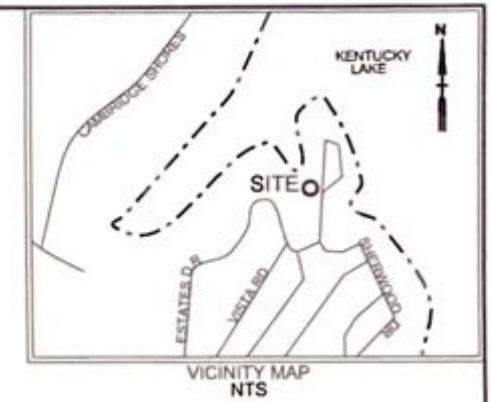


CS 3219 1/2" REBAR	EXIST IRON PIN (FOUND AS NOTED)	—————	PROPERTY LINE
IP*	1/2" X 18" IRON PIN WITH PLASTIC CAP STAMPED "ACR KY PLS #3219" SET THIS SURVEY	-----	RIGHT OF WAY LINE
☒	EXIST. CONCRETE MONUMENT	-----	M.B.S.L. (MINIMUM BUILDING SETBACK LINE)
○	MEANDER POINT	-----	P.U.E. (PUBLIC UTILITY EASEMENT)
⊗	TREE	-----	FENCE
X	FENCE POST	-----	EDGE OF PAVEMENT
		-----	CENTERLINE OF ROAD

RE-SUBDIVISION OF PROPERTY  
BUENA VISTA ESTATES  
MARSHALL CO. KY.

N  
DATE: 4/21/2023  
TRUE NORTH KENTUCKY STATE  
PLANE COORDINATE SYSTEM



CERTIFICATE OF OWNERSHIP AND PROPERTY  
LINE AGREEMENT

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, AND ESTABLISH THE AGREED ON PROPERTY LINE BETWEEN LOT 36 AND NEW LOT 38A.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PLAT NOTES

- 1) THIS SURVEY WAS PERFORMED USING A CARLSON BRX6+ DUAL FREQUENCY, REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM ROVER AND LOCAL BASE STATION: HW B16130147501133 ROVER; HW B16130147501126 AND A GEOMAX ZIPP 20 R TOTAL STATION SERIAL #2153702 FOR REDUNDANT AND REPETITIVE MEASUREMENTS WERE TAKEN TO INSURE CORRECT POSITIONS OF ALL DATA POINTS. THE RELATIVE POSITIONAL ACCURACY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN SURVEY, AS ESTABLISHED BY THE KENTUCKY REVISED STATUTES STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS PER 201 KAR 18:150 (0.05"+110PPM). ALL COORDINATES AND BEARING DATA IS BASED UPON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, SINGLE ZONE, NAD 83, NAVD 88, GEOID 09. MULTIPLE REDUNDANT MEASUREMENTS WERE TAKEN ON EACH PROPERTY CORNER, EACH MEASUREMENT EXCEEDING A TOLERANCE OF 0.04' FOR POSITIONAL ACCURACY. TRAVERSE UNADJUSTED.
- 2) THE BEARINGS SHOWN ARE REFERENCED FROM KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE).
- 3) THE PROPERTY IS SERVED BY PUBLIC WATER.
- 4) NO VISIBLE EASEMENTS OR CLAIMS OF EASEMENT WERE FOUND THROUGH PHYSICAL INSPECTION OTHER THAN THOSE SHOWN HEREON.
- 5) THIS PLAT OF SURVEY REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150.
- 6) THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 7) THE RIGHT OF WAY OF SHERWOOD DRIVE IS FROM SLIDE 87.

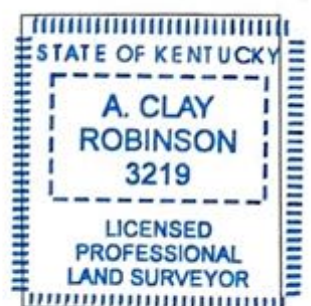
INTENT

THE INTENT OF THIS SURVEY AND PLAT IS TO ESTABLISH TRACTS 38A AND 40A FROM TRACTS 36, 37, 38, 39 & 40. AND TO ESTABLISH AN AGREED UPON LINE BETWEEN THE CRAFTON LIV. TRUST (DB. 501 PG. 112) AND SHELBY & BUTLER (DB. 498 PG. 217).

