

ALL BEARINGS ARE REFERRED TO GRID NORTH OF THE KENTUCKY STATE PLANE COORDINATE SYSTEM SINGLE ZONE

NOTE:
THIS MINOR PLAT DOES NOT GUARANTEE AN ENTRANCE ONTO WELLS LANDING RD.
FOR TRACT '1' OR '2'. AN ENTRANCE APPROVAL MUST BE OBTAINED FROM THE BOYLE COUNTY ROAD DEPARTMENT.

SURVEYORS CERTIFICATE

I DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED UNDER MY DIRECTION USING A CARLSON BRX7 MULTI FREQUENCY BASE AND ROVER RTK GPS SYSTEM
THE RELATIVE POSITIONAL ACCURACY IS MEETS THE MINIMUM OF +/- 05'+100PPM
THE HORIZONTAL DATUM USED IS NAD83 PROJECTED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM SINGLE ZONE
VERTICAL DATUM IS NAVD88, GEOID MODEL CONTINENTAL US_NGS2018
5/8" X 18" REBARS WITH PLASTIC CAPS
STAMPED J.B. WILMOT PLS 4318 HAVE BEEN SET AS SHOWN HEREON.

_____ 4318 _____
LICENSED PROFESSIONAL LAND SURVEYOR LPLS DATE
5187 BUCKEYE RD. LANCASTER, KENTUCKY 40444

CERTIFICATE OF APPROVAL FOR RECORDING

THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE BOYLE COUNTY CLERK.

_____ _____
PLANNING COMMISSION DATE

1. NO TITLE RESEARCH HAS BEEN PERFORMED, IN REGARDS TO ANY EASEMENTS THAT MIGHT HAVE BEEN DEDICATED ON OR CROSS THIS PROPERTY. THIS SURVEY IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS, PUBLIC OR PRIVATE, WHETHER OF RECORD OR NOT, AND IS SUBJECT TO LOCAL CITY/COUNTY ZONING ORDINANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
3. THIS SURVEYOR IS NOT RESPONSIBLE FOR ANY INACCURATE INDEXING OF RECORDS THAT THE COUNTY CLERK OR PROPERTY VALUATION OFFICE MAY HAVE MADE.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I certify that I am the owner of the property described hereon, and that I hereby adopt this plan of subdivision with my free consent, establish the minimum building restriction line, dedicate all easements and rights-of-way to the public or private uses as noted.

_____ _____
DATE OWNER (LEE)

RECORDED IN DEED BOOK 347-395

KIRKLAND
DB. 605-646
TRACT '6' PC'2187A'

KIRKLAND
DB. 605-646
TRACT '7' PC'2187A'

MILLS & ADAMS
DB. 592-598
TRACT 'A' PC '2244B'

REMAINING PORTION OF LEE
DB. 347-395 PARCEL A & B
RETAINING 10.924 ACRES BY DEED

ALONG OR NEAR FENCE
10' UE
S 83°58'16" E
360.00'
N 47°11'30" E
155.00'
DB 347-395
PARCEL 'A' (PC '372A')
PARCEL 'B' TRACT '1'
DB 347-395
TRACT '2'
1.148 AC.
BEING A PORTION OF DB 347-395 PARCEL A & B
50' B/L
20' UE
S 26°50'07" W
55.93'
S 34°24'44" W
49.96'
S 38°34'02" W
46.36'
355.58'
N 83°00'08" W
10' UE
30'
OVERHEAD ELECTRIC
30' UE
TIE LINE
N 24°41'45" E
624.87'
RW
WELLS LANDING RD.
20' TO CL(DB 281-599)
S 83°20'46" E
345.85'
10' UE
TRACT '1'
1.148 AC.
BEING A PORTION OF DB 347-395 PARCEL A & B
N 14°09'37" E
155.59'
DB 347-395
PARCEL 'A' (PC '372A')
PARCEL 'B' TRACT '1'
DB 347-395
S 27°12'25" W
51.23'
20' UE
50' B/L
30' UE
88.13'
S 22°36'58" W
254.47'
N 83°20'46" W
ALONG OR NEAR FENCE
319.10'
N 83°20'46" W
10' UE
HOGUE RD. (TRACT '1' DOES NOT HAVE ACCESS TO PRIVATE RD.)
(PRIVATE ROAD)
S 19°46'21" W
19.03'
MILLS & ADAMS
DB. 592-598
TRACT 'A' PC '2244B'

