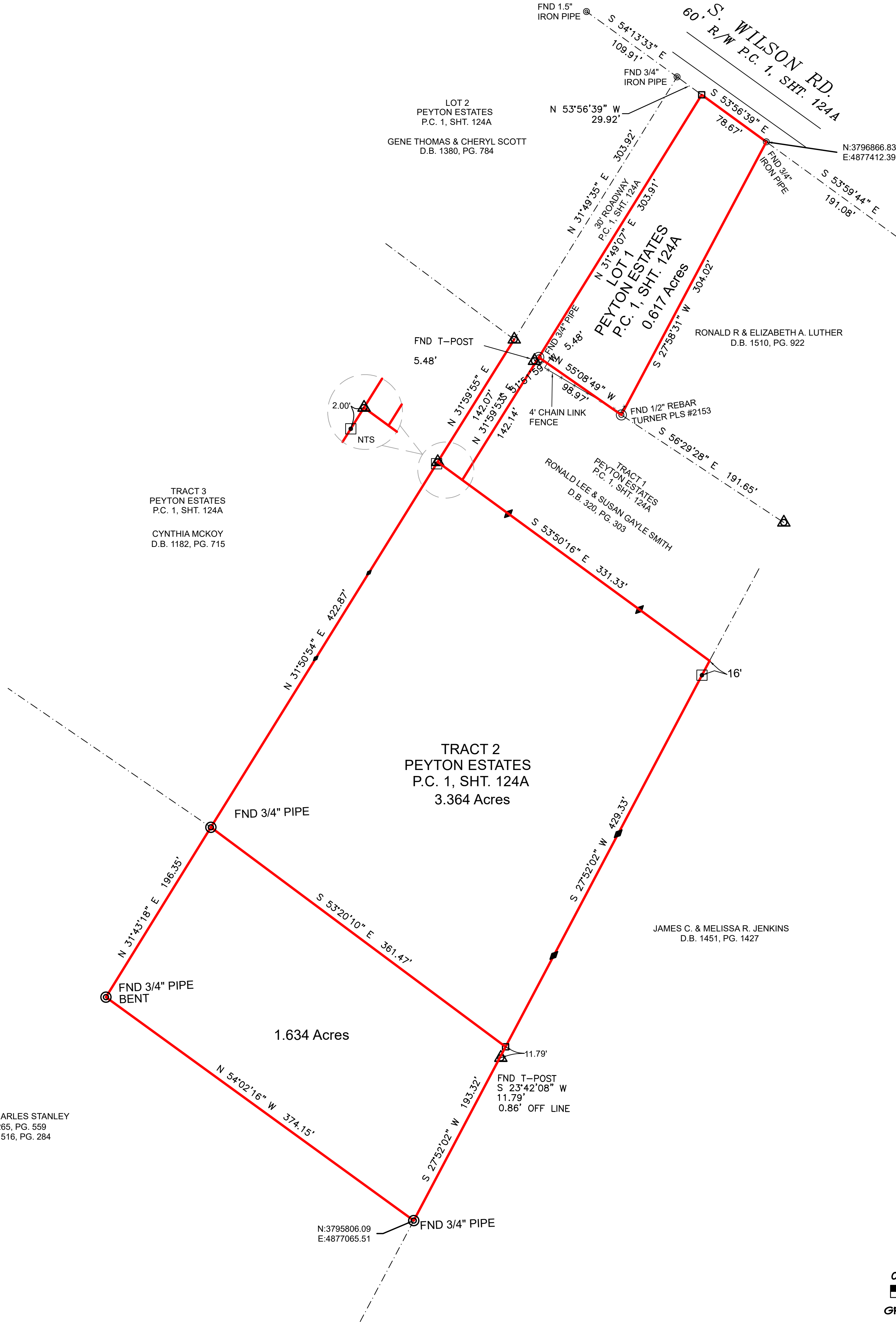
NOTARY CERTIFICATION

STATE OF KENTUCKY, COUNTY OF HARDIN THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS TH DAY OF 2021, BY TODD BRANDNER

DATE NOTARY PUBLIC

DATE COMMISSION EXPIRES

MARVIN CHARLES STANLEY
D.B. 265, PG. 559
D.B. 1516, PG. 284



PLANNING COMMISSION NOTE

THIS BOUNDARY SURVEY IS NOT A SUBDIVISION PLAT AND HAS NOT BEEN REVIEWED OR APPROVED AS BEING IN COMPLIANCE WITH THE DEVELOPMENT GUIDANCE SYSTEM ORDINANCE AS ADOPTED BY HARDIN COUNTY FISCAL COURT.

DATE CHAIRMAN OR DIRECTOR

PLAT LEGEND

- 1/2" X 24" STEEL REBAR SET WITH YELLOW ID CAP STAMPED "K.A. GIVAN PLS #3590"
- FOUND PROPERTY CORNER AS LABELED
- SET 1/2"X24" REBAR WITH CAP STAMPED WITNESS K.A. GIVAN PLS #3590
- FOUND T-POST
- NTS NOT TO SCALE
- SET WOOD STAKE ON PROPERTY LINE

BOUNDARY SURVEY OF

LOT 1 AND TRACT 2

PEYTON ESTATES

AND TRACT SOUTH OF TRACT 2

6689 & 6701 SOUTH WILSON ROAD ELIZABETHTOWN, KY

OWNERS/CLIENT: TODD BRANDNER
6701 S. WILSON ROAD
ELIZABETHTOWN, KY 42701

SCALE: 1 IN. = 60 FT.	DWG. BY: K. GIVAN	PIA #: 183-40-00-018 183-40-00-020
DATE: 08/19/2021	TOTAL AREA: 5.62 ACRES	D:\1 TURNER DRAWINGS\HARDIN\PEYTON ESTATES\21-183 brander todd\brandner todd 6701 south wilson road.dwg
BILL# 21-183	SOURCE: DEED BOOK 1437, PAGE 457 DEED BOOK 1188, PAGE 739	

TURNER ENGINEERING

A DIVISION OF NEW BANKS INC.

5735 NORTH DIXIE HIGHWAY

ELIZABETHTOWN, KENTUCKY 42701

PH. (270) 737-3232 ~ FAX (270) 769-5497

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

GENERAL PLAT NOTES:

- SITE IS SUBJECT TO ALL RIGHT-OF-WAYS AND EASEMENTS OF RECORD OR IMPLIED AND SUBJECT TO LEGAL REVIEW AS TO CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS CONCERNING LAND DIVISIONS & SUBDIVISIONS.
- THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- A BOUNDARY SURVEY DOES NOT DETERMINE LAND OWNERSHIP. A PROFESSIONAL LAND SURVEYOR PROVIDES AN OPINION OF PREVIOUSLY DESCRIBED BOUNDARY LINES WHICH MAY OR MAY NOT BE UPHELD BY A COURT OF LAW. UNWRITTEN RIGHTS MAY OR MAY NOT EXIST ON SUBJECT PROPERTY.

