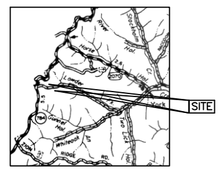
LEGEND

- 1/2" X 18" IRON PIN & CAP SET (ORANGE PLASTIC CAP STAMPED "T. MCGLONE PLS 3919")
- 5/8" IRON PIN & CAP FOUND LS 3791 (DB 604 PG 124 & PROVIDED PLAT)
- 1/2" IRON PIN & CAP FOUND LS 3919 (DB 559 PGS 676 & 691)
- 1/2" IRON PIN & CAP FOUND LS 3662 (DB 641 PG 657)
- 1/2" IRON PIN & CAP FOUND LS 3919 (DB 660 PG 31)
- POINT ON BOUNDARY
- LINE (NO MONUMENT SET)
- TREE (AS NOTED ON PLAT)
- RPS REFERENCE PIN SET
- RPF REFERENCE PIN FOUND
- P.O.B. POINT OF BEGINNING
- EXISTING FENCE
- BOUNDARY LINE
- APPRX EDGE OF CREEK/DRAIN
- ASPHALT/DIRT/GRAVEL (AS NOTED)

ALL MONUMENTS ARE NEW UNLESS NOTED AS FOUND (RECORD)

VICINITY MAP (NTS)



FILE: SCHELL GRAFF DIVIDED.DWG

THIS PLAT OF SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND IS NOT INTENDED FOR TRANSFER.

NOTES:

BEARINGS COORDINATED TO THE KENTUCKY STATE PLANE COORDINATE SYSTEM (SINGLE ZONE NAD 83 NAVD 88) PER AUTONOMOUS GPS OBSERVATIONS ON ORIGINAL DATE OF SURVEY.

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

PROPERTY SUBJECT TO EXISTING RIGHT OF WAY FOR LOWDER FORK ROAD FOR BENEFIT OF THE GREENUP COUNTY FISCAL COURT (30' TOTAL R/W PER DB 354 PG 294).

PROPERTY SUBJECT TO EXISTING RIGHT OF WAY FOR KY HWY 784 FOR BENEFIT OF THE COMMONWEALTH OF KENTUCKY (40' TOTAL R/W PER COMMISSIONERS DB 4 PG 514 & COMMISSIONERS DB 4 PG 513).

PROPERTY SUBJECT TO 10' UTILITY EASEMENTS ALONG ALL COMMON LOT LINES AS SHOWN AND NOTED ON PLAT.

PROPERTY SUBJECT TO 20' UTILITY EASEMENTS ALONG THE RIGHT OF WAYS OF KY 784 AND LOWDER FORK RD AS SHOWN AND NOTED ON PLAT.

SURVEY PERFORMED WITH A TOPCON 236W TOTAL STATION.

TRACT 2 SUBJECT TO THE EXISTING ROADWAYS USED FOR ACCESS BY BOB MADDEN PROPERTY.

PURPOSE OF PLAT IS TO SHOW THE DIVISIONS OF DGS DEVELOPMENT LTD.

BUFFALO TRACE SURVEYING, LLC

TRAVIS MCGLONE, PLS
1386 LOGAN RUN ROAD
FLEMINGSBURG, KY 41041
PHONE: 606-845-2812
EMAIL:btsurveying@gmail.com

0 200 400 600

RECORD PLAT FOR LOWDER FORK FARMS (LOTS 1-12)

LOWDER FORK ROAD & KY HWY 784
GREENUP COUNTY, KENTUCKY
DATE: 9/28/2022 SCALE: 1"=200'

CLIENT: DGS DEVELOPMENT LTD
ADDRESS: 2335 BUTTERMILK CROSSING, STE 318, CRESCENT SPRINGS, KY 41017

REVIEW DATE: 9/28/2022

FIELD SURVEY DATE: 9/12-14/2022

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE-SHOTS AND THE UNADJUSTED ERROR OF CLOSURE WAS 1:14,503 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN ON THIS PLAT IS A RURAL CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS.