THE UNDERSIGNED HEREBY GRANTS UNTO THE BELOW NAMED UTILITY COMPANIES, EASEMENTS OVER THE SPACES INDICATED BY DASHED LINES AND MARKED "UTILITY EASEMENTS", SAID EASEMENT TO INCLUDE:

1. THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE OR REBUILD ANY AND ALL OVERHEAD AND UNDERGROUND UTILITIES.
2. THE RIGHT OF INGRESS AND EGRESS OVER ALL LOTS FROM SAID EASEMENTS INDICATED.
3. THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE.
4. THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT THE COMPANY DEEMS A HAZARD TO THE UTILITY COMPANIES.
5. THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY BURIED CABLE HEREIN MENTIONED.

LOT OWNERS MAY USE AND ENJOY SAID LAND INCLUDED IN EASEMENT SHOWN HEREON BY THE RIGHT HEREIN GRANTED TO THE COMPANIES INCLUDING THE USE OF THE LAND FOR PLANTING, CULTIVATING, AND MAINTENANCE OF SHRUBBERY AND OTHER SMALL PLANTS AND PLANTINGS, CONSTRUCTION AND MAINTENANCE OF HARD SURFACES STREETS, SIDEWALKS, DRIVEWAYS, ROADS, PARKING LOTS OR AREAS, OR OF PRIVATE, PUBLIC, OR QUASI-PUBLIC FACILITIES AND DRAINS, ON, ACROSS, OR THROUGH THE ABOVE DESCRIBED EASEMENT AREAS, BUT MAY NOT CONSTRUCT ANY BUILDINGS OR SIMILAR STRUCTURE UPON THE EASEMENT AREAS.

_____ _____
OWNER DATE

WE, THE UNDERSIGNED UTILITIES, DO HEREBY CERTIFY THAT THE UTILITY EASEMENTS SHOWN HEREON ARE SUFFICIENT TO MAINTAIN SAID UTILITY.

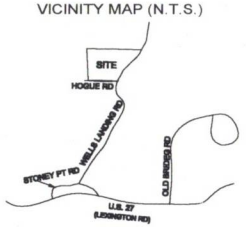
_____ DATE
_____ DATE
_____ DATE

LEGEND
- ▲ 5/8" X 18" REBAR SET 6/2026 W/PLASTIC CAP STAMPED J.B. WILMOT PLS 4318
- △ 5/8" X 18" REBAR FOUND W/ALUMINUM CAP STAMPED J.B. WILMOT PLS 4318
- ○ 5/8" REBAR FOUND W/ALUMINUM CAP STAMPED RUSSELL PLS 4048
- ● 5/8" FOUND W/PLASTIC CAP STAMPED LYNCH PLS 3096
- □ 5/8" FOUND W/ALUMINUM CAP STAMPED ESTES PLS 1880

THIS IS AN URBAN CLASS SURVEY AS PER 201 KAR 18.150

ZONED AG
50' FRONTYARD SETBACK
10' SIDEYARD SETBACK
25' REARYARD SETBACK

VICINITY MAP (N.T.S.)



SCALE
80' 0 80' 160'

THE PURPOSE OF THIS PLAT IS TO:
OFF-CONVEY TRACT '1' & '2' FROM PROPERTY OF LEE (DB 347-395 PARCEL 'A' & 'B'). REMAINING PORTION OF PARCEL 'A' IS LANDLOCKED AND IS TO BE COMBINED WITH REMAINING PORTION OF PARCEL 'B'.

MINOR PLAT

LEE

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES W/ 201 KAR 18.150	2.296 TOTAL ACRES PLATTED	1" = 60' 7/7/2026

SURVEY PERFORMED BY
WILMOT LAND SURVEY, INC.
SURVEYOR: JUSTIN B. WILMOT LPLS
5187 BUCKEYE RD. LANCASTER, KY 40444 859-339-1353

OWNER: DAVID & ANGELA LEE
1155 WELLS LANDING RD
DANVILLE, KENTUCKY 40422

LEEANG
FIELD WORK COMPLETED
7/23/2026