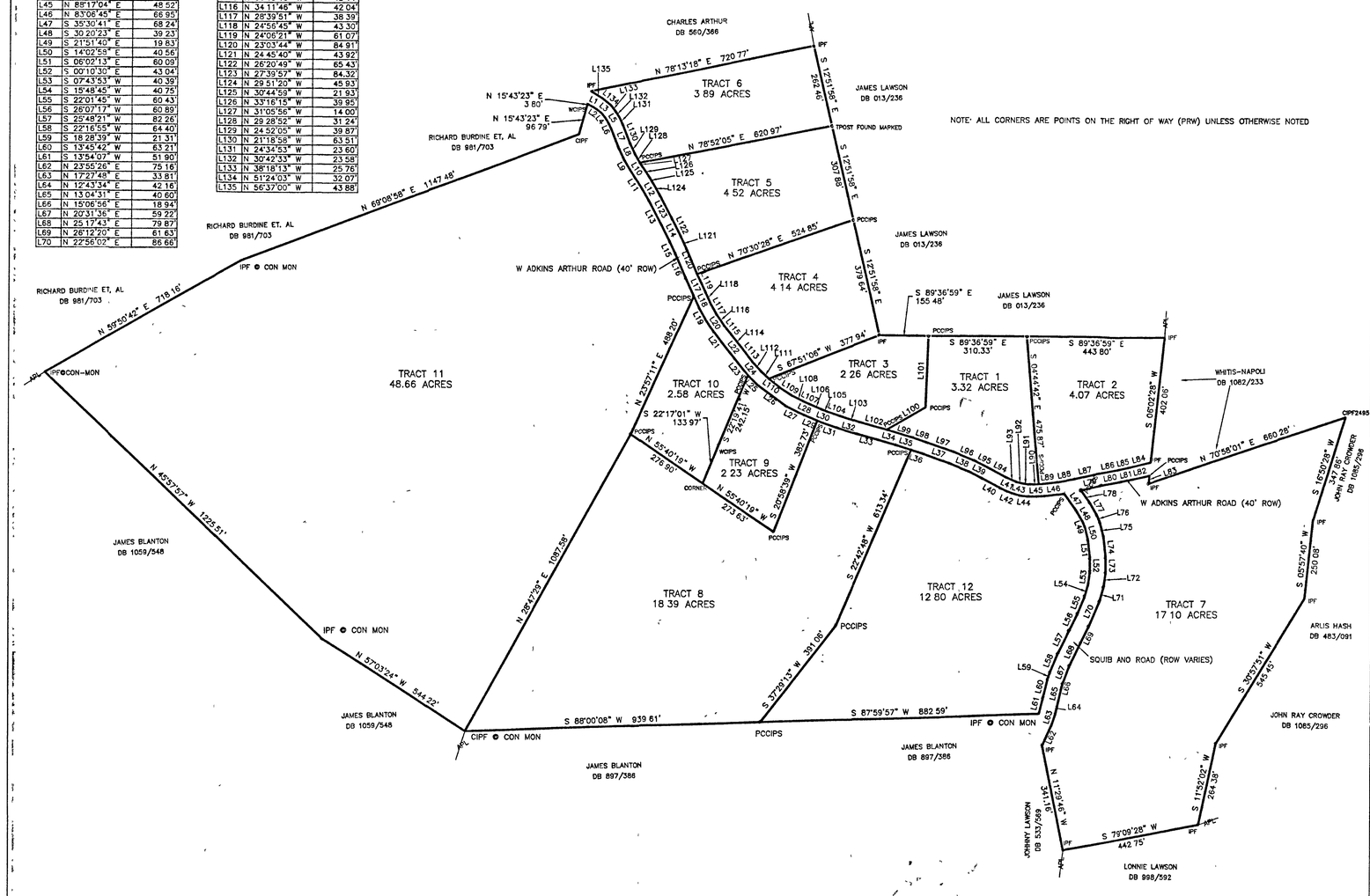
LINE	BEARING	DISTANCE
L1	S 63°12'50" E	16.89'
L2	S 57°53'32" E	18.86'
L3	S 49°41'17" E	18.72'
L4	S 38°18'13" E	19.29'
L5	S 30°42'33" E	18.90'
L6	S 24°34'53" E	20.38'
L7	S 21°19'49" E	63.69'
L8	S 24°52'32" E	42.68'
L9	S 29°05'39" E	22.34'
L10	S 31°50'51" E	44.06'
L11	S 33°06'13" E	21.93'
L12	S 30°08'41" E	65.64'
L13	S 27°39'50" E	83.34'
L14	S 26°20'56" E	64.12'
L15	S 24°45'47" E	42.99'
L16	S 23°03'37" E	84.53'
L17	S 24°06'19" E	62.06'
L18	S 24°57'17" E	44.33'
L19	S 28°40'59" E	42.06'
L20	S 34°10'41" E	44.55'
L21	S 36°13'22" E	44.44'
L22	S 37°31'14" E	66.96'
L23	S 38°45'06" E	44.16'
L24	S 40°45'07" E	22.45'
L25	S 44°29'04" E	42.58'
L26	S 52°59'54" E	113.58'
L27	S 63°41'13" E	44.41'
L28	S 65°04'44" E	21.92'
L29	S 66°39'47" E	43.51'
L30	S 69°36'11" E	21.80'
L31	S 70°48'05" E	45.48'
L32	S 73°03'55" E	85.30'
L33	S 75°13'31" E	67.17'
L34	S 73°51'51" E	63.31'
L35	S 72°19'44" E	49.10'
L36	S 71°25'11" E	38.53'
L37	S 70°01'25" E	90.87'
L38	S 67°16'46" E	68.27'
L39	S 62°09'07" E	44.72'
L40	S 61°08'56" E	66.32'
L41	S 64°19'38" E	21.41'
L42	S 68°40'12" E	21.15'
L43	S 74°51'40" E	24.76'
L44	S 82°24'45" E	24.42'
L45	N 88°17'04" E	48.52'
L46	N 83°06'45" E	66.95'
L47	S 35°30'41" E	68.24'
L48	S 30°20'23" E	39.23'
L49	S 21°51'40" E	19.83'
L50	S 14°02'59" E	40.56'
L51	S 06°02'13" E	60.09'
L52	S 00°10'30" E	43.04'
L53	S 07°43'53" W	40.39'
L54	S 15°48'45" W	40.75'
L55	S 22°01'45" W	60.43'
L56	S 26°07'17" W	60.89'
L57	S 25°48'21" W	82.26'
L58	S 22°16'55" W	64.40'
L59	S 18°28'39" W	21.31'
L60	S 13°45'42" W	63.21'
L61	S 13°54'07" W	51.90'
L62	N 23°55'26" E	75.16'
L63	N 17°27'48" E	33.81'
L64	N 12°43'34" E	42.16'
L65	N 13°04'31" E	40.60'
L66	N 15°06'56" E	18.94'
L67	N 20°31'36" E	59.22'