CERTIFICATE OF ACCURACY

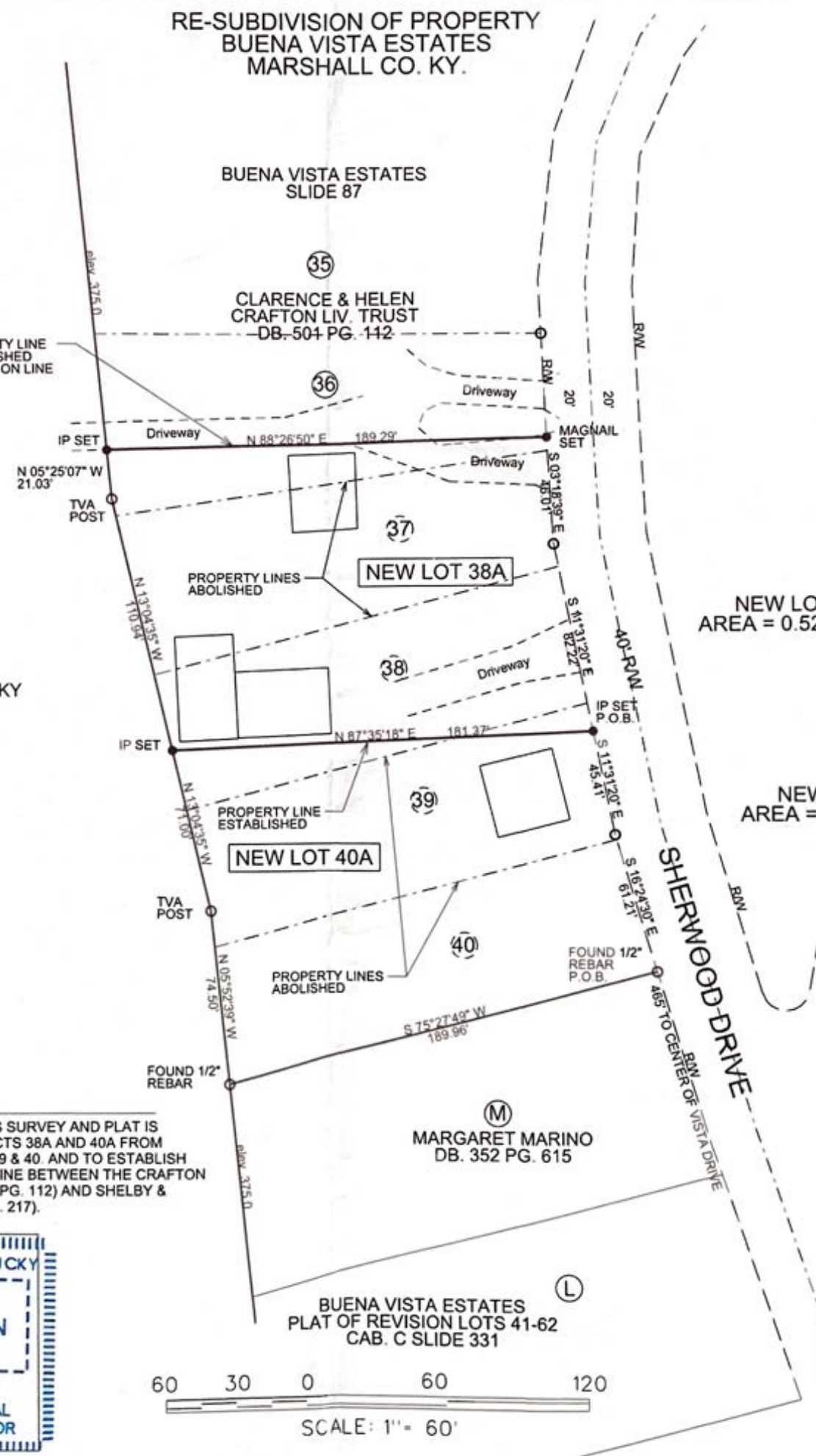
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TO THE BEST OF MY KNOWLEDGE AND BELIEF TO BE TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE COMMONWEALTH OF KENTUCKY, BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, ALL IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE KENTUCKY REVISED STATUTE AND THE KENTUCKY ADMINISTRATIVE REGULATIONS AS PER 201 KAR 18:150.

*Alan Clay Robinson* 1/5/23  
 ALAN CLAY ROBINSON LICENSED KENTUCKY PLS #3219



KENTUCKY LAKE  
T.V.A.

PROPERTY LINE  
ESTABLISHED  
AGREED ON LINE



NEW LOT 38A  
AREA = 0.522 ACRES

NEW LOT 40A  
AREA = 0.544 ACRES

**CLIENT**  
 JACOB SHELBY & NORMAN BUTLER  
 4115 LANIE DRIVE  
 KEVIL KY 42053

**OWNER**  
 JACOB SHELBY & NORMAN BUTLER  
 4115 LANIE DRIVE  
 KEVIL KY 42053

**SOURCES OF TITLE:**  
 DEED BOOK 498 PAGE 217  
 BUENA VISTA ESTATES SLIDE 87

**TAX MAP NUMBER**  
 69-0C-00-38.00

DATE OF SURVEY: 4/21/2023  
 MONUMENTS SET: 5/17/2023

SURVEY BY:  
 ACR LAND SURVEYING, PLLC  
 P.O. BOX 7375  
 PADUCAH KY 42002  
 270.519.0295

JOB NO. 23014 CHECKED BY: ACR

BOUNDARY SURVEY FOR:

**SHELBY & BUTLER**  
 522 SHERWOOD DRIVE  
 GILBERTSVILLE KY 42044  
 LOTS 37-40  
 BUENA VISTA ESTATES

MARSHALL COUNTY, KENTUCKY

SCALE = 1"=60' PAGE 1 OF 1