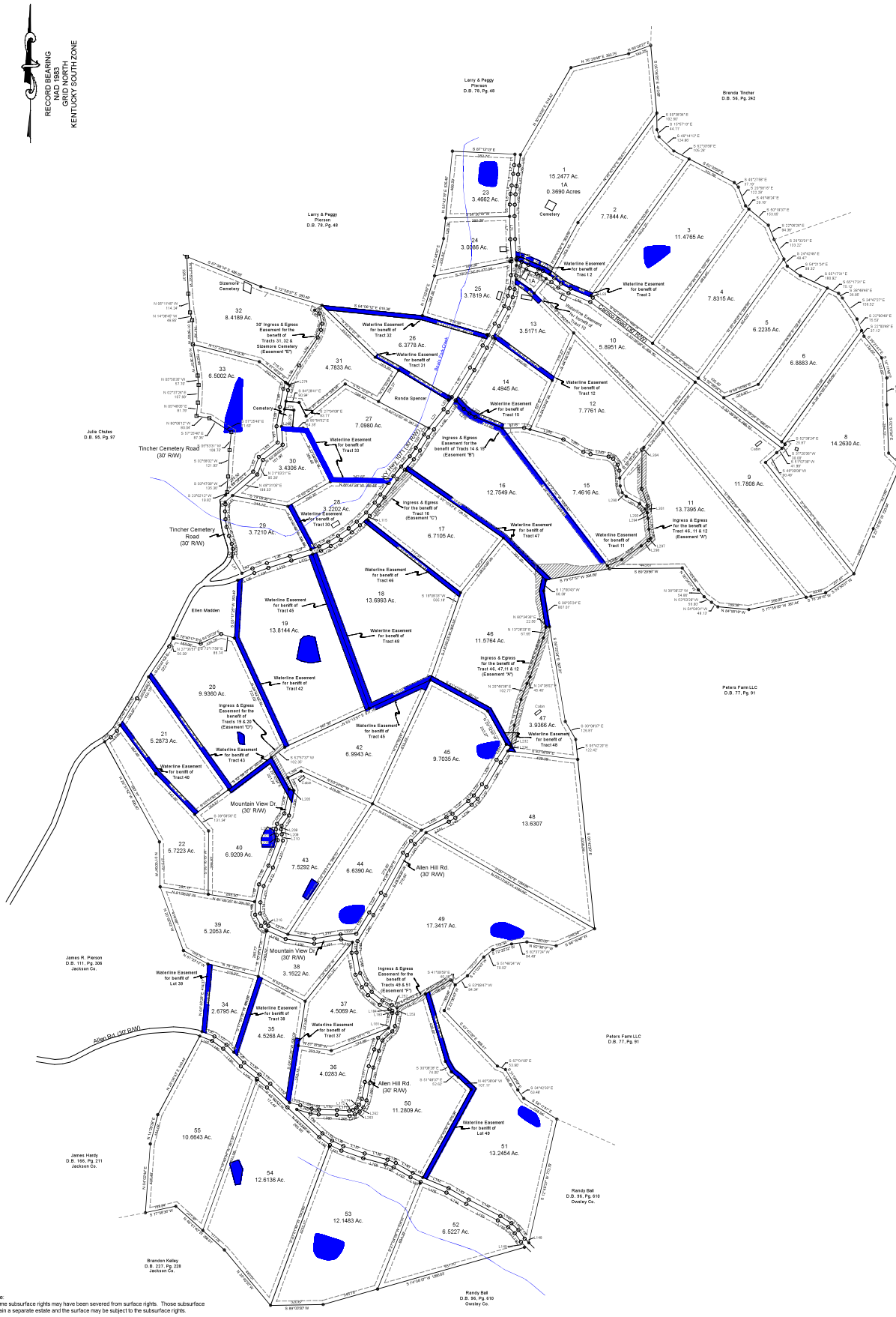

Survey Note:

1. All or some subsurface rights may have been severed from surface rights. Those subsurface rights remain a separate estate and the surface may be subject to the subsurface rights.

2. Underground mining and strip mining may have occurred on some of the lots prior to this plat.

3. Property owners must provide access to descendants of those buried in the cemetery, but can determine frequency of access. However permission to access the property may be denied to anyone who is not a descendant. It is advised that you receive confirmation in writing before proceeding on private property.

4. No deed source found for right of way of KY Hwy 1071 or Allen Road.

5. All waterline easements are 25' in width as shown on this plat.

6. Current Deed information acquired from the Owsley & Jackson County PVA.

7. Current Deed Sources are located in Deed Book, 108 Pages 352, Deed Book 108 Page 357. Deed Book 108, Page 362, Deed Book 108, Page 368, Deed Book 108, Page 373 & Deed Book 108, Page 378 all in the Owsley County Court Clerk's Records in Booneville KY.

8. A 25.0 foot utility easement is established along all common property lines, except for specific areas as indicated. The purpose of this easement is to allow for the installation of public utilities. The blue hatched area marked on the plat is specifically designated for the installation of water line service for the benefit of the lot specified on this plat.

9. Subject to all easements and right of ways recorded or unrecorded.

LEGEND

These standard symbols will be found in the drawing

- IRON PIN SET (1/2" x 18" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
- POINT
- FOUND IRON PIN LS 2773
- 1" SET MAG NAIL WITH WASHER
- DEDICATED EASEMENT

FOR VALUABLE CONSIDERATION WE THE UNDERSIGNED DO HEREBY PERMANENTLY GRANT TO OWSBOVILLE WATER & SEWER DISTRICT, THEIR SUCCESSORS AND ASSIGNS, A WATER LINE EASEMENT ON THE PREMISES AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "WATER LINE EASEMENT" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT SAID UTILITY COMPANY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT TRIM OR REMOVE TREES, UNDERGROWTH OR OVER HANGING BRANCHES WITHIN SAID EASEMENT.

ODS DEVELOPMENT LTD. _____ DATE: _____

CERTIFICATION OF OWNERSHIP AND DEDICATION

"I (we) hereby certify that I (we) are (are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this subdivision of the development with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as shown, in accordance with the Owsley County Regulations, except as noted otherwise."

"Standard Requirements"

_____, dated, 2023

D.O.S. Development LTD.

_____

Authorized by

STATE OF KENTUCKY
W THOMAS LEACH
3407
LICENSED PROFESSIONAL LAND SURVEYOR

"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION UTILIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS PERFORMED BY RTK GPS SURVEY USING A SPECTRA SP 80 BASE AND SPECTRA SP 80 ROVER. THE SERIAL NUMBERS OF HAND AND SHUFLE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF CLASS-A SURVEY AS SPECIFIED IN 201 KAR 18:150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY"

W. Thomas Leach PLS 3407 — Date

THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLIES WITH 201 KAR 18:150

FINAL PLAT

MOUNTAIN VIEW FARMS

ON THE EAST & WEST SIDE OF BEALS FORK ROAD AND THE NORTH SIDE OF ALLEN ROAD
OWSLEY COUNTY, KENTUCKY

SCALE: 1" = 200'	
DATE: 10/06/2022	
DWN. BY: W.T. LEACH	
JOB NO: 22-100	
Surveyed: 8/25/2022	
Fireplace Mountain Dwn	

Tom Leach
Land Surveying
P.O. Box 125
195 Jenni Lane
Dry Ridge, KY 41035
859-393-2947
tomleach18@gmail.com