L68	N 25°17'43" E	79.87'
L69	N 26°12'20" E	61.63'
L70	N 22°56'02" E	86.66'
L71	N 15°46'42" E	47.03'
L72	N 07°43'58" E	47.40'
L73	N 00°07'55" W	48.60'
L74	N 06°04'35" W	66.92'
L75	N 14°05'15" W	47.83'
L76	N 21°51'40" W	25.39'
L77	N 30°17'10" W	46.79'
L78	N 35°30'41" W	47.25'
L79	N 76°13'38" E	64.51'
L80	N 79°32'20" E	64.89'
L81	N 78°28'52" E	41.36'
L82	N 77°02'54" E	57.39'
L83	S 05°02'38" W	25.48'
L84	S 76°03'15" W	72.02'
L85	S 78°16'53" W	38.80'
L86	S 79°32'12" W	65.12'
L87	S 77°14'06" W	80.82'
L88	S 79°34'11" W	57.12'
L89	S 83°37'14" W	55.53'
L90	S 89°03'18" W	30.64'
L91	N 82°24'45" W	19.49'
L92	N 74°51'40" W	20.08'
L93	N 66°24'58" W	36.47'
L94	N 61°08'40" W	64.93'
L95	N 62°09'53" W	47.06'
L96	N 67°15'24" W	71.52'
L97	N 70°01'27" W	92.27'
L98	N 71°25'45" W	44.05'
L99	N 72°51'27" W	88.35'
L100	N 59°26'58" E	141.83'
L101	N 02°03'59" E	229.90'
L102	N 75°10'33" W	88.03'
L103	N 73°03'47" W	63.48'
L104	N 70°48'00" W	44.18'
L105	N 69°36'11" W	20.86'
L106	N 66°39'13" W	41.39'
L107	N 65°04'44" W	21.31'
L108	N 63°41'43" W	42.10'
L109	N 57°08'34" W	41.51'
L110	N 50°48'32" W	49.11'
L111	N 46°16'21" W	33.78'
L112	N 42°03'33" W	39.98'
L113	N 38°15'46" W	64.96'
L114	N 37°37'13" W	44.43'
L115	N 36°13'13" W	43.14'
L116	N 34°11'46" W	42.04'
L117	N 28°39'51" W	38.39'
L118	N 24°56'45" W	43.30'
L119	N 24°06'21" W	61.07'
L120	N 23°03'44" W	84.91'
L121	N 24°45'40" W	43.92'
L122	N 26°20'49" W	65.43'
L123	N 27°39'57" W	84.32'
L124	N 29°51'20" W	45.93'
L125	N 30°44'59" W	21.93'
L126	N 33°16'15" W	39.95'
L127	N 31°05'56" W	14.00'
L128	N 29°28'52" W	31.24'
L129	N 24°52'05" W	39.87'
L130	N 21°18'58" W	63.51'
L131	N 24°34'53" W	23.60'
L132	N 30°42'33" W	23.58'
L133	N 38°18'13" W	25.76'
L134	N 51°24'03" W	32.07'
L135	N 56°37'00" W	43.88'

