

LAND SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY ME OR PERSONS UNDER MY DIRECT SUPERVISION USING REAL TIME KINEMATIC (RTK) GPS METHODS. REDUNDANT OBSERVATIONS WERE COLLECTED TO ENSURE QUALITY CONTROL AND TO VERIFY THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DATA. THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED. THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS ALL OF THE SPECIFICATIONS OF THIS CLASS. THIS SURVEY IS SUBJECT TO ALL CONVEYANCES, EASEMENTS, AND EXCEPTIONS (IF ANY) WHETHER APPARENT OR NOT. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GREGORY H. TALBOTT PLS 3149

DATE

PREPARED BY
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PLAT OF SURVEY
 FOR
NELDA SAWYERS HEIRS
 1104 NORTH CROSS STREET
 ALBANY, KENTUCKY 42602
 LOCATION
 CORPORATE CITY LIMITS OF ALBANY, KY.

SOURCE OF TITLE

DEED BOOK 97, PAGES 50-53

PVA PARCEL NO. 103-07-00-067.00

DATE 08-8-25	SCALE 1" = 50'	DRAWN BY: J. TALBOTT
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LEGEND

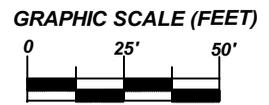
- 5/8" REINFORCEMENT ROD SET OR FOUND THIS SURVEY WITH PLASTIC CAP STAMPED "TALBOTT PLS 3149"
- MEANDER POINT
- ⊙ PK NAIL SET THIS SURVEY
- STEEL STAKE OR POST
- △ STONE OR CONCRETE MONUMENT
- ⊗ TREE

— BOUNDARY LINE

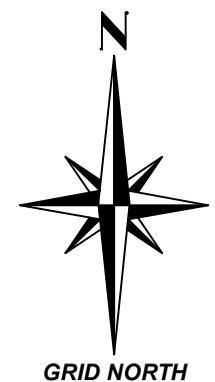
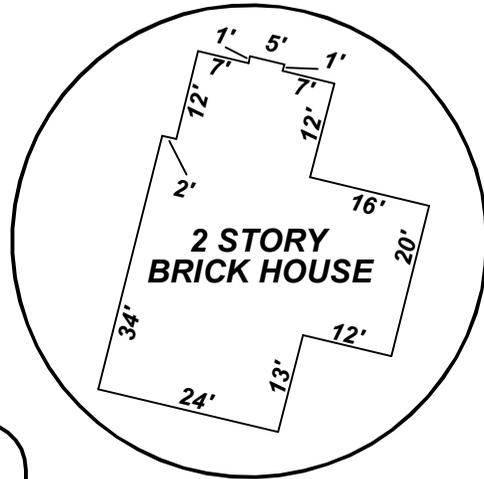
- - - BOUNDARY LINE EXTENDED

- . - . UTILITY EASEMENT

- - - - - STREAM



HOUSE DETAIL



LINE	BEARING	DISTANCE
L1	S 10°48'33" W	13.28'

GENERAL NOTES

REFERENCE BEARING

THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED BY UTILIZING A DUAL FREQUENCY NETWORK RTK ROVER TO OBTAIN STATIC DATA ON CONTROL POINTS FOR A REFERENCE BEARING. DATUM IS KY. 1Z GRID NORTH NAD 83. THE SURVEY DATA WAS OBTAINED BY CONVENTIONAL SURVEYING METHODS.

RTK NOTE

A CARLSON BRx7 DUAL FREQUENCY NETWORK BASE AND ROVER WAS USED IN THIS SURVEY. THE COORDINATE SYSTEM IS KENTUCKY SINGLE ZONE STATE PLANE (NAD83-2011). GEOID IS 18-NAVD88. THE COMBINED SCALE FACTOR IS 1.00007033 AND THE CONVERGENCE ANGLE IS 00 DEGREES 22 MINUTES 41.50 SECONDS. THE ACCURACY OF PRIMARY CONTROL POINTS ARE 0.03'. THE PERCENTAGE OF WORK OBTAINED BY GPS WAS 100%.

MONUMENT NOTES

UNLESS STATED OTHERWISE, ANY "ROD" SHOWN HEREON IS A 5/8" DIAMETER REINFORCEMENT ROD EIGHTEEN (18) INCHES IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "TALBOTT 3149". ALSO, ANY TREE HEREUPON USED AS A NEW CORNER IS, UNLESS OTHERWISE STATED, IS IN SOUND CONDITION AND WILL BE MARKED WITH SETS OF THREE NEW HACK MARKS ABOUT CHEST HIGH ON EACH PROPERTY LINE SIDE OF SAID TREE.

