



CERTIFICATION OF OWNERSHIP AND DEDICATION
 I, the undersigned, certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan 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 Clay County Regulations, unless otherwise noted.
 "Standard Requirements"

_____ (date), 2022
 D.G.S. Development, LTD.
 Witnessed by _____

- Note:
1. Subject to all easements and rights of way recorded or unrecorded.
 2. No cemetery found on site of subject property.
 3. Current source deed is located in Deed Book 336, Page 318.
 4. Current Deed information acquired from Clay County P.V.A. Office.
 5. Only readily visible utilities are shown as part of this survey.
 6. Subject to Protective Covenants and Restrictions in Deed Book 344, Page 431 in the Clay County Clerk's Records.

"I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION, UTILIZING BOTH RECORD DOCUMENTS AND FIELD SURVEY MEASUREMENTS. FIELD INFORMATION WAS PERFORMED BY SIX GPS SURVEY USING A SPECTRA SP 90 BASE AND SPECTRA SP 90 ROVER, THE SERIAL NUMBERS OF WHICH ARE ON FILE IN THE OFFICE OF THE SURVEYOR. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS OF AN RURAL SURVEY AS SPECIFIED IN 201 KAR 18.150 ESTABLISHED BY THE COMMONWEALTH OF KENTUCKY"

W. Thomas Leach PLS 3407 Date: _____
 STATE OF KENTUCKY
 W. THOMAS LEACH
 3407
 LICENSED PROFESSIONAL LAND SURVEYOR



THIS PLAT REPRESENTS A BOUNDARY SURVEY AND COMPLES WITH 201 KAR 18.150
FINAL PLAT
MORNING GLORY FARMS
AT THE END OF MORNING GLORY ROAD
0.6 MILES SOUTH OF KENTUCKY HIGHWAY 80
CLAY COUNTY, KENTUCKY

SCALE: 1" = 200'
 DATE: 6/18/2022
 DWN BY: W. T. LEACH
 JOB NO.: 21-138
 SURVEYED: 2/23/2022
 FILE: Schell Memory CD

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

- LEGEND**
 These standard symbols will be found in the drawing:
 ● IRON PIN SET (1/2" X 1/8" REBAR WITH YELLOW CAP STAMPED LEACH 3407)
 ○ POINT
 □ 1/2" IRON PIN FOUND
 ▲ CONCRETE MONUMENT FOUND
 ☒ CEMETERY

Owner/Client
 DGS Development LTD
 508 Farrell Drive
 Ft. Wright, KY 41011

Charles & B.P. House
 D.B. 315, Pg. 62

Betty Mae House
 D.B. 316, Pg. 296

Betty Mae House
 D.B. 310, Pg. 603

Roy & Eugenia Isom
 D.B. 115, Pg. 591

Michael D. Robinson
 D.B. 314, Pg. 485

Terry Combs
 D.B. 177, Pg. 264

Gary Gregory
 D.B. 226, Pg. 353

Gregor Cemetery
 084-00-00-036 00

Existing 12' Ingress, Egress & Utility Easement shown in D.B. 225, Pg. 615

End County Maintenance of Morning Glory Road

Jennings White
 D.B. 208, Pg. 369

Kimberly Hope Combs
 et al
 D.B. 225, Pg. 615

Beulah & Lucy Kemp
 D.B. 147, Pg. 14

Q. Hereby Granted 30' Ingress, Egress & Utility Easement for the benefit of Morning Glory Farms

Lot 2
 25.8386 Ac.

Lot 3
 38.5298 Ac.

Lot 4
 22.4843 Ac.

Lot 5
 21.7472 Ac.

Lot 7
 21.2261 Ac.

Lot 8
 19.4503 Ac.

Lot 6
 46.4606 Ac.

Lot 9
 33.0676 Ac.

DGS Development, LTD
 D.B. 336, Pg. 318