0' 300 600 900

FEET

STATE OF KENTUCKY
BOBBY L. HUDSON 1253
LICENSED PROFESSIONAL LAND SURVEYOR

NOTE: ALL CORNERS ARE POINTS ON THE RIGHT OF WAY (PRW) UNLESS OTHERWISE NOTED



CONTROL POINT 1 IS REFERENCED TO THE NATIONAL SPATIAL REFERNCE SYSTEM USING AN NGS OPUS SOLUTION OF **06/11/2024@11:30 AM** LATITUDE **37°08'09"** N LONGITUDE **084°20'14"** W ELEVATION **1250.19'** SPC (1600 KY1Z) NORTHING **3576218.16'** EASTING **5333029.27'** SCALE FACTOR **0.99999852** HORIZONTAL DATUM **NAD83** VERTICAL DATUM **NAVD88 GEOID12A**

UNLESS OTHERWISE STATED HEREON, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE THIS SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

DESCRIPTION	SYMBOLS
PROPERTY CORNER CAPPED IRON PIN SET - PCCIPS	
IRON PIN FOUND - IPF	
CAPPED IRON PIN FOUND - CIPF	**PROPERTY CORNER** ○
	CONTROL POINT ⊕
CONTROL POINT IRON PIN SET - CPIPS	
WITNESS CAPPED IRON PIN SET - WCIPS	
POINT ON THE RIGHT OF WAY - PRW (SEE NOTE)	
APPROXIMATE PROPERTY LINE - APL ~~APL~~	

