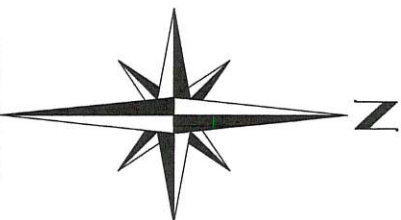
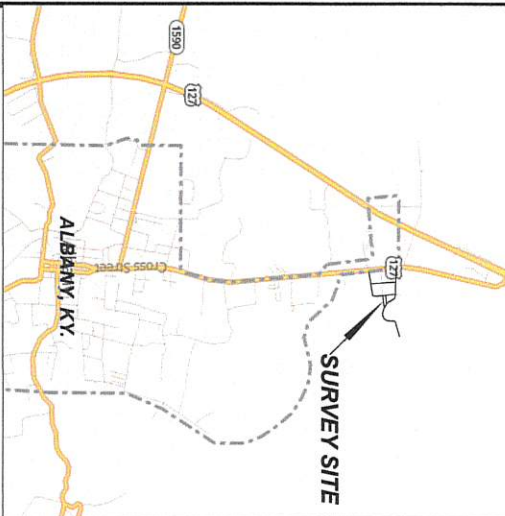
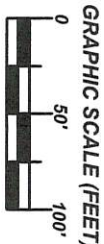


VICINITY MAP NO SCALE



GRID NORTH



LEGEND

- 5/8" REINFORCEMENT ROD SET OR FOUND THIS SURVEY WITH PLASTIC CAP STAMPED "TALBOTT PLS 3149"
- MEANDER POINT
- BOUNDARY LINE
- BOUNDARY LINE EXTENDED
- UTILITY EASEMENT

GENERAL NOTES

REFERENCE BEARING

THE BEARINGS FOR THIS SURVEY WERE ESTABLISHED BY UTILIZING A DUAL FREQUENCY NET-
WORK RTK ROVER TO OBTAIN STATIC DATA ON CONTROL POINTS FOR A REFERENCE BEARING.
DATUM IS KY. 12 GRID NORTH NAD 83. THE SURVEY DATA WAS OBTAINED BY CONVENTIONAL
SURVEYING METHODS.

RTK NOTE

A CARLSON BRX7 GPS DUAL FREQUENCY NETWORK BASE AND ROVER WAS USED IN THIS
SURVEY. THE COORDINATE SYSTEM IS KENTUCKY SINGLE ZONE STATE PLANE (NAD 83-2011).
GEOID IS 128-NAV88. THE ACCURACY OF PRIMARY CONTROL POINTS WAS 0.03'. THE
PERCENTAGE OF WORK OBTAINED BY GPS WAS APPROXIMATELY 30%.

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 "B" SURVEY
FOR RURAL LAND IN ACCORDANCE WITH 201 KAR 18.150.