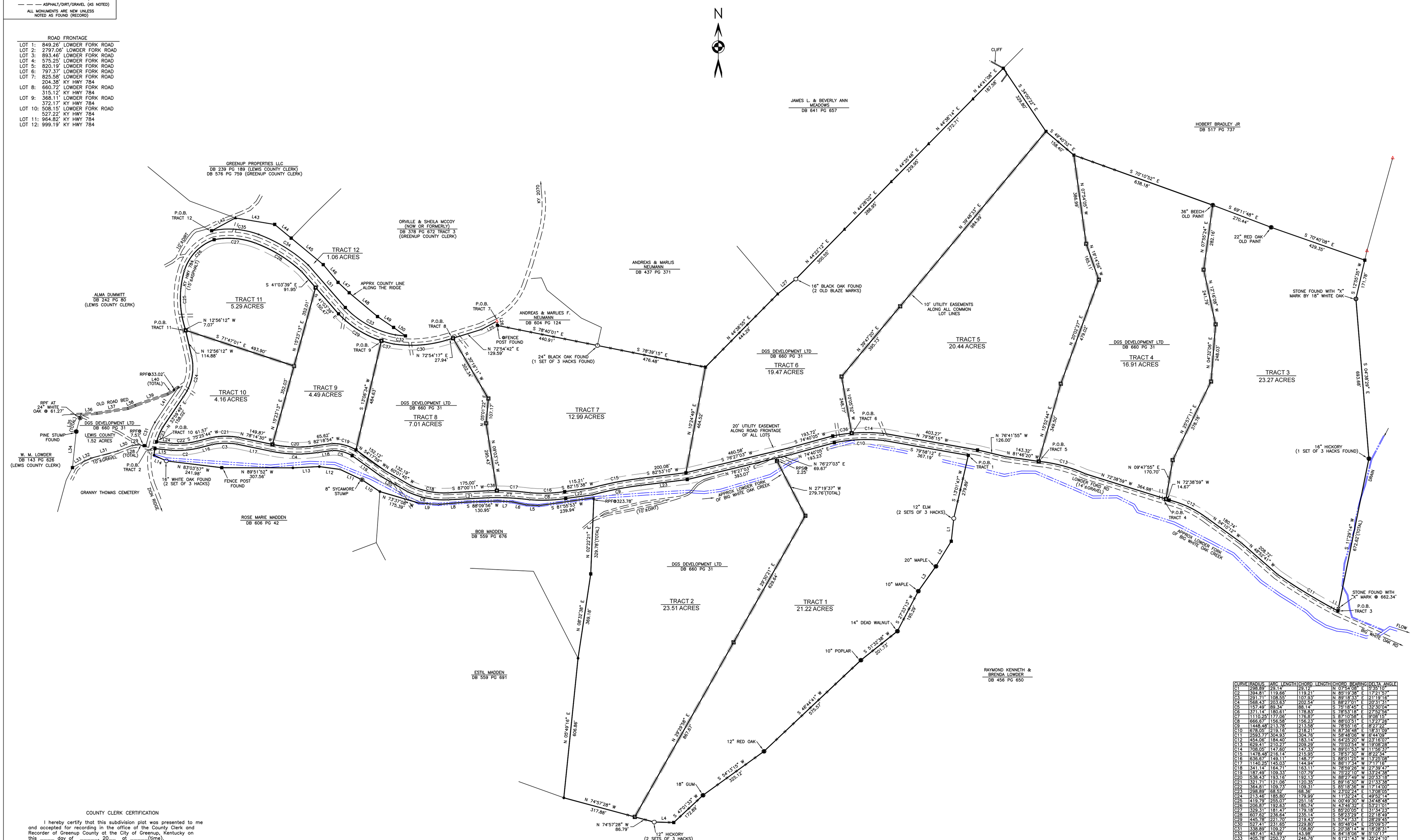
TRAVIS A. MCGLONE PLS 3919 DATE

RECORD SOURCE
DEED BOOK: 660 PAGE: 31

ALL DEED REFERENCES MADE TO THE GREENUP COUNTY CLERK UNLESS OTHERWISE NOTED

ROAD FRONTAGE

LOT 1:	849.26'	LOWDER FORK ROAD
LOT 2:	2797.06'	LOWDER FORK ROAD
LOT 3:	893.46'	LOWDER FORK ROAD
LOT 4:	575.25'	LOWDER FORK ROAD
LOT 5:	820.19'	LOWDER FORK ROAD
LOT 6:	797.37'	LOWDER FORK ROAD
LOT 7:	825.58'	LOWDER FORK ROAD
	204.38'	KY HWY 784
LOT 8:	660.72'	LOWDER FORK ROAD
	315.12'	KY HWY 784
LOT 9:	368.11'	LOWDER FORK ROAD
	372.17'	KY HWY 784
LOT 10:	508.15'	LOWDER FORK ROAD
	527.22'	KY HWY 784
LOT 11:	964.82'	KY HWY 784
LOT 12:	999.19'	KY HWY 784