POINTS ON THE RIGHT OF WAY ARE LABLED PRW BUT HAVE NO PHYSICAL MONUMENTATION SEE MONUMENTATION NOTES FOR DESCRIPTION OF PARTICULAR MONUMENTS

EASEMENT NOTE

UNLESS OTHERWSE STATED HEREON, NO EVIDENCE OF EASEMENTS OF ANY TYPE INCLUDING PRESCRIPTIVE EASEMENTS WAS LOCATED DURING THE PERFORMANCE OF THIS BOUNDARY SURVEY. EASEMENTS RECORDED OR NON-RECORDED MIGHT EXIST THAT MAY AFFECT THIS PROPERTY THIS SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS THAT MAY BE INCURRED DUE TO THE EXISTENCE OF AN EASEMENT OF ANY TYPE. NO SEARCH WAS MADE DURING THE PERFORMANCE OF THIS BOUNDARY SURVEY FOR A STRUCTURE OR STRUCTURES THAT MIGHT INDICATE THE LOCATION OF ANY BURIED UTILITIES
THIS SURVEYOR ASSUMES NO LIABILITY FOR ANY LOSS THAT MAY BE INCURRED DUE TO THE EXISTENCE OF UTILITY EASEMENTS OF ANY TYPE

CERTIFICATION OF OWNERSHIP AND DEDICATION

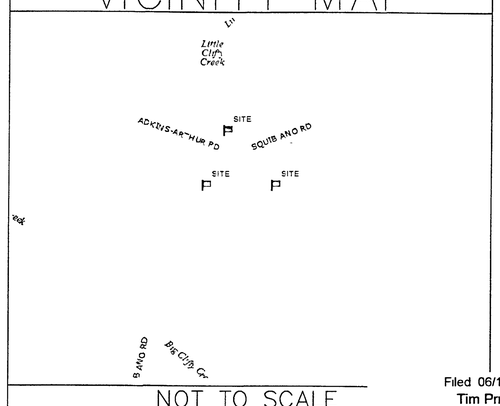
I(WE) HEREBY CERTIFY THAT I(WE) ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN WITH MY(OUR) FREE CONSENT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS SHOWN, IN ACCORDANCE WITH THE STATE AND COUNTY AND CITY REGULATIONS, UNLESS OTHERWISE NOTED.

Beverly Brown 6/17/24
SIGNATURE OF OWNER DATE

SIGNATURE OF OWNER DATE

Jackie Whitis (553121) 6/17/24
SIGNATURE OF NOTARY My Comm. Expires 7/20/24 DATE

VICINITY MAP



NOT TO SCALE

THE PURPOSE OF THIS PLAT IS TO DEPICT A REAL TIME KINEMATIC SURVEY ADJUSTED BY NGS OPUS SOLUTION OF **05/01/2024 @ 11:30 AM** THAT WAS **100%** PERFORMED USING A TOPCON HIPER VR DUAL FREQUENCY GLOBAL POSITIONING SYSTEM HAVING A RELATIVE POSITIONAL ACCURACY OF **0.040** FEET
THIS SURVEY WAS PERFORMED USING THE KENTUCKY SINGLE ZONE (1600 KY 1 ZONE) COORDINATES.

THIS PROPERTY IS LOCATED IN ZONE **X** OF FLOOD INSURANCE RATE MAP NUMBER **21199C0225C** DATED **07/22/2010** AND HAS BEEN DETERMINED TO BE **OUTSIDE** THE **500** YEAR FLOOD PLAIN.

