

10-10-22	1" = 100'	G. TALBOTT
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GREGORY H. TALBOTT PLS 3149

[illegible]

NUM.	BEARING	DIST.
171	N 61° 22' E 45.7'	19.92'
172	N 40° 15' E 24.7'	37.43'
173	N 49° 13' E 25.3'	27.84'
174	N 42° 3' E 44.6'	22.43'
175	N 58° 45' E 23.7'	13.43'
176	N 16° 22' N 23.1'	108.42'
177	N 71° 40' E 33.4'	24.00'
178	S 61° 15' E 43.7'	24.50'

LEGEND

3/8" REINFORCEMENT ROD SET
THIS SURVEY WITH PLASTIC
CAP STAMPED "ALBOTT PL'S ST-9"
1/2" ROD AND CAP FOUND

500

100

STONE OR C

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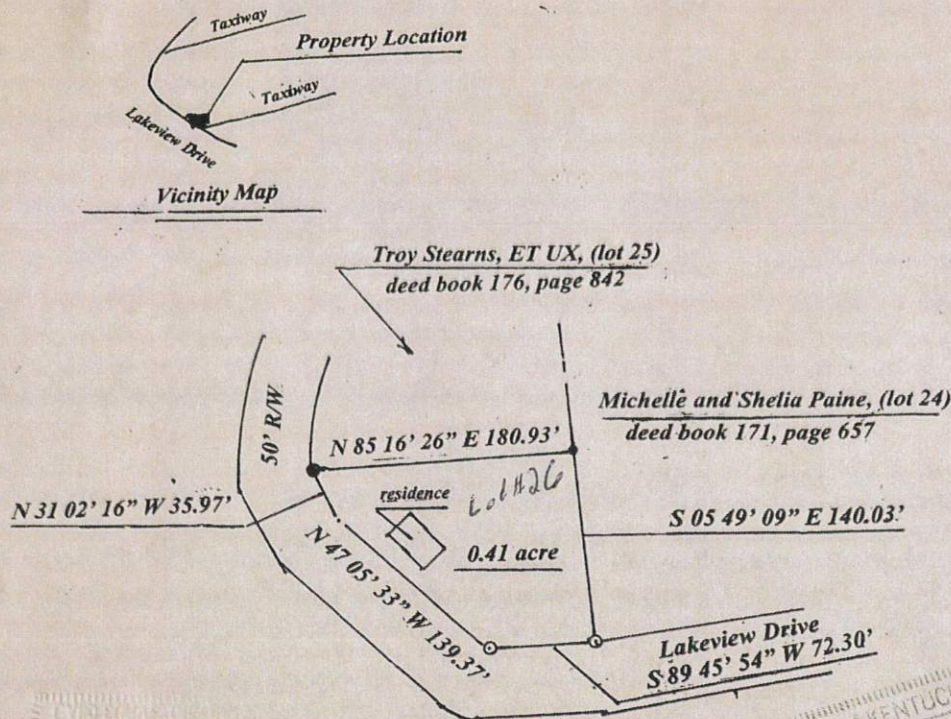
18

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Source of Title: Deed Book 171, page 76

Actual field survey performed by Michael W. Asberry, P.L.S. 3 3153 on the 29th day of April, 2025.

The basis of the bearings described hereon was from a magnetic reading taken on the property on the 29th day of April, 2025.

Being lot 25 of the Taxiway 3 Southwest, plat cabinet 1, slide 149 as of record in the Clinton County Clerk's Office Albany, Kentucky.

This survey is subject to any easements, right-of-way, restrictions and or exceptions which may affect said survey.

I do hereby certify that this survey was performed under my direct supervision by the method of random traverse with side shots. The unadjusted precision ratio of the traverse was 1:10323' plus and was not adjusted. This survey as shown hereon represents a rural boundary survey and complies with 201-KAR-18:150.

Legend:

- 5/8" rebar (found) ●
- 1/2" rebar (found) ●
- 1/2" rebar (set) ○

Michael W. Asberry, P.L.S. # 3153

Lying and being in the Spring Creek Community of Clinton County, Kentucky.

Prepared For:

Troy Stearns, ET UX

Albany, Kentucky 42602

Prepared By:

Michael W. Asberry, P.L.S. # 1653

P.O. Box 308

Byrdstown, Tennessee 38549

(931) 864-6232

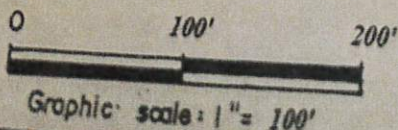
(931) 445-6123

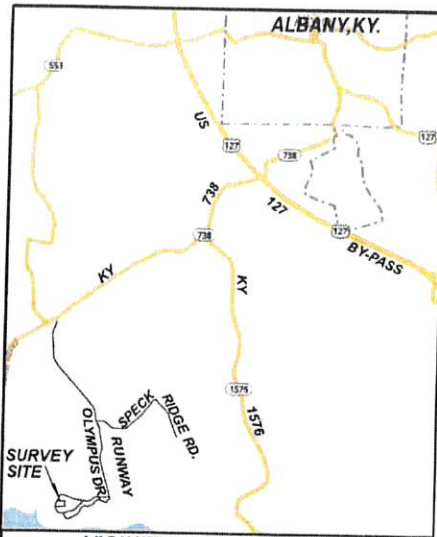
Drawn By: M. A. Scale: 1" = 100'