LINE	BEARING	DISTANCE
L1	S 06°11'03" W	199.34'
L2	S 31°26'51" W	127.37'
L3	S 35°19'31" W	131.72'
L4	N 88°49'09" W	84.64'
L5	N 88°33'39" W	154.79'
L6	N 77°40'21" W	60.09'
L7	N 86°42'54" W	155.58'
L8	S 89°13'35" W	125.28'
L9	N 86°02'48" W	85.48'
L10	N 50°34'11" W	83.03'
L11	N 44°47'49" W	104.38'
L12	N 82°19'58" W	80.03'
L13	S 87°23'13" W	114.59'
L14	N 69°05'29" W	58.31'
L15	S 83°44'58" E	70.41'
L16	N 75°25'44" E	61.08'
L17	S 78°14'30" E	149.40'
L18	N 82°18'54" E	63.81'
L19	S 54°17'59" E	152.43'
L20	S 60°01'49" E	133.00'
L21	N 87°00'11" E	174.72'
L22	N 82°13'38" E	116.94'
L23	N 82°53'18" E	201.84'
L24	N 83°24'58" W	65.91'
L25	N 61°46'07" E	174.79'
L26	S 07°33'15" E	118.45'
L27	N 50°28'31" E	100.20'
L28	N 81°40'39" W	36.18'
L29	S 81°27'18" W	122.86'
L30	S 69°49'18" W	167.61'
L31	S 75°08'49" W	120.43'
L32	S 66°38'09" W	128.56'
L33	S 60°38'14" W	61.79'
L34	N 09°55'42" E	1156.94'
L35	N 15°47'11" E	177.72'
L36	N 86°38'34" E	68.86'
L37	N 80°58'16" E	135.28'
L38	N 67°39'46" E	34.95'
L39	N 70°48'09" E	148.13'
L40	N 27°01'25" E	56.64'
L41	S 33°00'41" W	184.39'
L42	S 41°01'54" W	113.62'
L43	S 82°36'13" E	117.47'
L44	S 50°24'37" E	192.88'
L45	S 50°24'37" E	180.00'
L46	S 39°54'37" E	100.00'
L47	S 46°54'37" E	66.00'
L48	S 49°54'37" E	160.00'
L49	S 55°54'37" E	84.00'
L50	S 54°37'24" E	63.19'
L51	N 41°03'39" W	243.65'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	298.89'	29.14'	29.12'	N 07°54'08" E	5°35'10"
C2	394.81'	119.66'	119.21'	N 85°19'38" E	17°21'57"
C3	291.73'	108.55'	107.93'	N 89°18'33" E	21°19'16"
C4	568.43'	203.63'	202.54'	S 88°27'01" E	20°31'31"
C5	157.49'	89.34'	88.14'	S 79°16'45" E	32°30'04"
C6	371.14'	180.61'	178.83'	S 78°51'18" E	27°52'56"
C7	1110.35'	177.08'	176.87'	S 87°05'48" E	9°08'15"
C8	666.67'	156.58'	156.23'	N 88°03'51" E	13°27'26"
C9	1448.48'	213.78'	213.58'	N 78°55'16" E	8°27'14"
C10	678.05'	219.16'	218.21'	N 87°39'48" E	18°31'09"
C11	2593.77'	304.93'	304.76'	N 58°48'06" W	6°44'09"
C12	454.06'	184.40'	183.14'	N 64°25'20" W	23°16'00"
C13	629.41'	210.27'	209.29'	N 79°03'54" W	19°08'28"
C14	708.05'	147.60'	147.33'	N 89°01'53" W	11°56'37"
C15	1478.48'	216.14'	215.95'	S 78°57'30" W	8°22'34"
C16	638.67'	149.11'	148.77'	S 88°01'25" W	13°22'08"
C17	1140.25'	145.03'	144.94'	N 86°17'34" W	7°17'16"
C18	341.14'	164.21'	163.31'	N 78°59'26" W	27°39'47"
C19	187.49'	109.33'	107.79'	N 72°49'10" W	33°24'38"
C20	538.43'	193.16'	192.13'	N 88°27'49" W	20°33'18"
C21	321.71'	121.06'	120.35'	S 89°16'30" W	21°33'38"
C22	364.81'	109.73'	109.31'	S 85°18'58" W	17°14'00"
C23	298.89'	68.52'	68.36'	N 23°00'24" E	13°08'05"
C24	213.46'	185.80'	179.99'	N 11°39'23" E	49°52'14"
C25	419.79'	255.07'	251.16'	N 00°49'30" W	34°48'48"
C26	206.87'	192.53'	185.74'	N 43°46'32" E	53°21'01"
C27	329.31'	181.47'	179.18'	S 85°20'05" E	31°34'23"
C28	607.02'	236.64'	235.14'	S 59°53'29" E	22°18'49"
C29	445.78'	221.70'	219.43'	S 57°49'43" E	28°29'45"
C30	527.41'	231.65'	229.80'	S 69°48'04" E	25°09'57"
C31	338.89'	109.27'	108.80'	S 60°38'14" W	18°28'31"
C32	487.41'	43.99'	43.98'	N 84°18'08" W	5°10'17"
C33	405.78'	250.73'	246.76'	N 61°21'43" W	35°24'10"
C34	647.62'	254.41'	252.77'	N 58°17'40" W	22°30'27"
C35	369.51'	206.41'	203.73'	N 85°31'35" W	32°01'23"
C36	708.05'	83.07'	83.02'	S 81°18'09" W	6°43'19"
C37	445.78'	55.60'	55.56'	S 79°35'16" E	7°08'45"
C38	1140.25'	36.45'	36.45'	S 89°08'51" W	1°49'53"

COUNTY CLERK CERTIFICATION

I hereby certify that this subdivision plot was presented to me and accepted for recording in the office of the County Clerk and Recorder of Greenup County at the City of Greenup, Kentucky on this _____ day of _____, 20__ at _____(time).

SIGNATURE OF GREENUP COUNTY CLERK/RECORDED RECEPTION NO.