SURVEY CLASSIFICATION

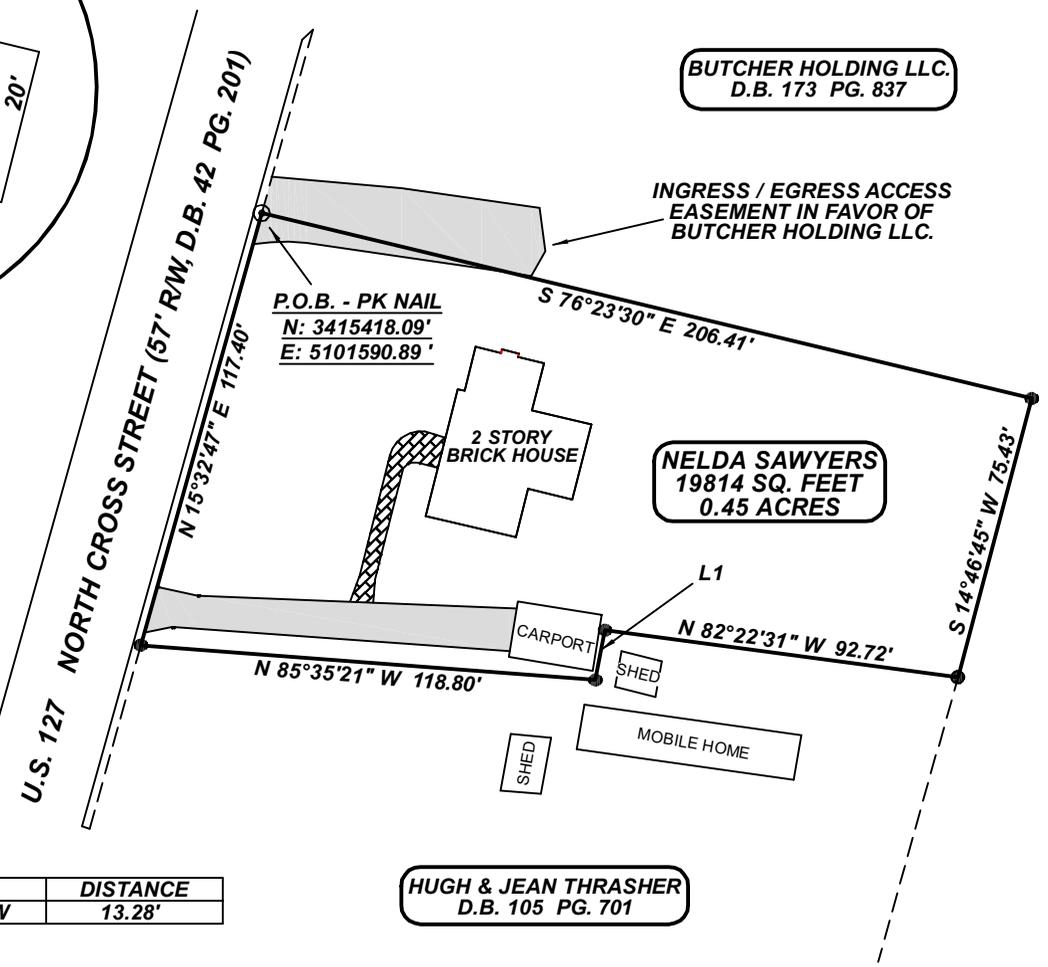
THIS SURVEY AND PLAT MEETS OR EXCEEDS THE TECHNICAL STANDARDS FOR A CLASS "A" SURVEY FOR RURAL LAND IN ACCORDANCE WITH 201 KAR 18.150.

UTILITIES

UTILITIES SHOWN HEREON WERE LOCATED FROM FIELD EVIDENCE, UTILITY RECORDS, AND OTHER SOURCES. OTHER UTILITIES MAY EXIST, AND MAY OR MAY NOT BE OF RECORD. PRIOR TO ANY EXCAVATION OR CONSTRUCTION, CALL KENTUCKY UNDERGROUND (811) FOR UTILITY LOCATION VERIFICATION.

OTHER NOTES

- FIELD WORK RELATED TO THIS SURVEY WAS COMPLETED ON THE 29TH DAY OF JULY, 2025.
- SURVEY SITE IS LOCATED APPROXIMATELY 1 MILE NORTH OF THE TOWN SQUARE OF ALBANY, KY.
- THE FEMA FIRM ID FOR THIS SURVEY IS 21231C0200C AND HAS AN EFFECTIVE DATE OF 09/02/2009.
- THIS SURVEY LIES IN FLOOD ZONE X AND HAS MINIMAL FLOOD HAZARD PER NFHL VIEWER.



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