Checked By: M A. Date: 5/01/25

Boundary Survey

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VICINITY MAP NO SCALE

GEOGRAPHICAL COORDINATES
36.63466 DEGREES LATITUDE
-85.172210 DEGREES LONGITUDE



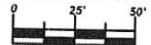
GRID NORTH

USA MON. L-875-1

LEGEND

- 5/8" REINFORCEMENT ROD FND.
THIS SURVEY WITH PLASTIC
CAP STAMPED "TALBOTT PLS 3149"
- 1/2" ROD FOUND
- TREE
- △ STONE OR CONCRETE MONUMENT
- ⊙ PK NAIL
- BOUNDARY LINE
- - - BOUNDARY LINE EXTENDED
- - - OVERHEAD UTILITY EASEMENT

GRAPHIC SCALE (FEET)



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 1:37879. THE BEARINGS AND DISTANCES HAVE BEEN ADJUSTED. THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS NOTED HEREIN ARE TRUE AND CORRECT TO MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS OR EXCEEDS ALL OF THE SPECIFICATIONS OF THIS CLASS. THIS SURVEY IS SUBJECT TO ALL TO ALL CONVEYANCES, EASEMENTS, AND EXCEPTIONS (IF ANY) WHETHER APPARENT OR NOT.

GREGORY H. TALBOTT PLS 3149

07-28-23
DATE



**50' ROAD
AS CONSTRUCTED**

SHEFFER-HOFFMAN L.L.P.
D.B. 103 Pg. 359

LOT 13
SPRING CREEK
TAXIWAY 3 SOUTHWEST
PLAT CABINET 1, SLIDE 138

MICHELLE AND SHEILA PAINE
D.B. 171 Pg. 657-661

LOT 14
SPRING CREEK
TAXIWAY 3 SOUTHWEST
PLAT CABINET 1, SLIDE 149

N87°44'43"E 139.98' ROD AND CAP FND.

115.54'

LOT 25

N18°00'55"E

S85°16'26"W

ROD AND CAP FND.

TROY STEARNS
D.B. 171 Pg. 76-81

LOT 26
SPRING CREEK
TAXIWAY 3 SOUTHWEST
PLAT CABINET 1, SLIDE 149

MICHELLE AND SHEILA PAINE
D.B. 171 Pg. 657-661

LOT 24
SPRING CREEK
TAXIWAY 3 SOUTHWEST
PLAT CABINET 1, SLIDE 149

1/2" ROD FND.

180.86'

S02°38'45"E

100.59'

228.10'

S48°26'36"W

TIE LINE

**TOTAL AREA
LOT 25
0.383 ACRE**

PLAT OF SURVEY

FOR
HUNTER ENTERPRISES OF ALBANY, L.L.C.
2636 NORTH HIGHWAY 127
ALBANY, KENTUCKY 42602

LOCATION
SPRING CREEK AIRPARK COMMUNITY
CLINTON COUNTY, KENTUCKY

SOURCE OF TITLE

DEED BOOK 171, PAGE 51-57, TRACT EIGHT
LOT 25
SPRING CREEK TAXIWAY 3 SOUTHWEST
PLAT CABINET 1, SLIDE 149
PVA PARCEL NO. 030-30-05-003.00

PREPARED BY
TALBOTT LAND SURVEYING
N. HWY 127, P.O. BOX 7
ALBANY, KY 42602

606.306.4533 gthalbott430@gmail.com
DATE 11-20-03 SCALE 1"=50' DRAWN BY: G. TALBOTT

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. BEARINGS ARE GRID NORTH.

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). GEDD IS 128-NAVD88. THE COMBINED SCALE FACTOR IS 1.00006208. THE ACCURACY OF PRIMARY CONTROL POINTS WAS 0.02'. THE PERCENTAGE OF WORK OBTAINED BY GPS WAS APPROXIMATELY 50%.

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 HEREON 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.

OTHER NOTES

FIELD WORK RELATED TO THIS SURVEY WAS COMPLETED ON THE 18TH DAY OF SEPTEMBER, 2022. 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. SURVEY SITE IS LOCATED IN THE SPRING CR. AIRPARK COMMUNITY OF CLINTON COUNTY, KY, AND IS APPROXIMATELY 4.1 NAUTICAL MILES SOUTH OF THE TOWN SQUARE OF ALBANY, KY. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE. THIS SURVEY DOES NOT CERTIFY PROPERTY OWNERSHIP.