



PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DEPICT A SUBDIVIDE TRACT 1 AS CONVEYED TO KENTUCKY LAND ACQUISITIONS, LLC., TO CREATE TRACT 1A AND 1B, AS DEPICTED HEREON.

SOURCE OF TITLE

TRACT 1A AND TRACT 1B SHOWN HEREON, BEING A PORTION OF TRACT 1 AS CONVEYED TO KENTUCKY LAND ACQUISITIONS, LLC. ON AUGUST 22, 2024 FROM NOAH & FANNIE BORNTREGER, AND OF RECORD IN DEED BOOK 264, PAGE 720 IN THE BATH COUNTY CLERK'S RECORDS; ALSO BEING A PORTION OF TRACT 1 DEPICTED OF PLAT OF SURVEY MAP OF RECORD IN PLAT CABINET C, SLIDE 149 IN SAID RECORDS.

ALL RECORD REFERENCES MADE HEREON, ARE TO THE BATH COUNTY CLERK'S OFFICE UNLESS OTHERWISE NOTED

SOURCE OF SURVEY & CERTIFICATE OF ACCURACY

THIS PLAT IS BASED ON A FIELD SURVEY CONDUCTED ON THE GROUND FROM 07/15/2024 TO 07/29/2024, AND ON 03/28/2025. THE BASIS OF BEARINGS WERE DETERMINED FROM GNSS REAL TIME NETWORK KINEMATIC OBSERVATIONS TAKEN ON 07/15/2024 UTILIZING A CARLSON BRX7 MULTI-FREQUENCY GNSS RECEIVER AND PROJECTED TO NAD83 KENTUCKY STATE PLANE SINGLE ZONE. ALL DISTANCES SHOWN ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET, SCALED FROM GRID TO GROUND DISTANCE USING A COMBINED SCALE FACTOR OF 1.00013255713273. THE VERTICAL DATUM USED IS NAVD88 ORTHOMETRIC HEIGHT (GEOID 18). CARLSON BRX7 MULTI-FREQUENCY BASE AND ROVER RECEIVERS WERE USED IN RTK MODE TO CONDUCT 100% OF THE BOUNDARY SURVEY BY METHOD OF REDUNDANT OBSERVATIONS. THE POSITIONAL ACCURACY AND PRECISION OF THE SURVEY IS GREATER THAN 0.1'+200 PPM BASED ON LEAST SQUARES ANALYSIS OF THE DATA AND WAS NOT ADJUSTED FOR CLOSURE. THIS PLAT AND SURVEY MEET THE MINIMUM STANDARDS FOR A "RURAL" SURVEY AS DEFINED IN 201 KAR 18:150.

SURVEY NOTES

1. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY ARE NOTED HEREON; THE DOCUMENTS LISTED, IN ADDITION TO OTHER DOCUMENTS NOT LISTED ON THIS PLAT MAY HAVE BEEN CONSIDERED AND REVIEWED TO COMPLETE THIS SURVEY. NO ABSTRACT OF TITLE COMMITMENT, NOR THE RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. FURTHER, ADDITIONAL DOCUMENTS NOT OF PUBLIC RECORD MAY EXIST THAT COULD AFFECT THIS PARCEL(S).

2. PARCEL IS SUBJECT TO ALL LEGAL EASEMENTS OF RECORD OR OTHERWISE, WHETHER DEPICTED ON THIS PLAT OR NOT.

3. PARCEL IS SUBJECT TO A RIGHT OF WAY AGREEMENT MADE TO TENNESSEE GAS TRANSMISSION COMPANY, OF RECORD IN DEED BOOK 107, PAGE 520. NO SPECIFIC RIGHT OF WAY/EASEMENT WIDTH WAS OBSERVED IN SAID DEED (SEE SAID DOCUMENT FOR MORE DEATILS).

- LEGEND
- 5/8"X18" REBAR W/ ORANGE PLASTIC CAP STAMPED "WESTEK ROE PLS 4379" (SET THIS SURVEY) (IPS)
 - FOUND 1/2" IRON PIPE
 - ▲ FOUND 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "PLS 2241"
 - ◆ FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "CALICO PLS 4011"
 - FOUND 1/2" REBAR
 - MEANDER POINT (NO MONUMENT SET)
 - ✱ FOUND TREE (AS NOTED HEREON)
- BOUNDARY LINE
APPROXIMATE ADJOINING BOUNDARY LINE
CENTERLINE
EASEMENT LINE
IMPROVEMENTS

LAND SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING DEPICTED ARE TRUE AND ACCURATE. THIS PLAT REPRESENTS A BOUNDARY SURVEY THAT COMPLIES WITH 201 KAR 18:150.

DUSTIN ROE
KY PLS 4379
DATE 05/01/2025

WESTEK ENGINEERING, LLC
544 West First Street PO Box 392
Morehead, Kentucky 40351
(606) 760-0172

SURVEY PREPARED FOR:
Timmy Cole
1288 Greasy Creek
Olive Hill, KY 41164

PLAT OF SURVEY
MINOR SUBDIVISION PLAT OF
TRACT 1, KENTUCKY LAND ACQUISITIONS
(FORMERLY NOAH & FANNIE BORNTREGER)
WALTERS ROAD, HOPE, BATH COUNTY, KENTUCKY

Job #: S25DR45

REVISION:

DWG. FILE: 459 Walters Rd_MSP_5-1-25

CRD FILE: 506 Greenbriar Rd-Means.crd

DRAWN BY: DER

CHECKED BY: DER

RECORDING DATA

This Plat represents a Boundary Survey and complies with 201 KAR 18:150