ALL CORNERS WERE SET OR FOUND USING MONUMENTATION INDICATED IN LEGEND

MONUMENTATION NOTES

1. THE MONUMENTATION SHOWN ON THIS PLAT AS PCCIPS IS A 1/2" X 18" IRON REBAR WITH A 1 3/4 " PLASTIC CAP READING BOBBY HUDSON LAND SURVEYING INC LPLS 1253 PROPERTY CORNER MONUMENTATION SET.
2. THE MONUMENTATION SHOWN ON THIS PLAT AS PCPKS IS A 2 1/2" MAG NAIL WITH AN IDENTIFICATION WASHER READING LPLS 1253 SET.
3. THE MONUMENTATION SHOWN ON THIS PLAT AS CPIPS IS A 1/2" X 18" IRON REBAR WITH A PLASTIC CAP READING CONTROL POINT 1253 SET.
4. THE MONUMENTATION SHOWN ON THIS PLAT AS CPPKS IS A 2 1/2" MAG NAIL WITH AN IDENTIFICATION WASHER READING CONTROL POINT LPLS 1253 SET.
5. THE MONUMENTATION SHOWN ON THIS PLAT AS WCIPS IS A 1/2" X 18" IRON REBAR WITH A PLASTIC CAP READING WITNESS PIN LPLS 1253.
6. THE MONUMENTATION SHOWN ON THIS PLAT AS CPPKS IS A 2 1/2" MAG NAIL WITH AN IDENTIFICATION WASHER READING CONTROL POINT LPLS 1253 WITNESS SET.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE **RURAL** SURVEY DEPICTED ON THIS PLAT WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS DRAWING IS NOT VALID UNLESS THE ORGINAL SIGNATURE AND STAMP ARE ATTACHED ANY REPRODUCTION OR VARIANCE TO THIS SURVEY BY ELECTRONIC OR ANY OTHER MEANS ARE NOT TO BE CONSIDERED VALID AND WERE NOT ISSUED BY THE LICENSED SURVEYOR FOR PURPOSES OF LAND TRANSFER OR SALE AND ALL OTHER LEGAL MATTERS, THIS DRAWING IS VALID FOR THE CLIENT WHOSE NAME APPEARS IN THE OWNERS BLOCK OR AS THE CLIENT OF THIS SURVEY

6-11-24
BOBBY HUDSON, LPLS 1253 DATE

SURVEY TITLE
BEVERLY BROWN BOUNDARY SURVEY

CLIENT'S NAME AND ADDRESS
BEVERLY BROWN
1176 W ADKINS ARTHUR ROAD
SOMERSET KY 42501

OWNER'S NAME AND ADDRESS
BEVERLY BROWN
1176 W ADKINS ARTHUR ROAD
SOMERSET KY 42501

PROPERTY ADDRESS
1176 ADKINS ARTHUR ROAD
SOMERSET KY

COUNTY AND COUNTY SEAT
PULASKI COUNTY; SOMERSET, KY

SURVEYOR'S NAME AND ADDRESS
BOBBY HUDSON, LPLS 1253
170 HIGHWAY 2227; SOMERSET, KY 42503

SURVEY COMPANY'S NAME AND ADDRESS
BOBBY HUDSON LAND SURVEYING, INC. (FIRM PERMIT #422)
170 HIGHWAY 2227; SOMERSET, KY 42503

DEED BOOK AND PAGE
PART DEED BOOK 620 PAGE 367

DRAWING NUMBER	DRAWING NAME	
SUR001	BROWN05012024	
RESEARCH	DATE RESEARCH WORK	
JA	05/01/2024	
FIELD CREW	DATE FIELD WORK	TOTAL ACREAGE
BH DS JA	05/01/2024	123.96 ACRES
DRAWN BY	DATE DRAWN	PARCEL TAX NUMBER
D STRUNK	06/11/2024	141-0-0-40
APPROVED BY	DATE APPROVED	DRAWING SCALE
B HUDSON	06/11/2024	1 INCH = 300 FEET

THIS BOUNDARY SURVEY COMPLIES WITH 201 KAR 18 150 DATED DECEMBER 3, 2010

BOOK G PAGE 337C (1)
519604

ORIGINAL PLAT

Filed 06/17/2024 10 00 47 AM
Tim Price, County Clerk
Pulaski County, KY

Received By PAM JONES