



VICINITY MAP (NTS)

NOTES & RESERVATIONS

1. This Property is Subject To Any And All Right-of-way, Easements, Restrictions And Or Encumbrances in Effect to Date.
2. All Set Corners Are 1/2" x 19" Steel Rebars With Identifier Cap Stamped "D.L. Clemons Pls #3353".
3. Adjoining Property Owners Are Shown According To Property Valuation Office.
4. 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.
5. The certification of this Survey is made as of this date only for the person it was done for and is subject to any future facts that may more accurately describe or establish the boundary shown hereon. This survey is subject to any adverse or other rights of others. Due To Court Action.
6. This survey does not represent or establish land ownership per 201 KAR 18:150.3(2)(a).
7. All bearings and coordinates are on Kentucky State Plane Single Zone. Geoid 2016 was used. All distances are grid distances unless noted.

LINE	BEARING	DISTANCE
L1	N 77°26'53" E	122.54
L2	N 77°13'14" E	147.88
L3	S 71°02'28" E	163.52
L4	N 67°16'34" W	729.23
L5	N 67°16'34" W	729.23
L6	N 67°16'34" W	729.23
L7	N 67°16'34" W	729.23
L8	N 67°16'34" W	729.23
L9	N 66°01'11" E	62.72
L10	N 67°52'26" E	68.44
L11	N 72°37'15" E	46.00
L12	N 82°34'18" E	56.66
L13	S 88°08'46" E	63.26
L14	S 81°42'57" E	77.55
L15	S 83°12'40" E	57.81
L16	S 78°57'48" E	179.68
L17	S 77°24'10" E	20.31
L18	S 70°19'17" E	41.67
L19	S 68°13'37" E	74.16
L20	S 60°29'07" E	44.97
L21	S 64°40'13" E	37.41
L22	S 26°17'08" E	148.52
L23	S 27°39'27" E	41.66
L24	N 80°08'13" E	72.65
L25	N 86°35'18" E	82.18
L26	N 86°35'18" E	82.18
L27	N 86°35'18" E	82.18
L28	N 86°35'18" E	82.18
L29	N 86°35'18" E	82.18
L30	N 86°35'18" E	82.18
L31	N 86°35'18" E	82.18
L32	N 86°35'18" E	82.18
L33	N 86°35'18" E	82.18
L34	N 86°35'18" E	82.18
L35	N 86°35'18" E	82.18
L36	N 86°35'18" E	82.18
L37	N 86°35'18" E	82.18
L38	N 86°35'18" E	82.18
L39	N 86°35'18" E	82.18
L40	N 86°35'18" E	82.18
L41	N 86°35'18" E	82.18
L42	N 86°35'18" E	82.18
L43	N 86°35'18" E	82.18
L44	N 86°35'18" E	82.18
L45	N 86°35'18" E	82.18
L46	N 86°35'18" E	82.18
L47	N 86°35'18" E	82.18
L48	N 86°35'18" E	82.18
L49	N 86°35'18" E	82.18
L50	N 86°35'18" E	82.18
L51	N 86°35'18" E	82.18
L52	N 86°35'18" E	82.18
L53	N 86°35'18" E	82.18
L54	N 86°35'18" E	82.18
L55	N 86°35'18" E	82.18
L56	N 86°35'18" E	82.18
L57	N 86°35'18" E	82.18
L58	N 86°35'18" E	82.18

LEGEND

- 1/2" x 19" STEEL REBAR SET WITH ID CAP #3353
- 1/2" REFERENCE REBAR SET WITH ID CAP #3381
- 1/2" REBAR FOUND WITH ID CAP #3211
- 1/2" REBAR FOUND WITH ID CAP #2811
- △ STONE (FOUND)
- CALCULATED MEANDER POINTS
- C/A 30' ELECTRIC EASEMENT

GRAPHIC SCALE

0 150 300 450

SURVEYOR'S CERTIFICATION

I HEREBY EXCLUSIVELY CERTIFY TO THE PARTIES NAMED HEREON THAT THIS PLAT DEPICTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION BY THE METHOD OF RTK GPS MEASUREMENT. THIS SURVEY WAS PERFORMED USING DUAL FREQUENCY GNSS EQUIPMENT. THIS SURVEY IS A RURAL SURVEY AND MEETS ALL OF THE ACCURACY & PRECISION SPECIFICATIONS OF THIS CLASS. THE RELATIVE POSITIONAL ACCURACY OF EACH MONUMENT IS ±0.045 (RMPM) AT THE 95% CONFIDENCE LEVEL. 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. I ALSO CERTIFY THAT THIS SURVEY AND PLAT COMPLY WITH 201 KAR 18:50. HORIZONTAL DATUM - NAD 83; VERTICAL DATUM - NAVD83; GEOID MODEL - GEOID 16.

SURVEYOR'S SEAL

STATE OF KENTUCKY
DERRICK L. CLEMENS
1993
LICENSED PROFESSIONAL LAND SURVEYOR

SIGNATURE _____
REGISTRATION NUMBER _____ DATE _____

RECORD PLAT OF

Pullen Woods Subdivision

Located at 305 Mora Pullen Ln, Hudson, Ky 40143

CLIENT/OWNER: Derrick Beard
16622 Hwy. 60
Guston, Ky 40142

SCALE: 1" = 150'	SOURCE OF TITLE: D.B.457, PG.342	COUNTY: BRECKINRIDGE
TOTAL AREA: 28.125 AC	DATE: 05-31-2023	PVA# 118-10A
DISTANCES: GPS	DRAWN BY: DLG	APPROVED BY: DLG
		PROJECT: 305 MORA PULLEN LN
		DRAWING #

CLEMENS & ASSOCIATES LAND SURVEYING, INC.

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ELIZABETHTON, KY 42704
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