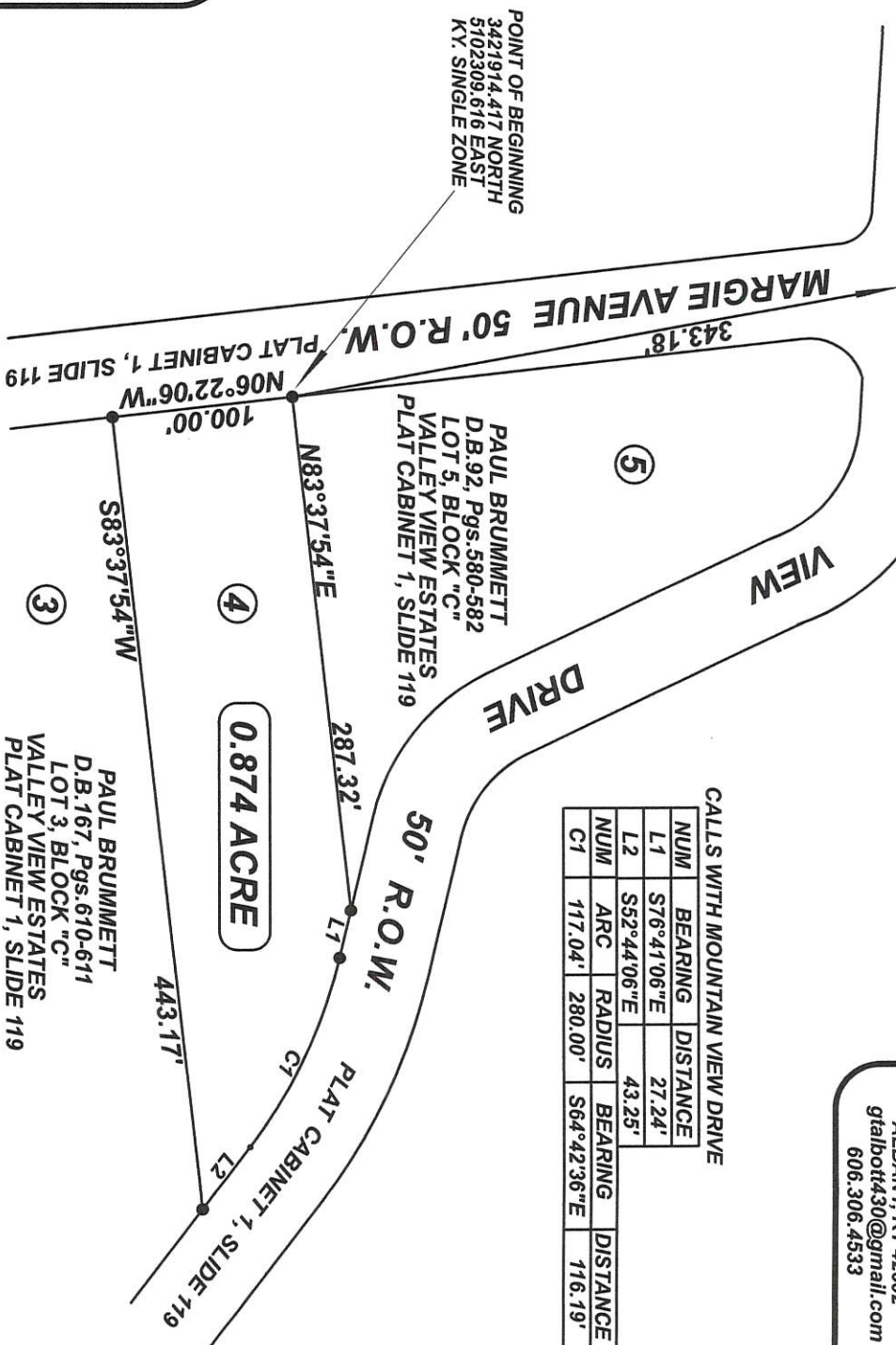
UTILITIES

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 18TH DAY OF MARCH, 2025.
SURVEY SITE IS LOCATED TWO MILES NORTH OF TOWN SQUARE OF ALBANY, KY., IN THE CANEY
GAP-SEWELL MOUNTAIN COMMUNITY OF CLINTON COUNTY, KENTUCKY.
THIS SURVEY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

MOUNTAIN VIEW



CALLS WITH MOUNTAIN VIEW DRIVE

NUM	BEARING	DISTANCE	NUM	ARC	RADIUS	BEARING	DISTANCE
L1	S76°41'06"E	27.24'	L2	S52°44'06"E	43.25'	C1	S64°42'36"E
L2	S52°44'06"E	43.25'	C1	117.04'	280.00'		116.19'

LAND SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT WAS PERFORMED BY
PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH
SIDESHOTS. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1:21964 AND WAS
NOT 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.

GREGORY H. TALBOTT PLS 3149

DATE

3-31-25

GREGORY H.
TALBOTT

3149

LICENSED
PROFESSIONAL
LAND SURVEYOR

PLAT OF SURVEY

FOR
GARY AND RHONDA DICKEN
4062 DESDA-WILLIS CREEK ROAD
ALBANY, KENTUCKY 42602

LOCATION

CANEY GAP-SEWELL MNT.COMMUNITY
CLINTON COUNTY, KENTUCKY

SOURCE OF TITLE

DEED BOOK 175, PAGES 401-410
LOT 4, BLOCK "C"
VALLEY VIEW ESTATES SUBDIVISION
PLAT CABINET 1, SLIDE 119
PVA PARCEL NO. 036-00-10-007.00

DATE 03-31-25 SCALE 1"=100' DRAWN BY: G. TALBOTT

PREPARED BY
GREGORY H. TALBOTT
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606.306.4533